

Yew Tree Farm, Catforth Road, Catforth, Preston PR4 0HH



Preston – 6 miles

Garstang – 8 miles

Blackpool – 10 miles

Yew Tree Farm is situated in the centre of Catforth village comprising a four bedroom detached farmhouse, brick built barn and range of farm buildings together with 5 acres of productive level grassland and is offered for sale by private treaty as a whole or in any combination of three individual lots. The A6 at Broughton is only three miles to the east and M6 J32 / M55 J1 four miles to the east. The market towns of Preston, Blackpool and Garstang are close at hand and the area is well appointed for renowned restaurants, recreational retreats, seaside resorts, sporting facilities, supermarkets and primary and secondary education, not to forget Lancaster University one junction north of Broughton interchange. Preston railway station can be reached in less than 15 minutes. Offers will be considered for any lots, part lots or combination of lots / part lots but for guidance as follows.

Lot 1 Yew Tree Farmhouse in 0.22 acre	Guide £275,000
Lot 2 Yew Tree Farmbuildings in 2.15 acres	Guide £275,000
Lot 3 Meadow 2.97 acres	Guide £ 60,000

Please Note if lot 1 and lot 2 are sold separately a full right of way will be reserved over Lot 2 for the benefit of Lot 1 with joint maintenance responsibility.

Council Tax band E

Energy Performance Certificate G

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel: 01200 441351 email sawley@rturner.co.uk

Viewing By appointment through the Selling Agents.

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The Barn



Farmhouse and Barn Entrance



Lot 1 Yew Tree Farmhouse and Garden edged red The farmhouse is detached and constructed of solid brick walls externally white rendered under blue slate pitched rooves with the principal structure facing Catforth Road, rear extension at right angles to the principal structure and leanto buildings to the north side of the rear extension of similar structure. The property is in need of renovation and the present accommodation provides as follows.

Ground Floor Front glazed entrance to the hallway with carpet, centre ceiling light and return stairway to the first floor with understair cupboard.

Lounge 18' 2" x 13' 4" with front window, tiled fireplace, centre ceiling light and carpet.

Study 11' 9" x 8' 0" front window, tiled fireplace with polished wood surround, built in wall cupboard, centre ceiling light and carpet.

Dining Room 18' 6" x 14' 11" side window, tiled fireplace, wood laminate floor and centre ceiling light.

Utility 9' 6" x 5' 0" side window, electric meter cupboard, centre ceiling light and lino floor covering.

Kitchen 14' 10" x 13' 4" laminate wood floor covering, enclosed second stairway to the first floor with understair store, rear glazed entrance door, range of wall cupboards and work top units incorporating a stainless steel double drainer sink unit under one of the of the two side windows, centre ceiling light, space for an electric cooker and space and plumbing for a clothes washer.

First Floor Access is via two stairways. The hall stairway is a carpeted return stairway with a side window on the half landing and fitted carpet to the main landing 12' 0" x 5' 10" with attic stairway, entrances to two front bedrooms and middle bedrooms as follows

Front Bedroom 1 18' 2" x 13' 8" with front window, rug floor covering and centre ceiling light.

Front Bedroom 2 11' 11" x 11' 9" with front window, carpet, built in cupboard and centre ceiling light.

Middle Bedroom 3 14' 10" x 10' 5" with carpet, centre ceiling light and partition to bedroom 4 which shares a window.

Middle Bedroom 4 15' 1" x 7' 10" / 6' 5" with carpet, centre ceiling light, airing cupboard and window shared with bedroom 3.

Bathroom 10' 6" x 8' 0" lino floor covering, two side windows, glass panel shower closet with Mira electric shower fitting, bath with glass side panel and Triton T80 electric shower fitting, pedestal wash basin, low flush toilet, built in airing cupboard with cold water header tank and hot water cylinder with immersion heater and centre ceiling light.

Back Landing 14' 3" x 6' 6" with part lino, part carpet floor covering, centre ceiling light and second stairway down to the kitchen with gable window half way down.

Outside Leanto coal house and store, detached toilet constructed of brick walls under a monopitch blue slate roof with flush toilet. Front Garden. Rear Lawn.

Wareing Three Bay General Purpose Shed 40' x 20' constructed of steel stanchions, metal roof trusses, concrete floor, brick lower walls and asbestos upper side cladding and pitched roof cladding. There are double sliding wood doors and a rear single door entrance. Attached to the gable of the wareing shed is a former dairy 10' x 11' and store 10' x 8' constructed of brick walls under an asbestos pitched roof both with single door entrances. Timber car garage 15' x 12'.

Services comprise mains water and electricity. Septic tank drainage. White upvc double glazed windows throughout.

House Garden and Wareing Shed



Rear Garden



Lot 2 Farm Buildings in 2.15 acres edged green

Three Bay Barn 45' x 25' constructed of brick walls under a slate roof. Rear leanto 45' x 17' of similar structure. Adjoining double and single loose boxes at right angles to the front of the barn of similar structure.

Three Bay Shed 45' x 22' adjoining the barn and constructed of steel frame with concrete floor, lower brick walls and asbestos ridge roof and upper side cladding.

Three Bay Detached Shed 45' x 20' constructed of concrete portal frame with concrete floor, lower brick walls, one brick partition wall, three open sides and asbestos ridge roof and upper side cladding.

Simplex Cow Cubicle Shed 50' x 36' of timber structure with concrete floor, 24 cow cubicles, wood boarded sides and sheet metal roof cladding.

Timber Poultry Cabin 36' x 18' with concrete floor and corrugated plastic roof cladding.

Piggery 20' x 20' constructed of concrete block walls, concrete floor and asbestos roof cladding.

Range of Timber Cabins comprising garage 45' x 15' (asbestos roof), store 15' x 12', piggery 6' x 4' (tin roof) and hen cabin 15' x 10' (asbestos roof).

Croft adjoining the farmstead and Catforth Road.

Lot 3 Meadow 2.97 acres edged blue with access from Square Lane.

Yew Tree Farm - Lots 1 - 3



Study



Lounge



Dining Room



Kitchen



Front Bedroom 1



Front Bedroom 2



Middle Bedrooms 3 and 4

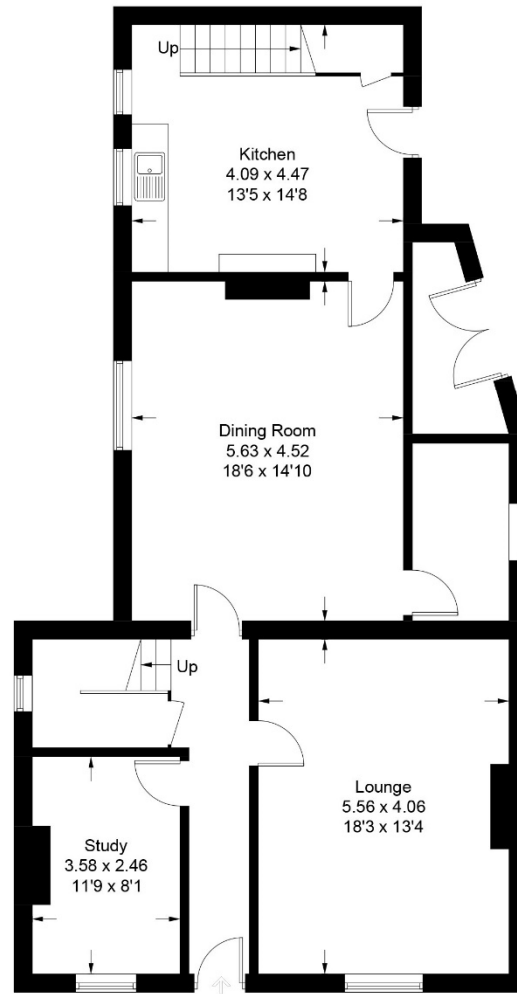


Bathroom

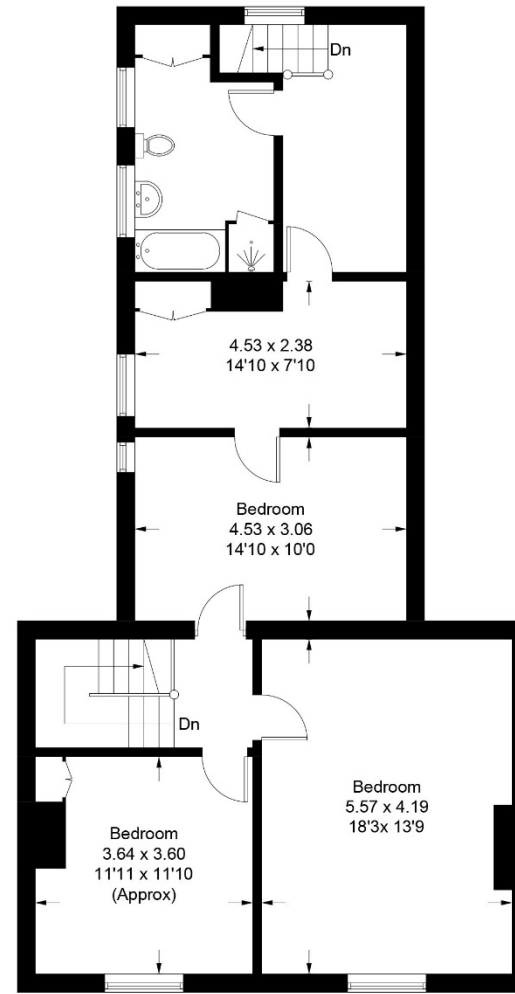


Yew Tree Farm

Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft



Ground Floor



First Floor



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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.



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