

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

By direction of Messrs JW & SE Drinkwater

CONDER MILL FARMHOUSE



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CONDER MILL FARMHOUSE *(hatched red on the plan attached)*

Wyresdale Road, Quernmore, Lancaster, LA2 9EE

Price: Offers in the Region of £850,000

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Comprising a substantial, attractive stone built tastefully modernized detached 5 bedroomed farmhouse occupying an extremely attractive roadside setting with a fabulous frontage overlooking the old mill pond, River Conder mill race and bridge and enjoys an adjoining large garage capable of garaging upto 8 vehicles which is alternatively suited for potential conversion into further habitable accommodation if desired (*subject to appropriate further planning consent being sought by the purchaser*).

Accommodation Briefly Comprising as follows: (Oak framed mock sash sealed unit double glazing to front elevation, sliding sash UPVC sealed unit double glazing to rear elevation, full central heating via Eco pellet boiler and security alarm system installed).

Ground Floor:

Reception Hall: 18'0 x 9'10 (5.49m x 3m) Open feature Oak staircase with under cupboard, built in display cupboard, exposed beams, mosaic floor tiling, wall light, picture light, radiator.

Lounge: 18'0 x 16'0 (5.49m x 4.88m) Featuring open fireplace, built in display cupboard, centre light, wall lights, picture lights, 2 x radiators, TV point, telephone point.

Breakfast Kitchen: 16'5 x 9'6 (5m x 2.90m) Fitted Lakeland Pine cupboards and units incorporating Belfast sink, integrated fridge and dish washer and work surfaces with tiled splash backs, oil fired Rayburn oven range, tiled floor, mini halogen ceiling lighting, telephone point, feature pointed stone opening to :-

Dining Room: 13'10 x 12'0 (4.22m x 3.66m) Exposed beam, illuminated display alcove, window seat, tiled flooring, centre light, halogen down lighting, outside door.

Snug: 13'9 x 13'3 (4.19m x 4.04m) Featured stone fireplace with multi-fuel stove, window seat, wall lights, TV point.

Access to **Integral Garage** 39'6 x 35'5 max approx. (12.04m x 10.80m) Timber auto up and over door, rear personnel door, Eco wood pellet boiler providing central heating and hot water, radiator, light and power installed.

Split Level Utility Room: 7.87 x 2.46 overall (25'10 x 8'1) Featuring stone archway, range of fitted cupboards and units incorporating inset single drainer porcelain sink unit, washer and dryer recesses and work surfaces with tiled splash backs, tiled floor, Velux roof lights, centre light fitting, wall lights, outside door.

Cloakroom: 2.67 x 2.24 (8'9 x 7'4) WC and pedestal wash hand basin with tiled splash backs, multi-fuel stove, tiled floor, Velux roof light, wall light.

First Floor:

Balcony Landing: 3.43 x 3.02 (11'3 x 9'11) Exposed beams, display alcove, Velux roof light, centre light, radiator.

Bedroom 1: 3.63 x 2.92 (11'11 x 9'7) Exposed beams, centre light, radiator.

Bedroom 2 / Study: 3.02 x 2.90 (9'11 x 9'6) Window seat, centre light fitting, radiator.

Inner Landing: 3.91 x 0.86 (12'10 x 2'10) Velux roof light, wall light, radiator.

Master Bedroom 3: 4.95 x 4.22 (16'3 x 13'10) Dual aspect windows, feature old stone fireplace, cornice, centre light and ceiling rose, radiator.

Walk in dressing robe 7'3 x 4'4 (2.21m x 1.32m) Fitted shelves, centre light, radiator.

En-suite wc 4'11 x 4'4 (1.50m x 1.32m) Pedestal wash hand basin, tiled dado, centre light, wall light, radiator, electric shaver point.

Bathroom: 3.45 x 2.87 (11'4 x 9'5) Comprising a modern suite incorporating king size step in shower, WC and wash basin vanity unit, heated towel ladder. Airing/cylinder cupboard with immersion heater, fully tiled and splash boarded walls, floor and ceiling, mini halogen down lighting.

Inner Landing: 2.72 x 0.94 (8'11 x 3'1) Centre light, radiator.

Bedroom 4: 3.76 x 3.33 (12'4 x 10'11) Centre light, radiator.

Bedroom 5: 14'3 x 13'4 (4.34m x 4.06m) Feature old cast iron fireplace, centre light, picture light, radiator.

Outside:

External access to **Basement Cellars** 33' x 26' overall (10.06m x 7.92m) With light and power installed and containing the old mill water turbine (*not working*).

Front: Lawned garden area enclosed within a low stone wall and ornate iron fencing, open fronted fuel store, **Feature historic Quern stones.**

Rear: Car port 22'0 x 13'0 (6.71m x 3.96m) south facing paved sun terrace incorporating hot tub area (*hot tub available by separate negotiation*).

Available by Separate Negotiation:

Farm Building with Croft - £75,000 (*hatched blue on the plan attached*)

Comprising a detached contemporary general purpose farm building 14.5m x 9.8m approx. Set in a small croft bounded on the easterly side by the River Conder.

Circa 8.92 Acres (3.61 ha) Pastureland & Mill Pond - £150,000 Region (*hatched brown on the plan attached*)

Schedule:	OS No	Description	Acres	Hectares
	9260	Land	6.92	2.80
	9668	Land	0.28	0.11
	9753	Woodland	0.84	0.34
	9955	Mill Pond	0.88	0.36
			8.92 or thereabouts	3.61 or thereabouts

Farm Building with Croft



Pond

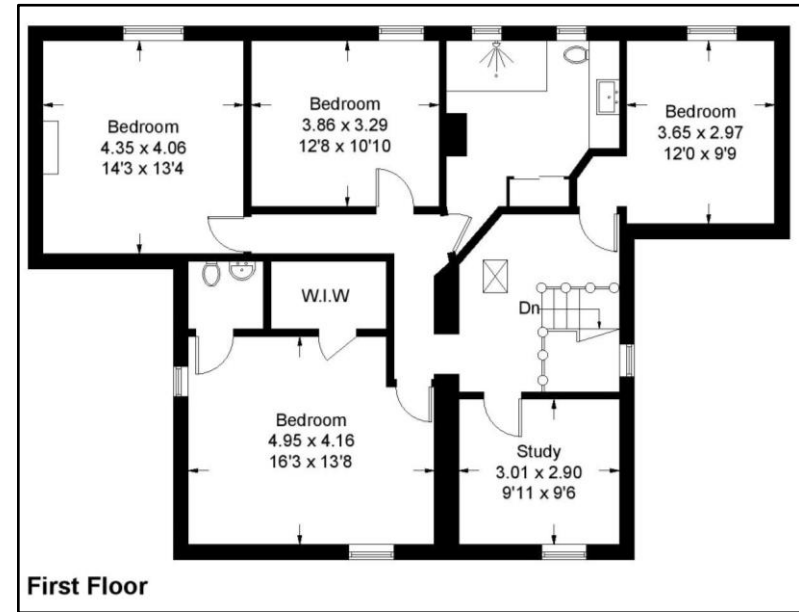
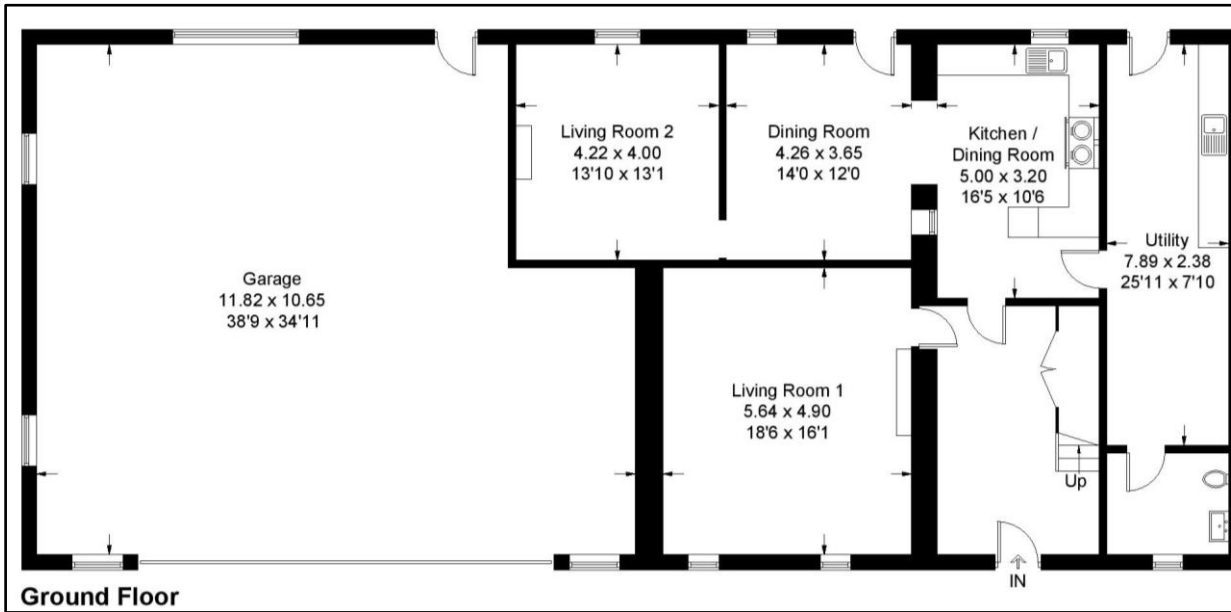








Floor Plans



Services: Mains water and electricity connected (*smart electric meter*).
Private septic tank drainage. Solid fuel central heating via an Eco wood pellet boiler installed.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Laker Legal Solicitors, 2 Sir Thomas Storey House, West Road, Lancaster, LA1 5PE.
Tel: 01524 753 040.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 01524 753 040.
Through whom all offers and negotiations should be conducted.

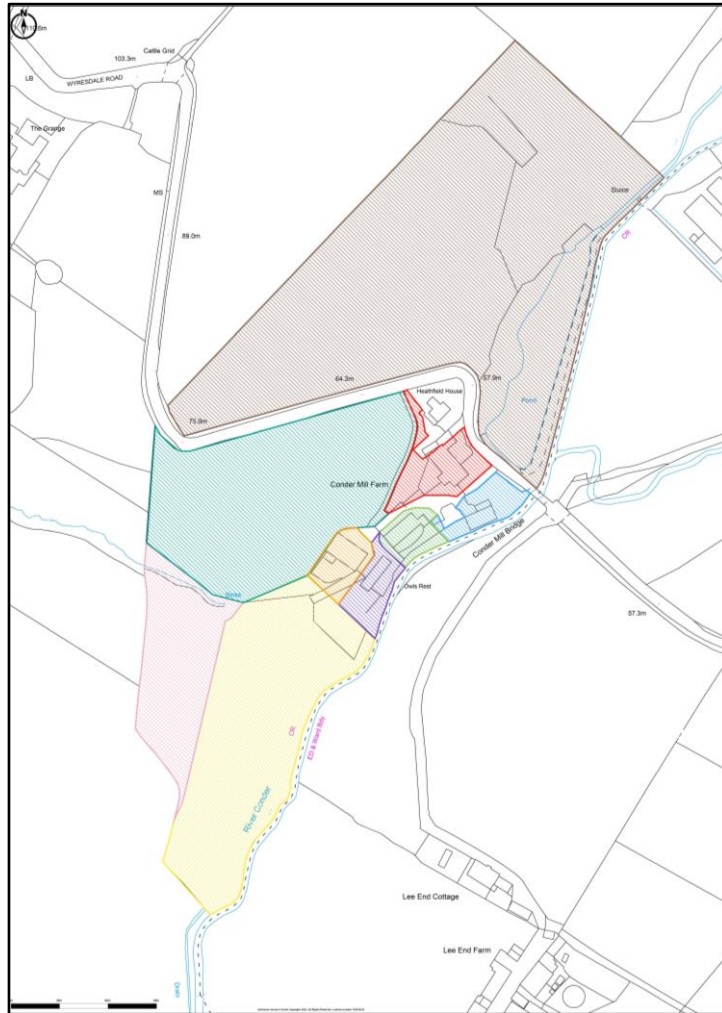
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Boundary Plan for information purposes only (not to scale).



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