



**Written Stone Farm, Written Stone Lane,
Longridge, Preston PR3 2ZN**

Longridge – 2 miles

Clitheroe – 8 miles

Written Stone Farm offers a unique development opportunity with a four bedroom grade 2 listed former farmhouse, detached stonebuilt two bay cattle shed and detached seven bay stonebuilt barn with adjoining rear shippon in all providing potential for in excess of 8,000 sq ft of living accommodation subject to planning permission in addition to the period farmhouse. The property has a lovely setting in circa 1.75 acres shown edged with a red boundary on the plan and an application for a private access and rerouted public footpath is proposed. The market towns of Longridge and Clitheroe are close by and the location is convenient for the A6, the A59 and motorway network.

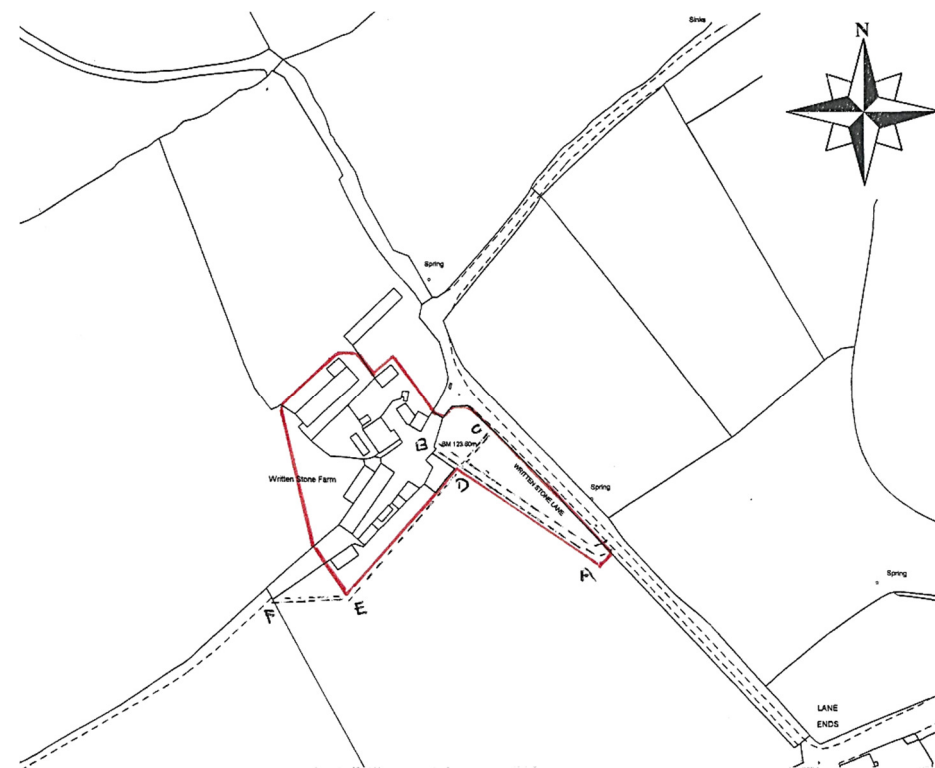
Council Tax band G

Viewing by appointment through the selling agents

Method of Sale Private Treaty. Offers in excess of £1,000,000 seriously considered

Energy Performance Certificate The farmhouse is grade 2 listed and an EPC certificate is not a legal requirement or of any benefit

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

Grade II Listed Former Farmhouse



Rear extension to the Farmhouse



Written Stone Farmhouse is a detached grade 2 listed farmhouse noted as probably late eighteenth century, sandstone rubble walls under a slate roof of L shape plan two storeys, façade of three bays with chamfered quoins and windows of three lights with square mullions and plain stone surrounds except for the central window on the first floor which has a plain stone surround with semi circular head as has the front entrance. The living accommodation is as follows.

Ground Floor with solid floors throughout. Front entrance hall 16' 8" x 5' 0" centre ceiling light and inner stairway lobby 12' 2" x 5' 4" with return stairway to the first floor.

Sitting Room 16' 7" x 16' 3" with ornate brick fireplace, built in wall cupboard, three light mullion window and centre ceiling light.

Living Room 11' 0" x 10' 7" with tiled fireplace, three light mullion window and centre ceiling light.

Kitchen 14' 6" x 12' 10" with lino floor covering, Aga two plate coal fired cooker in a tiled recess, exposed ceiling beams, stainless steel double drainer sink unit under the side window, side entrance door and centre ceiling light.

First Utility 11' 10" x 10' 4" with lino floor covering, side window, wall cupboards and work top units and two ceiling lights.

Wash House 14' 3" x 11' 4" with side window, side entrance door, stone sink with hot and cold water taps and centre ceiling light.

Second Utility 11' 0" x 9' 11" with side window, side entrance door and corner flight second stairway to the first floor.

First Floor A return stairway with a side window on the half landing leads from the hall lobby to a central landing 9' 2" x 5' 4" with entrances to three bedrooms, the bathroom corridor and an enclosed stairway to the attic store room and centre ceiling light.

Front Bedroom 1 16' 9" x 16' 4" with three light mullion window and centre ceiling light.

Front Bedroom 2 16' 11" x 10' 9" with old fireplace bricked up, three light mullion window and centre ceiling light.

Rear Bedroom 3 14' 3" x 12' 11" with side window, airing cupboard with hot water cylinder with immersion heater and centre ceiling light.

Bathroom 12' 8" x 11' 1" with corridor to bedroom 4, separate toilet with window and bathroom with wall tiling, bath, pedestal wash basin and window all with ceiling lights.

Bedroom 4 14' 4" x 11' 5" with side window, bricked up fireplace, roof inspection hatch, centre ceiling light and door to the second landing.

Second Landing 10' 9" x 10' 1" with window, centre ceiling light and corner flight stairway down to the second utility.

Services comprise mains water, electricity and septic tank drainage.

Detached Cow Shed 26' x 18' stonebuilt under a slate roof with concrete floor, seven cattle stalls and hay loft. Rear single storey extension 13' x 12' / 8' stonebuilt under a corrugated asbestos roof. Single storey Garage Extension 14' x 14' stonebuilt under a corrugated asbestos roof with brick wall open front entrance. Detached Former Outside Toilet stonebuilt under a slate roof.

Five Bay Barn 78' x 24' stonebuilt under a slate roof with concrete floor with central threshing bay with large door entrance, two hay bays and two bays with stalls for twenty eight stirks with hay loft above. Two Bay Gable Extension 34' x 24' stonebuilt under a slate roof with hay loft in one bay and cattle pens in both bays. Rear Adjoining Cattle Shed 62' x 19' stonebuilt under a slate roof with concrete floor and stalls for sixteen cattle.

Detached Workshop 28' x 11' constructed of rendered stone and brick walls under a pitch roof with corrugated asbestos cladding, concrete floor and single door entrance.

Former Piggery 40' x 15' constructed of rendered brick walls under a corrugated asbestos mono pitch roof in dilapidated condition.

Derelict Shed 40' x 18' with part brick walls still standing.

Sheep Cabin 105' x 26' of timber structure with concrete floor, metal roof trusses, wood boarded sides and corrugated asbestos pitch roof cladding with under boarding.

Poultry Cabin 32' x 18' of timber structure with concrete floor, wood roof trusses, wood boarded sides and fibre glass pitch roof cladding with under boarding.

Poultry Cabin 24' x 12' of timber structure with concrete floor, wood boarded sides and wood board and felt pitch roof.

Five Bay Barn and Two Bay Gable Extension



Extensive Views



Detached Cattle Shed



Rear Extension to the Cattle Shed





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

T: 01200 441351

F: 01200 441666

E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: kendal@rtturner.co.uk

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.



Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH