

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**Lovely Grade II Listed Detached Farmhouse, Adjacent Detached Barn/Stables/Garaging and
Circa 8.15 Acres of Good Meadowland in the Heart of the Lune Valley**

BOX TREE FARM, GRESSINGHAM, LA2 8LW

PRICE: REDUCED To £750,000 Region



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

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate Band: F

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BOX TREE FARM, GRESSINGHAM, LA2 8LW

Comprising a lovely Grade II Listed Period Detached Farmhouse in need of some improvement together with an adjacent detached traditional stone barn incorporating 3 stables and garaging and circa 8.15 acres of good adjoining meadowland with a Dutch Barn.

The property is accessed via a quiet highway adopted lane occupied by only a handful of other equally select properties in the quaint rural Hamlet of Gressingham just 1 mile from the neighbouring Lune Valley village of Hornby with Post Office, village shops, public house, café and swimming baths and being only 8 miles from Lancaster and the M6.

Accommodation Comprising: (Oil fired central heating and single glazed windows installed).

Ground Floor:

Porch:

Stable style door to the side, single glazed window and timber door leading to the kitchen.

Dining Kitchen:

12'3 x 10'6 (3.73m x 3.20m) Fitted cupboards and units incorporating stainless steel double sink unit, breakfast bar and work surfaces. Oil fired 'AGA' oven range, part tiled walls, three ceiling lights, security alarm panel. Stone flag flooring.

Annex Pantry:

11'1 x 7'3 (3.38m x 2.21m) Exposed stone wall incorporating stone keeping shelves, stone flagged floor, ceiling strip light. Wall mounted storage cupboards.

Lounge:

16'2 x 16' (4.93m x 4.88m) Parquet flooring, feature original window shutters and window seat. Exposed beams, three radiators, four wall light points. Understairs storage, telephone and television point, smoke alarm. ***Stairs leading to two bedrooms and bathroom. Separate staircase leading to a further reception room or alternative 3rd bedroom.***

Dining Room: (2nd reception room)

16'4 x 11'3 (4.98m x 3.43m) Feature original window shutters and window seat. Two radiators, four wall lights. Parquet flooring.

Annex Wet Room:

7'5 x 7'4 (2.26m x 2.24m) Three piece white suite comprising: Low flush WC, pedestal wash hand basin and walk-in shower with 'Aqua board' panels. Part tiled walls, radiator, part Parquet/part tiled flooring, fitted mirror with light/shaving point. Exposed beam.

Former Granary / 3rd Reception / 3rd Bedroom:

17'4 x 10'9 (5.28m x 3.28m) ***Accessed via the 2nd staircase from the main lounge.*** This room has full height ceiling with exposed beams and a door opening out onto the old stone steps that originally formed part of the granary. Parquet flooring, two wall lights, feature stone fireplace with stone hearth and mantle over. Built in 'STOVAX' wood burning stove. Feature original window shutters and window seat. Two radiators, television point.

First Floor:

Landing:

Spacious walk-in storage cupboard with hanging rail, ceiling light.

Main Bedroom 1:

16'6 x 11'5 (5.03m x 3.48m) Exposed beams. Feature original window shutters and window seat. Radiator, television point, alarm sensor, ceiling light. Two large wall mounted cupboards.

Bedroom 2:

11'8 x 7' (3.56m x 2.13m) Feature original window shutters and window seat. Radiator, exposed beam, ceiling light.

Bathroom:

13'2 x 9'1 (4.01m x 2.77m) Three piece white suite comprising: Low flush WC, pedestal wash hand basin and a walk in shower enclosure with 'MIRA' electric shower. Part tiled walls, exposed beams. Chrome heated towel rail, radiator, spacious '3 door' storage cupboard. Ceiling light, fitted mirror with vanity light above.

Outside:

Front:

Lawned garden area enclosed by traditional stone walling to three sides incorporating mature shrub and herbaceous borders, cobbled central path; cast iron gate and handrail. Several large 'Buxus' shaped topiary. Adjacent 2nd lawned garden/orchard area enclosed by traditional stone walled boundary.

Side: Former Piggery and Potting Shed:

12'2 x 7'3 (3.71m x 2.21m) Stone built over two floors (currently used for storage). 'Stable' style door, three windows. Attractive original cobble and stone set driveway and yard area.

Rear:

Mature pear tree. Security light. Old water pump (not in use however the vendors inform us that it could be used as there is a covered well beneath the pump!). Stone outbuilding housing 'oil fired' boiler. Water tap, security light, oil tank. Stone steps leading up to the 'Granary' with storage under. Security light. Stone steps leading up to the garden and fields.

Adjacent Traditional Stone Barn incorporating Stables and Garage/Workshop area:

Viz:-

Stable 1:

15'3 x 9'2 (4.65m x 2.79m) approx. due to limited access to measure.

Both stables have been purpose constructed with concrete floor, stable sliding doors and iron bars. Power and light installed.

Stable 2:

15'3 x 9'2 (4.65m x 2.79m) approx.

One side of the barn has a hayloft with storage below. Stone flagged floor, door leading to a 'tandem garage/workshop

Garage / Workshop:

24'24 x 8'95 (7.92m x 4.85m) Garage door, power and light installed.

Stable 3:

12'8 x 10' (3.86m x 3.05m) Being a lean-to stable on the gable end of the barn with hard standing areas to the side and rear. The stable has a timber 'stable' door, power, light and concrete floor.

Land Viz:-

OS Field No	Description	Area
SD 5769 0185	Paddock	1.471
SD 5769 9871	Meadowland	1.219
SD 5769 0280	Meadowland	0.099
SD 5769 0772	Meadowland	<u>5.368</u>
Total		8.15 Acres or thereabouts

Services: Mains water and electricity connected. Private septic tank drainage installed.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Cartmell Shepherd Solicitors, 4 Main Street, Cockermouth, CA13 9LQ. Tel: 01900 876 123.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

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.

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.



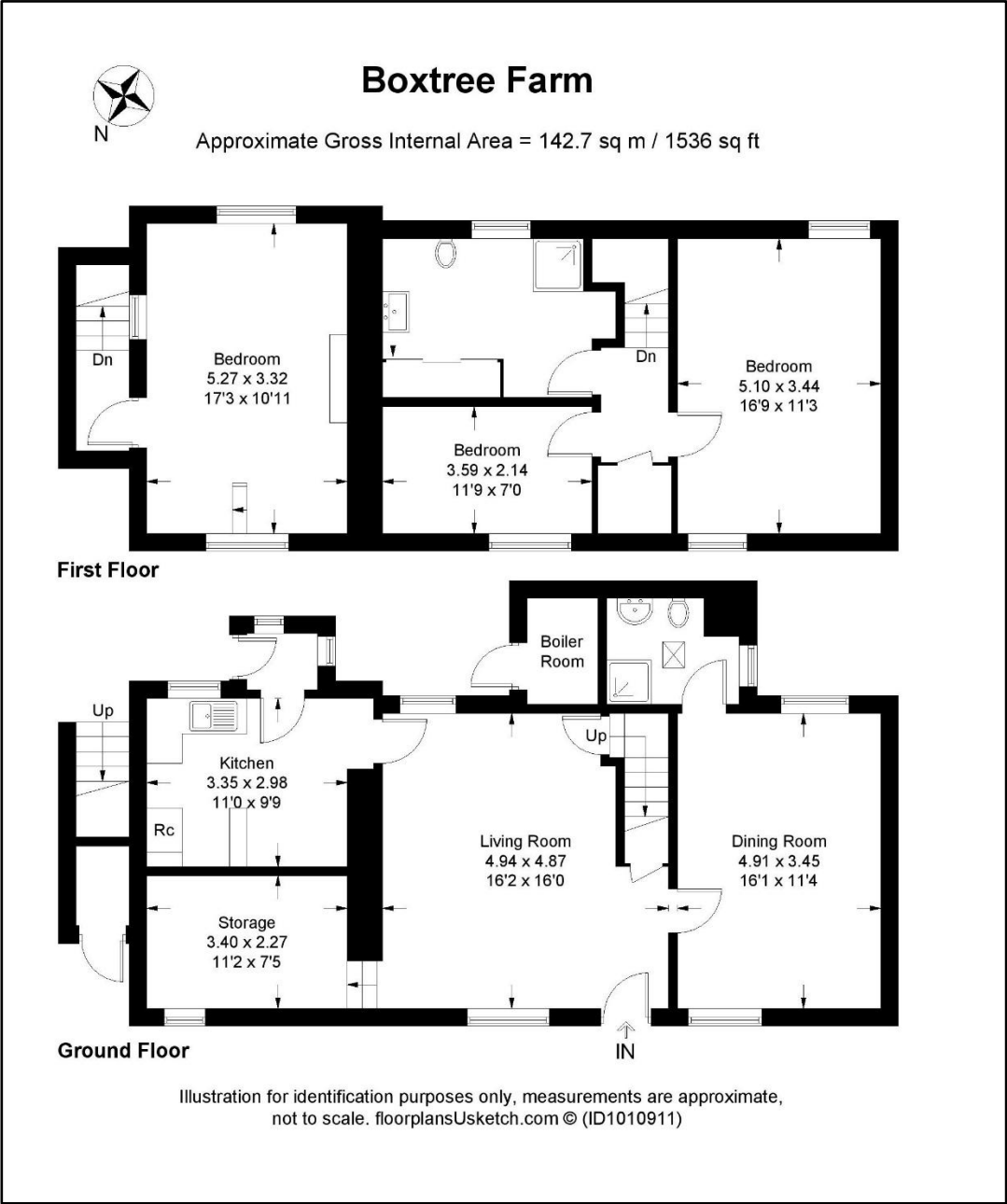




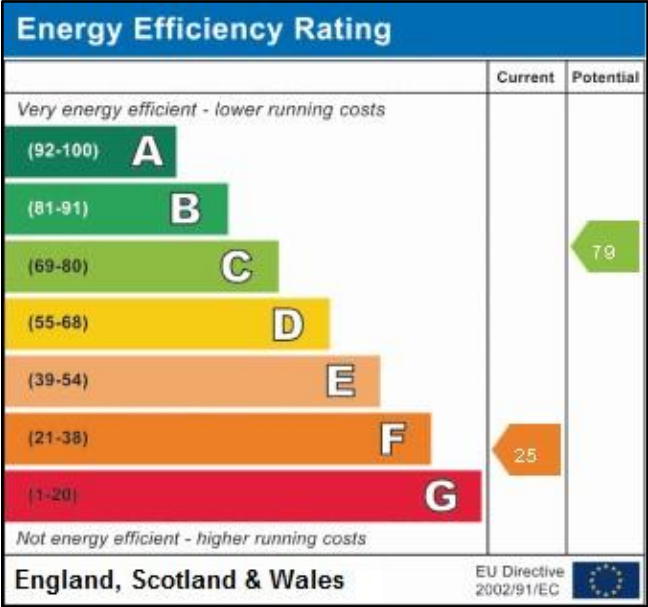




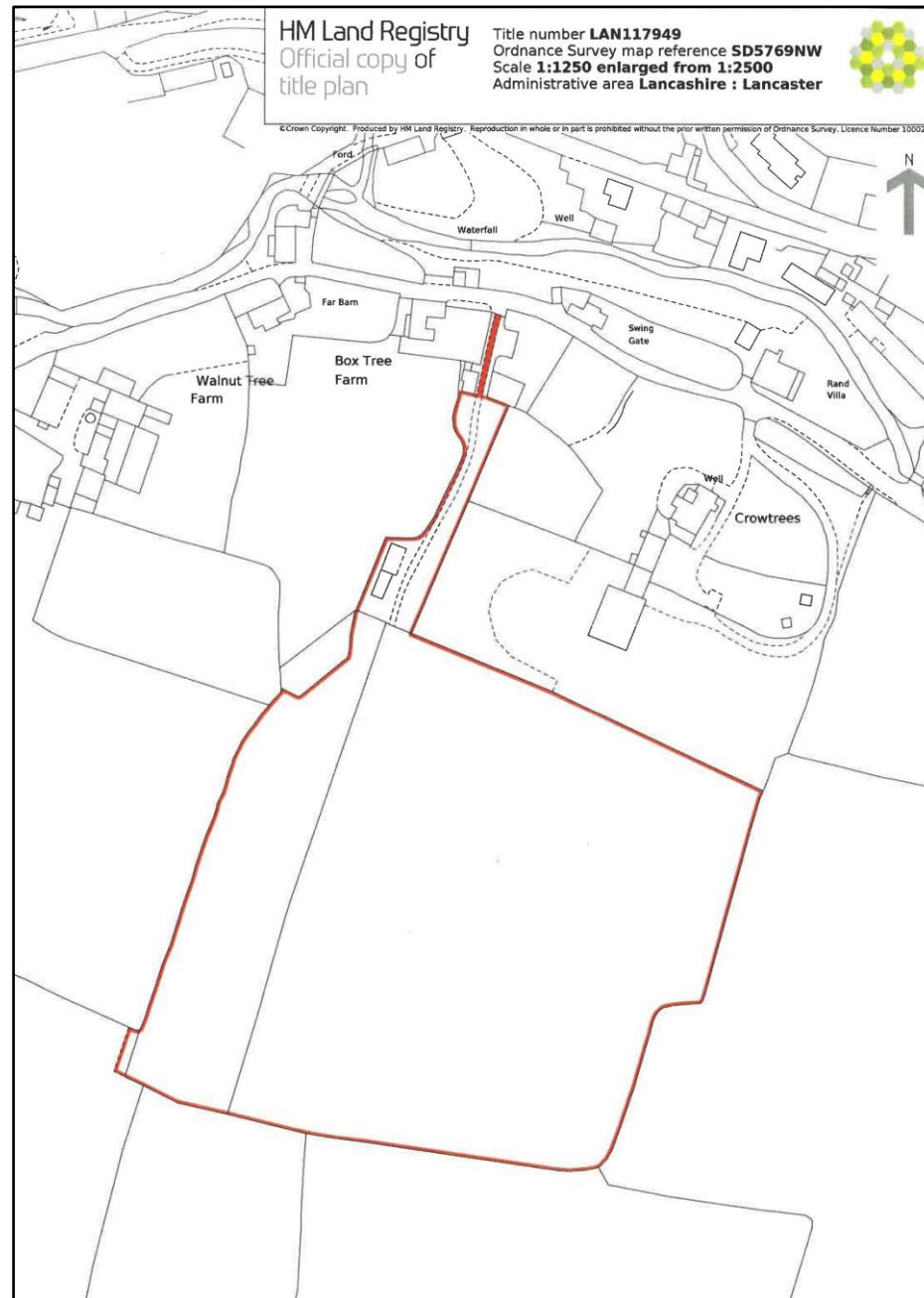
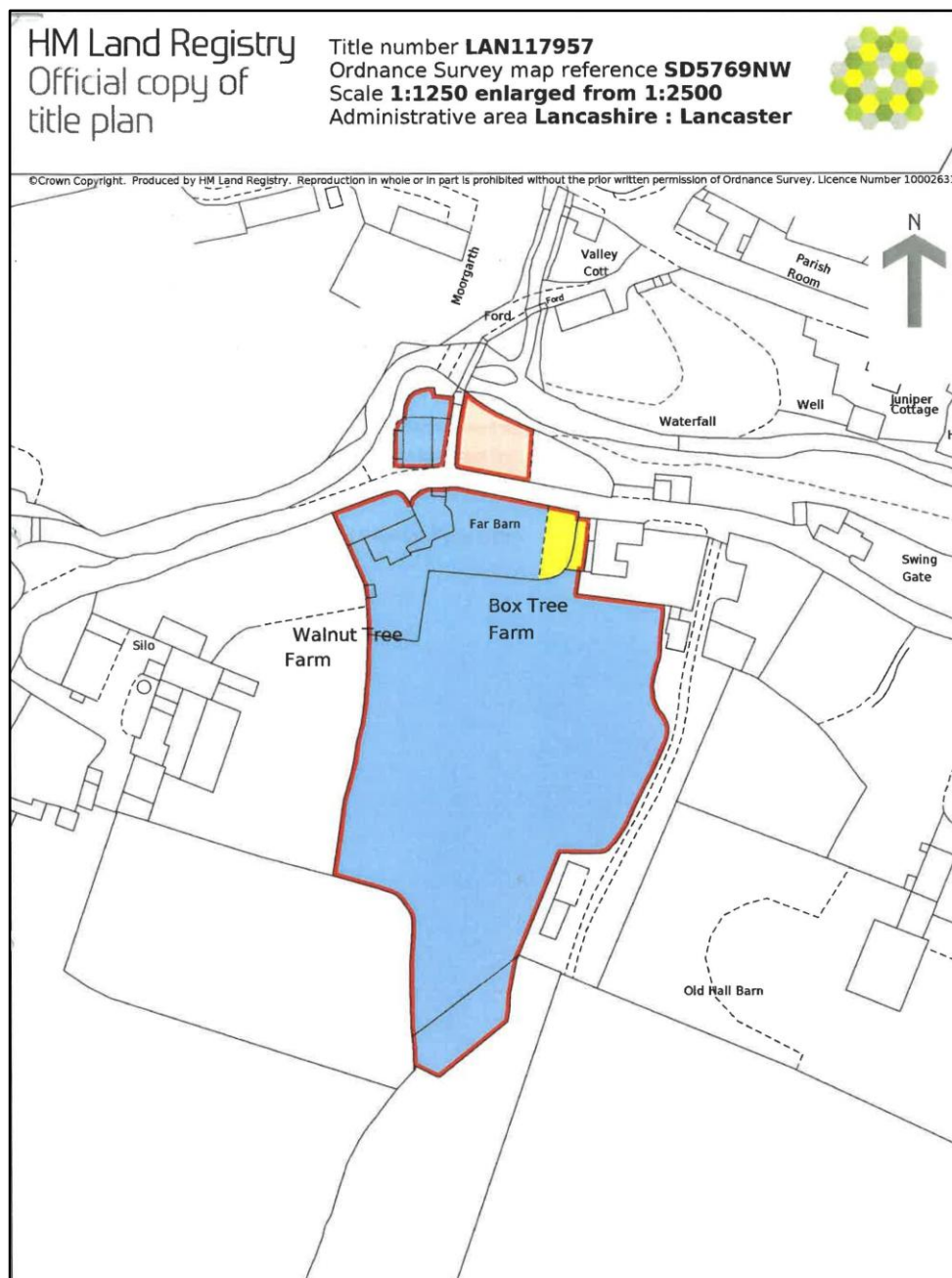
Floor Plans



Energy Performance Certificate



Copy Title Plans



Overall Boundary Plan



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