

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## BOX TREE FARM, GRESSINGHAM

PRICE: **REDUCED £750,000 Region**



**Council Tax Band: F**

**Tenure: Freehold**

**Energy Performance Certificate Band: F**

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# Box Tree Farm Gressingham LA2 8LW

Box Tree Farm is a lovely Grade II Listed detached period property located in the picturesque village of Gressingham. The property is accessed via a quiet lane occupied by only a handful of other houses. Close to the neighbouring village of Hornby with post office, antiques shop, doctors, primary school, public houses, cafes and swimming baths for a larger selection of amenities Lancaster city centre is approx. 9 miles.

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

## Accommodation Comprising:

### 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 Base units with work surfaces, built-in shelving and free-standing breakfast bar with storage cupboards below. Stainless steel sink unit (double), oil fired 'AGA'. Single glazed window to the rear, part tiled walls, three ceiling lights and wall mounted alarm panel. Stone flag flooring and door opening into pantry.

#### **Pantry:**

11'1 x 7'3 Exposed stone wall with inset stone shelving, stone and brick 'cold room' shelving and stone flagged floor. Single glazed window to the front, ceiling strip lighting x1. Wall mounted storage cupboards.

#### **Lounge:**

16'2 x 16'0 Parquet flooring, single glazed 'sash' window to the front with timber shutters and built-in seating. Single glazed window to the rear. Exposed beams to the ceiling, three radiators and four wall light points. Understairs storage, telephone and television point. Smoke alarm. Imposing timber front door. Stairs leading to bedroom one, two and bathroom. Separate staircase leads to further reception room or can be used as another bedroom.

#### **Dining Room: (2<sup>nd</sup> reception room)**

16'4 x 11'3 Single glazed 'Sash' window to the front with timber shutters and built-in seating. Single glazed window to the rear. Two radiators and four wall light points. Parquet flooring and door leading through to the ground floor wet room.

#### **Ground Floor Wet Room:**

7'4 x 7'5 Three piece white suite comprising: Low flush WC, pedestal wash hand basin and walk-in shower with 'Aqua board' panels. Part tiled walls, radiator, frosted single glazed window to the side and a 'Velux' window to the roof. Part Parquet/part tiled flooring. Fitted mirror with light/shaving point. Exposed beam to the ceiling.

#### **Granary / 3<sup>rd</sup> Reception / 3<sup>rd</sup> Bedroom:**

17'4 x 10'9 Stairs from the main lounge up to this fantastic extra room that would have originally been part of the 'Granary' access. This room has full height ceiling with exposed beams. Single glazed door opening out onto the stone steps that 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. Single glazed 'sash' window with timber shutters and two further single glazed windows. Two radiators and television point. Stairs on the opposite side of the Lounge leading to main bedroom, bedroom 2 and the house bathroom.

## **First Floor:**

### **Landing:**

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

### **Main Bedroom:**

16'6 x 11'5 (m x m) Full height ceiling with exposed beams. Single glazed 'Sash' window to the front with fitted timber shutters and seating. Single glazed window with timber shutters to the rear. Radiator, television point, alarm sensor and central ceiling light. Two large wall mounted cupboards.

### **Bedroom 2:**

11'8 x 7'0 (m x m) Single glazed 'sash' window with timber shutters and seating below. Radiator, exposed beam and central ceiling light.

### **Bathroom:**

13'2 x 9'1 (m x m) Three piece white suite comprising: Low flush WC, pedestal wash hand basin and a walk in shower enclosure with 'MIRA' electric shower over. Part tiled walls, exposed beams. Chrome, heated towel rail and separate radiator. Spacious '3 door' storage cupboard with shelving and wall mounted central heating control. Central ceiling light and fitted mirror with light above.

## **Outside:**

### **Front Garden:**

Imposing timber front door with black cast ironmongery. Mainly laid to lawn with cobble path leading to cast iron gate and rail - this leads over to the barn, garage and orchard. The garden has a selection of mature shrubs, rose bushes, ferns, climbing clematis, lily of the valley and geraniums. Several large 'Buxus' shaped topiary and the front garden enclosed by stone walls to three sides.

### **Piggery/Potting Shed:**

12'2 x 7'3 Stone built over two floors. The ground floor is used for storage but would lend itself to many other different uses. 'Stable' style door and three glazed windows.

### **Driveway:**

Original cobble stone driveway with timber gate leading to the paddock. Stone steps leading up to the 'Granary' with built in storage below. Mature pear tree. Security light.

### **Rear of the house: (directly behind)**

Ornamental water pump that is not in use (however the vendors informed us that it could be used as there is a water source beneath the pump). Stone outbuilding housing the 'oil fired' boiler. Water tap, security light and oil tank. Stone steps leading up to the garden and fields.

### **Orchard:**

Having a selection of mature fruit trees. Enclosed by stone walls.



## Main Barn:

### Stable 1:

15'3 x 9'2 approx. due to limited access to measure.

Both stables have concrete floor (stable sliding doors) and iron bars to see in. Power and light.

### Stable 2:

15'3 x 9'2 approx.

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

### Garage / Workshop:

24'24 x 8'95 Power and light, garage door to the front.

### 3<sup>rd</sup> Stable:

12'8 x 10'0 This stable is attached to the gable end of the barn and has an overhang roof to protect from bad weather. It also has hard standing area to the side and rear. The stable has a timber 'stable' door, power, light and concrete floor.

### Grazing Land:

Approx 8 acres with a 'Dutch' style barn.

**Services:** Mains water, electricity, and drainage connected.

**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.

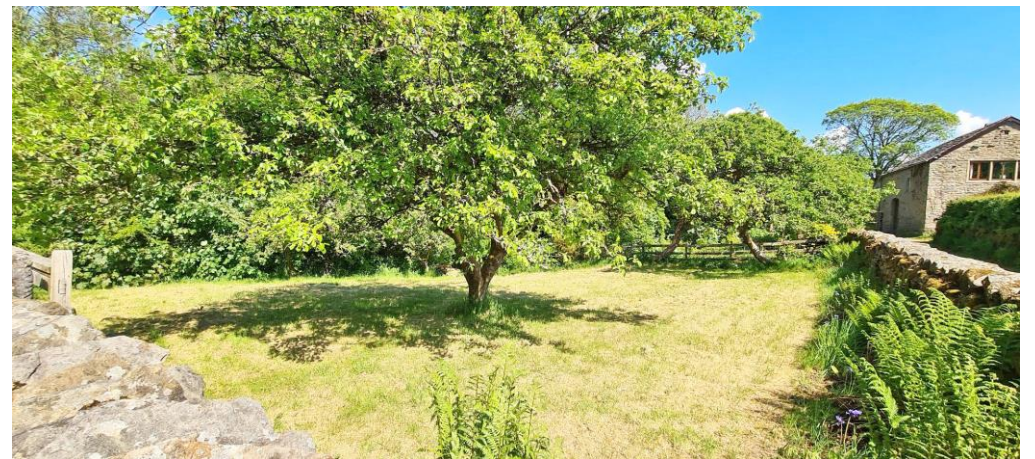
**Through whom all offers and negotiations should be conducted.**

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.***











### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



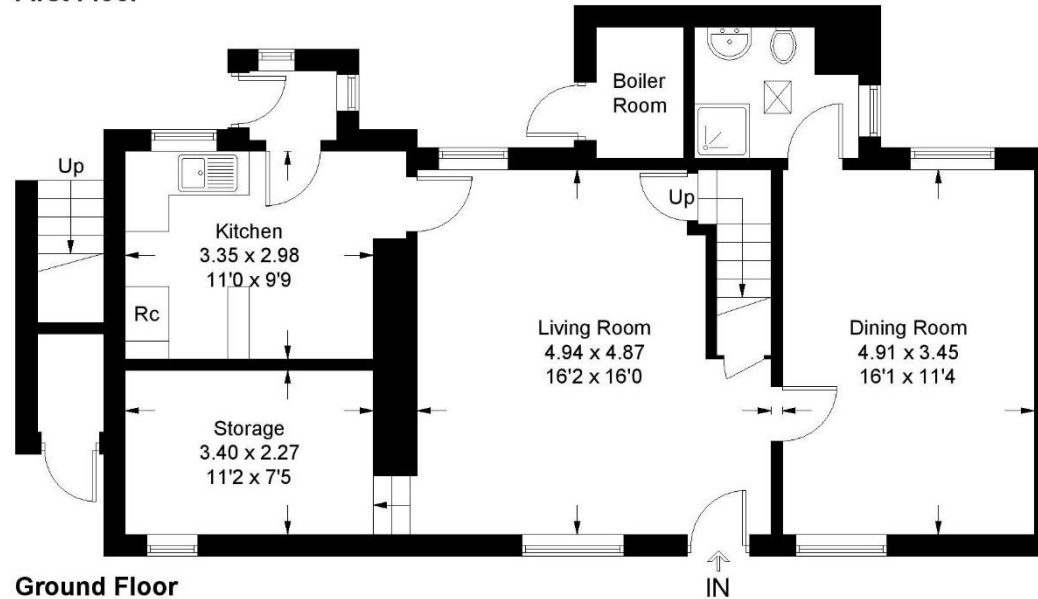


## Boxtree Farm

Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft



**First Floor**

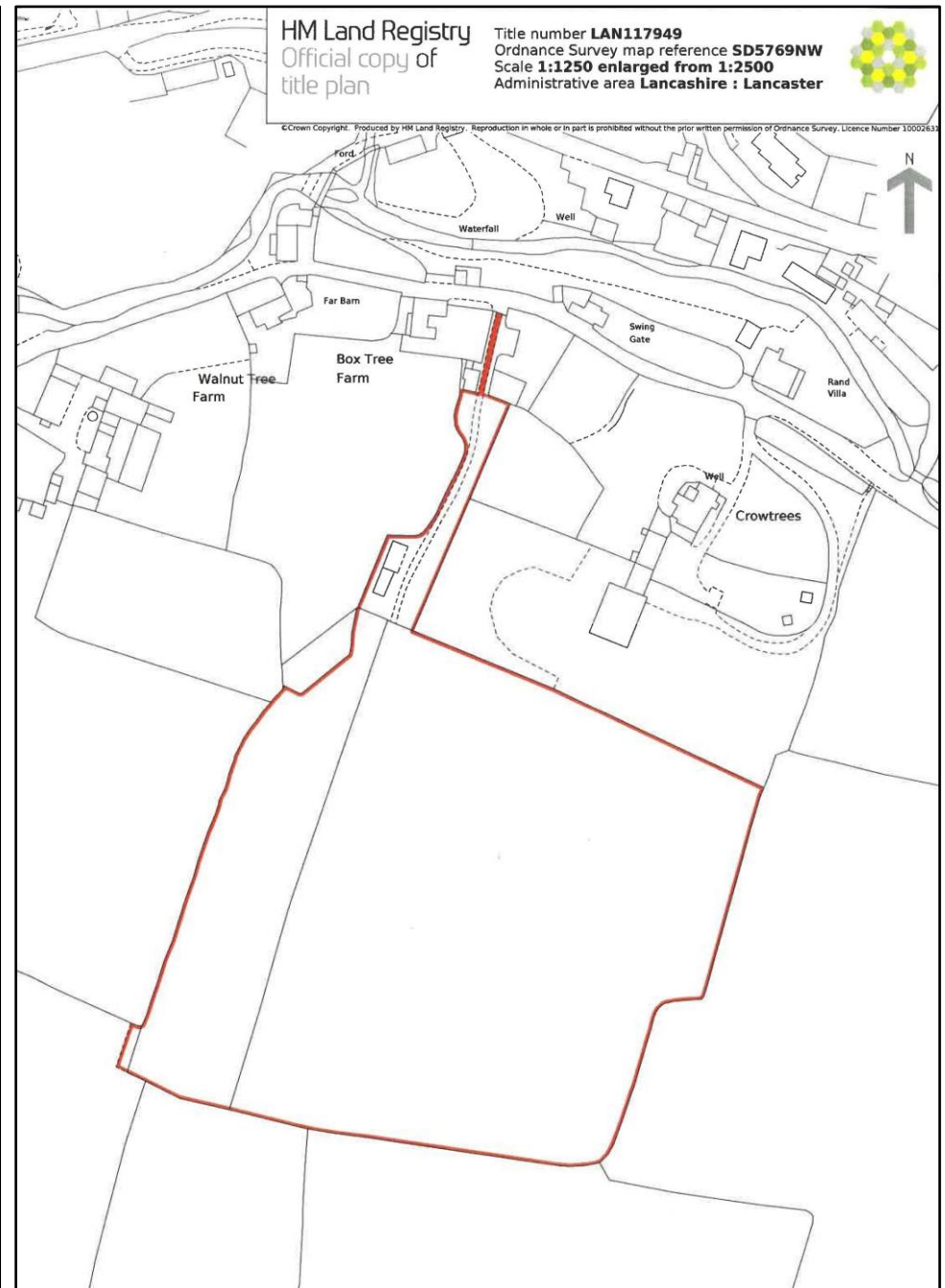
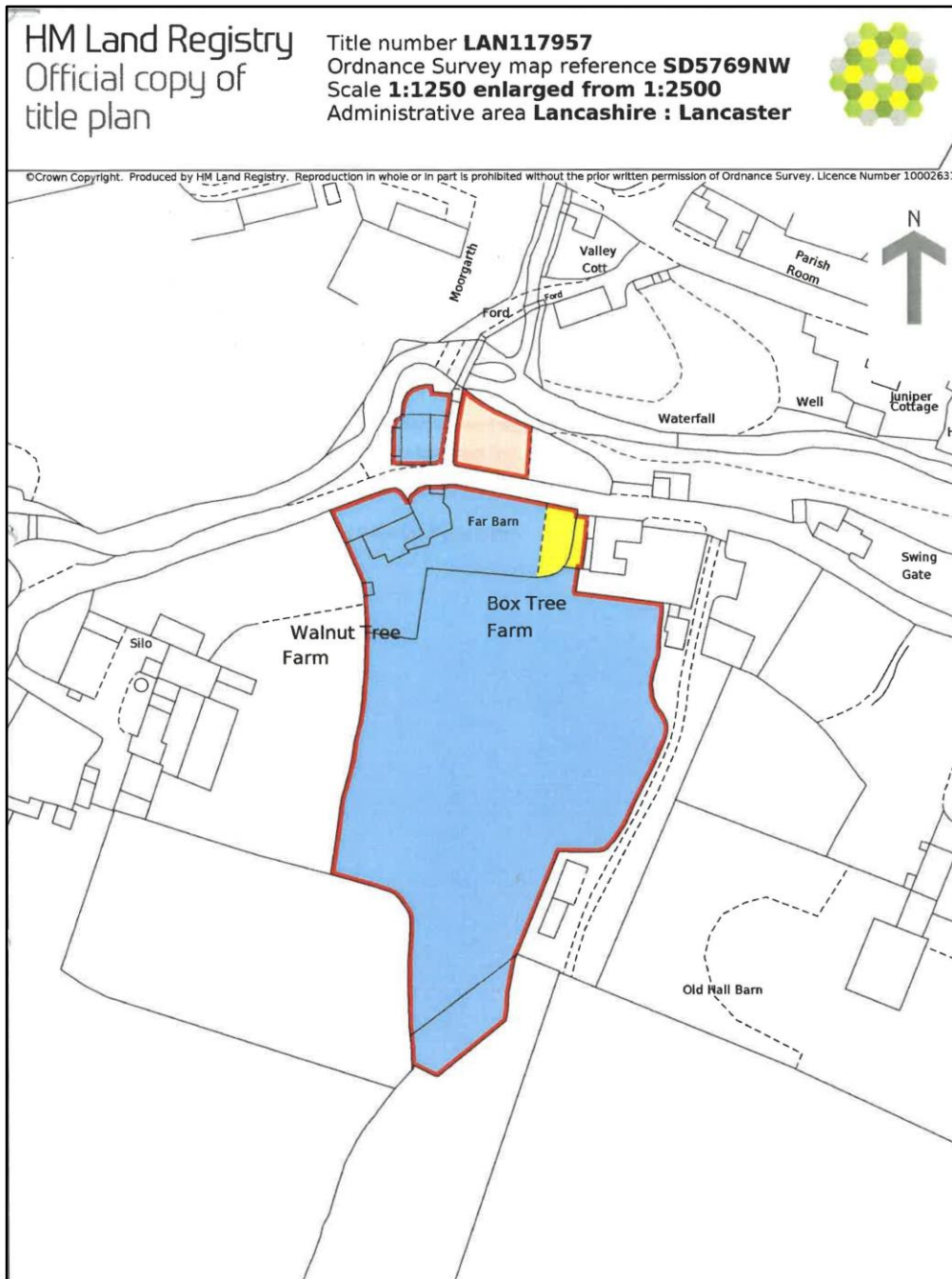


**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1010911)



Copy Title / Boundary Plan












NOTES

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