



Longtons Farmhouse & Annex
Longtons Lane
Tosside
Lancashire
BD23 4SU

Offers in the region of £675,000

A unique opportunity to acquire a traditional farmhouse on the Lancashire/Yorkshire border with expansive views of the Ribble Valley and Yorkshire Dales. Located just outside the quiet village of Tosside, this well located yet rural farmhouse and annex provides a property of significant opportunity for enhancement to a wide variety of purchasers. The 3 bedroom farmhouse and separate 2 bedroom annex sit within well-proportioned private gardens and approximately 6.25 acres of pasture & woodland.

Longtons Farmhouse & Annex are offered for sale freehold with vacant possession by private treaty.

Viewing strictly by prior appointment with selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

Longtons Farmhouse offers a traditional farmhouse with expansive views and noteworthy opportunity for enhancement to a wide range of buyer types. The well-proportioned 3 bedroom detached farmhouse is constructed from local stone under a stone tile roof and sits within lawned gardens and benefits from circa 6.2 acres of pasture and woodland located directly to the front of the property. Access is provided to the property directly from the public highway via a stone sett private driveway. Internally the property retains many of its traditional features and would provide a unique blank canvas for further improvements.

Services include:

- Mains Water
- Mains Electricity
- Septic Tank
- LPG Gas Central Heating

Council Tax Band: E

EPC Band: F

The detached 3 bedroom farmhouse comprises as follows:

Kitchen (3.1m x 2.1m)

Accessed from a small entrance porch and utility room with W/C the kitchen includes fitted base and wall units with stainless steel sink. Large UPVC double glazed windows to the rear and side elevations, tiled floor and gas range oven. Single centre spotlight fitting.



Dining Room (4.0m x 3.4m)

Located immediately adjacent to the kitchen and accessed via a large opening between the two rooms, the dining room includes a tiled floor with painted walls and exposed wooden beams with timber paneling between. A UPVC double glazed window to the side elevation of the property and a single central light fitting.



Hallway

A central vestibule area with carpet flooring provides access to the staircase, both living rooms and the cold storage room.

Living Room 1 (4.4m x 4.2m)

The living room is located at the front of the property featuring a large UPVC double glazed window overlooking the front garden. The room contains a large multi fuel stove, set in an inglenook with tile hearth and wooden beam mantelpiece. The room includes exposed wooden beams, a TV point, centre light fitting and electric sockets. A solid UPVC door provides access to the front garden of the property.



Living Room 2 (4.1m x 3.4m)

Located to the front of the property, accessed off the hallway, includes large UPVC Double glazed window overlooking the front garden with wooden flooring and painted walls and ceiling. Unused solid fuel fireplace with tile hearth, single radiator, centre light fitting, wall lights and electric sockets.



Pantry / Storage Room (3.5m x 2.4m)

Accessed from the hallway the storage/pantry includes concrete floor with large stone countertops on three walls. Small UPVC double glazed window, centre light and sockets.

Bedroom 1 (4.4m x 4.1m)

A large double room to the front of the property having the benefit of a large UPVC double glazed window, wooden flooring, panel radiator, centre light fitting and electric sockets. The room includes a small en-suite with W/C, basin and stand-up bath.



Bedroom 2 (3.2m x 2.5m)

A large double room to the front of the property having the benefit of a large UPVC double glazed window, carpet flooring, panel radiator, centre light fitting and electric sockets.



Bedroom 3 (4.2m x 3.5m)

A single room to the rear of the property having the benefit of a UPVC double glazed window, wooden flooring, panel radiator, centre light fitting and electric sockets.



Family Bathroom (3.7m x 1.68m)

A 3 piece suite to the rear of the property to include a bath, W/C and basin. The room has tiled walls around bath and basin with panel radiator and linoleum flooring.



Externally

To the outside of the farmhouse is a stone walled front garden with mature trees and large lawn area. The rear of the farmhouse includes a large yard, parking area and driveway of stone sett construction. A large LPG tank and septic tank are located with the garden of the property.

A small outbuilding of stone construction under a cement fiber roof is located to the rear of the property. Insulated with electricity points and lighting.



Longtons Annex

A converted former garage and workshop, Longtons Annex provides a fully self-contained detached 2 bedroom annex of local stone construction under slate roof with private enclosed patio and lawned garden to the rear. Access and parking is provided from the shared driveway with Longtons Farmhouse. Heating is provided primarily by a freestanding log burning stove.

Services include;

- Mains Electricity (shared supply with Longtons Farmhouse)
- Mains Water (shared supply with Longtons Farmhouse)
- Saniflow waste water disposal (into shared septic tank with Longtons Farmhouse)

Council Tax Band: A

EPC Band: D

Longtons Annex comprises as follows;

Entrance Hallway

UPVC entrance door with tiled floor and separate W/C and hand basin. Small UPVC window, ceiling spotlights and electricity points.

Kitchen (3.5m x 3.4m)

Located to the front of the property and accessed directly from the entrance hall. A traditional kitchen with fitted wall and base units with wooden work top. Benefiting from UPVC double glazed windows with expansive views, tiled splash back, wooden flooring, spotlights and electric sockets. Large electric range cooker and stainless steel sink with drainer.



Living / Dining Room (6.4m x 4.8m)

A large room spanning the full width of the rear of the annex. Tile flooring with painted walls and ceiling with exposed wooden beams. UPVC windows and double opening patio doors to a patio to the rear. Freestanding wood burning stove on slate hearth. Ceiling spotlights and electricity sockets.



Bedroom 1 (6.4m x 3.5m)

A large double room to the front of the property having the benefit of a large UPVC double glazed window with expansive views to the North East, small roof light, wooden flooring, built in storage cupboards, ceiling spotlights and electric sockets.



Bedroom 2 (4.0m x 2.8m)

A double room to the rear of the property having the benefit of a large double glazed roof light, wooden flooring, ceiling spotlights and electric sockets. Small fitted cupboard with hot water cylinder.



Bathroom (3.6m x 2.9m)

A 3 piece suite to the rear of the property to include a bath, W/C and basin. The room has tiled walls around bath and basin with linoleum flooring and fitted storage cupboards.



Land

Located directly to the front of Longtons Farmhouse and with a separate road access point, the 5.08 acres of productive pasture provides significant amenity potential with possible equine and agricultural uses. The land is enclosed by a combination of mature mixed species hedges and drystone walls all in stock proof condition.

Circa 1.20 acres of woodland located along the west boundary of the land and consisting a mixture of mature deciduous and broadleaf trees.

Land Schedule

8072	Woodland	1.20	acres
9172	Pasture	<u>5.08</u>	<u>acres</u>
		6.28	acres



EPC's

Longtons Farmhouse

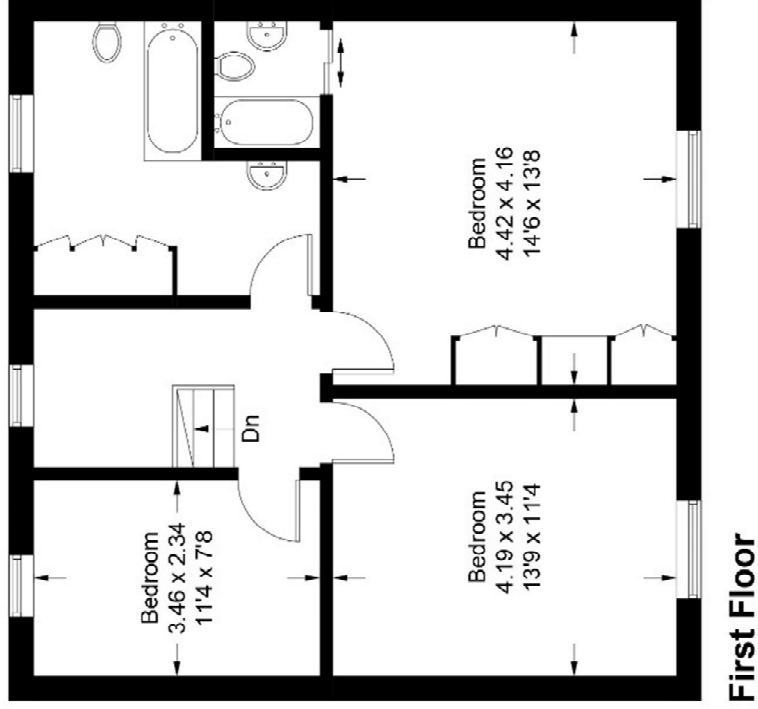
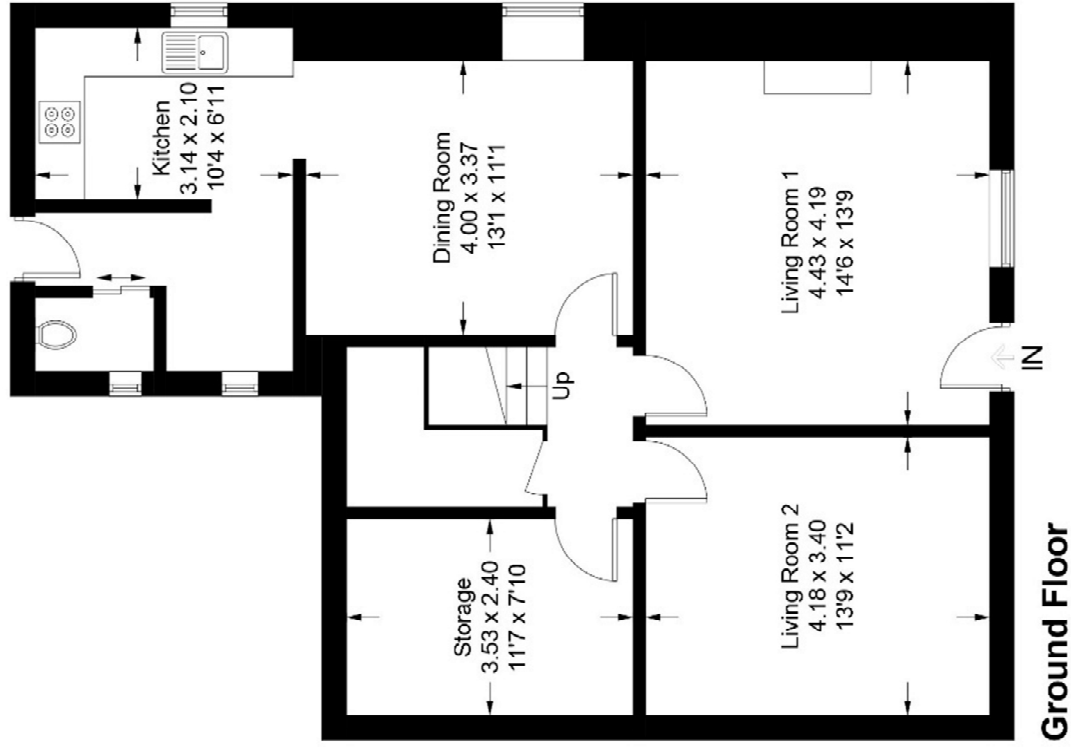
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Longtons Farm Annex

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

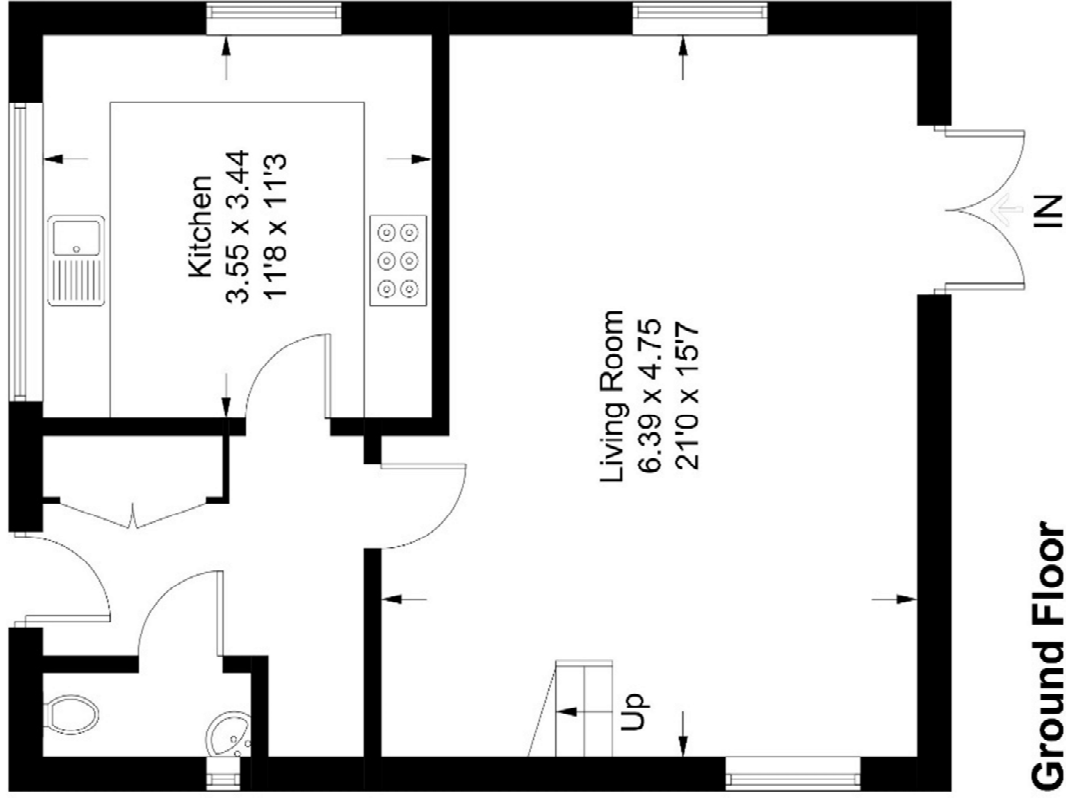
Longtons Farm

Approximate Gross Internal Area = 141.2 sq m / 1520 sq ft

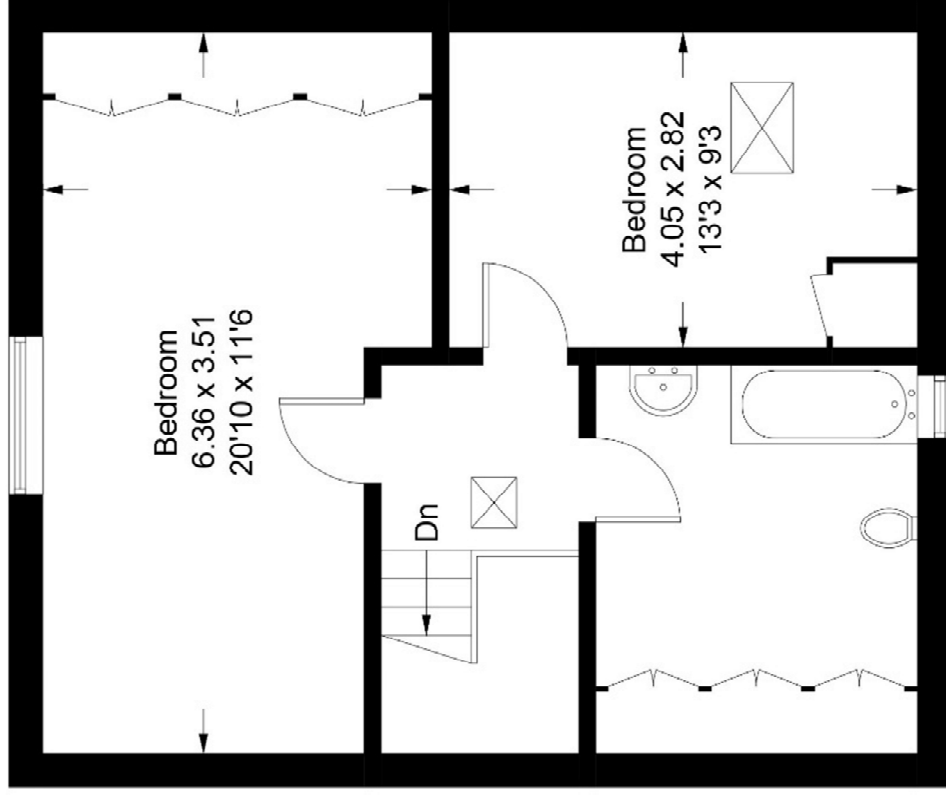


Longtons Farm Annex

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft



Ground Floor



First Floor

Local Authority

Ribble Valley Borough Council

Subsidies and Grants

There are currently no schemes or subsidies attached to the land. No Basic Payment Scheme (BPS) Entitlements are included in the sale of the land.

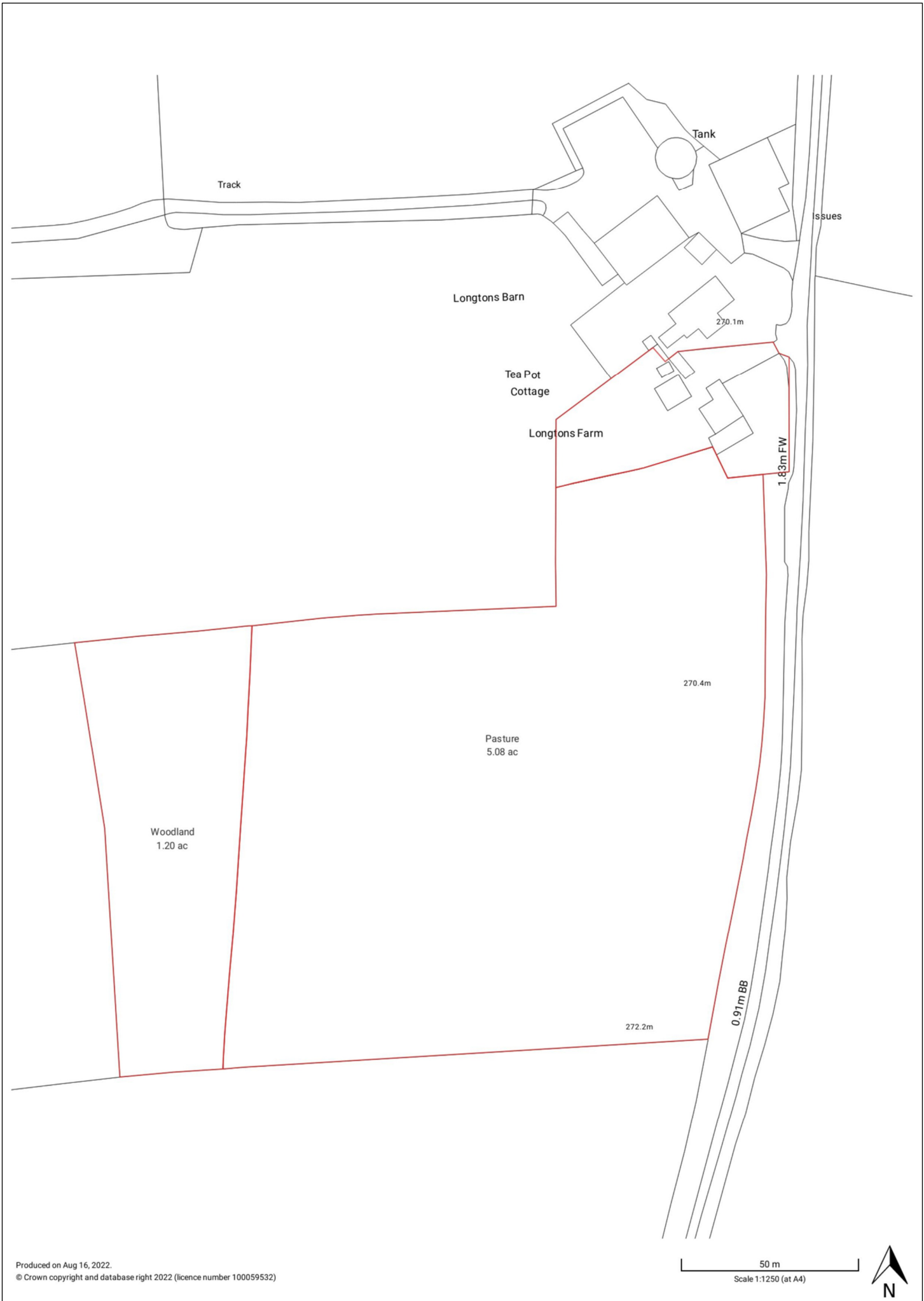
Tenure

Freehold with vacant possession given on completion.

Anti-Money Laundering

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







Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rturmer.co.uk



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.