

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

CHIPPING HOUSE

PRICE: £795,000 Region



Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate Band: G

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rturner.co.uk W: www.rturner.co.uk

Chipping House, Bay Horse, Dolphinholme, Nr Lancaster, LA2 9AQ

A rare opportunity to purchase this stone built detached house built for and owned by just one family. Circa 1950's retaining many original features.

The property briefly comprises:- Entrance vestibule, hallway, two reception rooms, dining kitchen, pantry, boot room, ground floor WC, utility room and conservatory. To the first floor are four good sized bedrooms and a family bathroom. Outside is an integral garage, boiler/log store, timber shed and ample off road parking. The gardens are mainly laid to lawn and wraps around the house with the added delight of woodland to the Westerly side. Views over open countryside and the Trough of Bowland. Situated at the bottom of a private drive off Chipping road. Just 10 minutes' walk is 'The Fleece' public house and just a 10 minute drive is access to the North and South bound motorway junctions. **LAND AVAILABLE BY SEPARATE NEGOTIATION. VIEWING IS A MUST. OFFERED CHAIN FREE.**

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

Accommodation Comprising:

Ground Floor:

Main Entrance:

Timber and glazed front door, two single glazed windows to either side. Coat hooks and fitted shelving. Ceiling light, telephone point and tiled flooring.

Hallway:

22'10 x 6'9 (6.96m x 2.06m) (*inc. Entrance Vestibule measurements*) Original part panelled walls and plate rail. Understairs storage with wall mounted alarm panel and fitted coat hooks. Original stairs with carpet rods, radiator, ceiling rose and ornate moldings. Tiled floor.

Reception Room 1:

17'6 x 15'5 (5.33m x 4.70m) Original fireplace with tiled hearth, mantle and surround. Wood flooring, double glazed window to the front and a single glazed window to the side. Ceiling light, coving and a radiator.

Cloakroom:

15'2 x 6'9 (4.62m x 2.06m) (*inc. the WC*) Timber and glazed rear entrance door, tiled floor, coat hooks and built in shelving. Single glazed sash window to the rear and a single glazed frosted window to the roof. Central ceiling light and door to ground floor WC.

Ground Floor WC:

Low flush WC, wash hand basin, radiator, central ceiling light with pull cord. Internal frosted single glazed window.

Utility Room:

13'6 x 10'4 (4.11m x 3.15m) Single glazed window and door, plumbed for a washing machine. Belfast sink and fitted shelves. Central ceiling light, loft access and tiled flooring.

Conservatory:

16'2 x 7'6 (4.93m x 2.29m) UPVC/glazed construction with corrugated plastic roof. Exposed stone wall to one side, tiled flooring and door leading to the woodland area at the Westerly side of the house.

Reception Room 2:

17'0 x 15'4 (5.18m x 4.67m) Double glazed window to the front and a single glazed sash window to the side. Feature open fire with tiled hearth, mantle and surround. Ceiling light, coving, radiator and smoke detector. Television aerial point and telephone point.

Kitchen:

14'6 x 11' (4.42m x 3.35m) Original 1950's kitchen units with contrasting worksurfaces and part tiled walls. Double drainer stainless steel sink with mixer taps. Two single glazed sash windows, radiator and central ceiling light. Smoke detector and wall mounted central heating control panel. 'Agathermic' range cooker.

Pantry:

11'5 x 7'5 (3.48m x 2.26m) Single glazed frosted sash window to the side, wall and base units with worksurfaces above. Fitted shelving and central ceiling light.

First Floor:

Landing:

20'10 x 20' (6.35m x 6.10m) (*max measurements*) Part panelled walls, double glazed window to the front, loft access, ceiling light and smoke detector.

Bedroom 1:

21'9 x 19'10 (6.63m x 6.05m) Double glazed window to the front, original fireplace with tiled hearth, mantle and surround. Radiator, central ceiling light and coving.

Bedroom 2:

21'9 x 15'2 (6.63m x 4.62m) Double glazed window to the front, original fireplace with tiled hearth, mantle and surround. Built in wardrobes, radiator, central ceiling light with pull down cord and coving.

Bedroom 3:

11'5 x 11'1 (3.48m x 3.38m) Single glazed sash window to the rear, original fireplace with tiled hearth, mantle and surround. Central ceiling light and a radiator.

Bedroom 4:

11'2 x 10'11 (3.40m x 3.33m) Single glazed sash window to the rear, built in shelving, central ceiling light and a radiator.

Bathroom:

10'1 x 7'9 (3.07m x 2.36m) (*with airing cupboard*) Three piece white suite comprising: Low flush WC, original 'Trent Ware' wash basin and a cast iron bath. Part tiled walls, single glazed sash window and a central ceiling light. Door opening into airing cupboard measuring 7'10 x 4'3 (2.39m x 1.30m) access to this is in the bathroom and could be knocked through to form a larger bathroom, this has built in shelving, water tank and central ceiling light.

Outside:

The gardens are mainly laid to lawn with some flower and shrub borders. Decorative stone wall surrounds two sides of the garden at the rear. To the Westerly side of the house is a lovely woodland area with snowdrops in winter and bluebells in spring. Timber shed and a small rockery, views from all sides overlooking the stunning countryside and the Trough of Bowland. The driveway from Chipping Road is shared with just one other property, Chipping House is discretely tucked away at the bottom of the drive.

Integral Garage:

21'2 x 13'9 (6.45m x 4.19m) Stone built with slate roof, having light, power and up and over door. Water tap and two single glazed roof lights. The driveway up to the garage has ample off road parking for several vehicles.

Woodstore/Boiler Room:

11'8 x 10'10m (3.56m x 3.30m) Stone built with slate roof. Housing the electric meter and consumer unit. Wall mounted 'ATAG' gas boiler and mains water supply.

Utilities:

Mains Water; Mains Electricity; Calor Gas Heating; Private septic tank drainage (will need replacing to meet current regulations).

Network / Broadband:

B4RN INSTALLED AT THE PROPERTY BUT NOT CONNECTED

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

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.



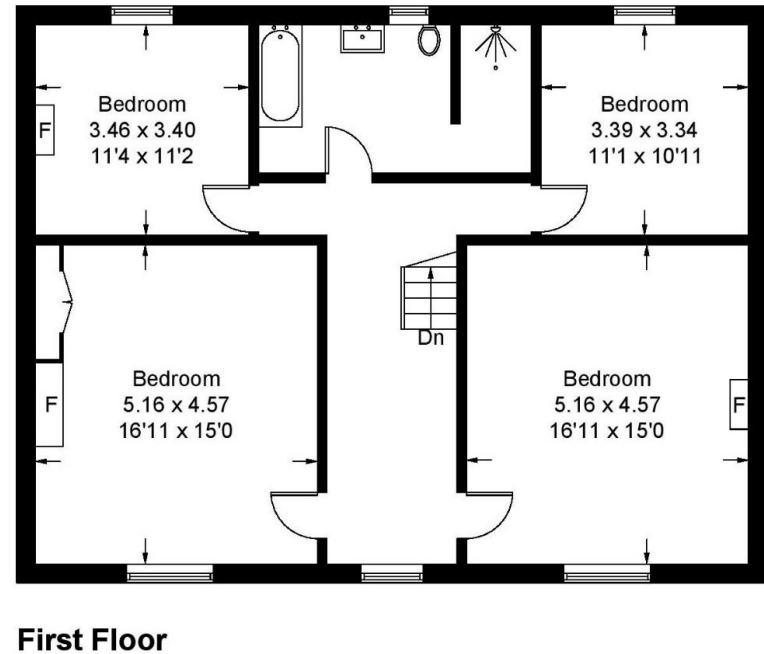
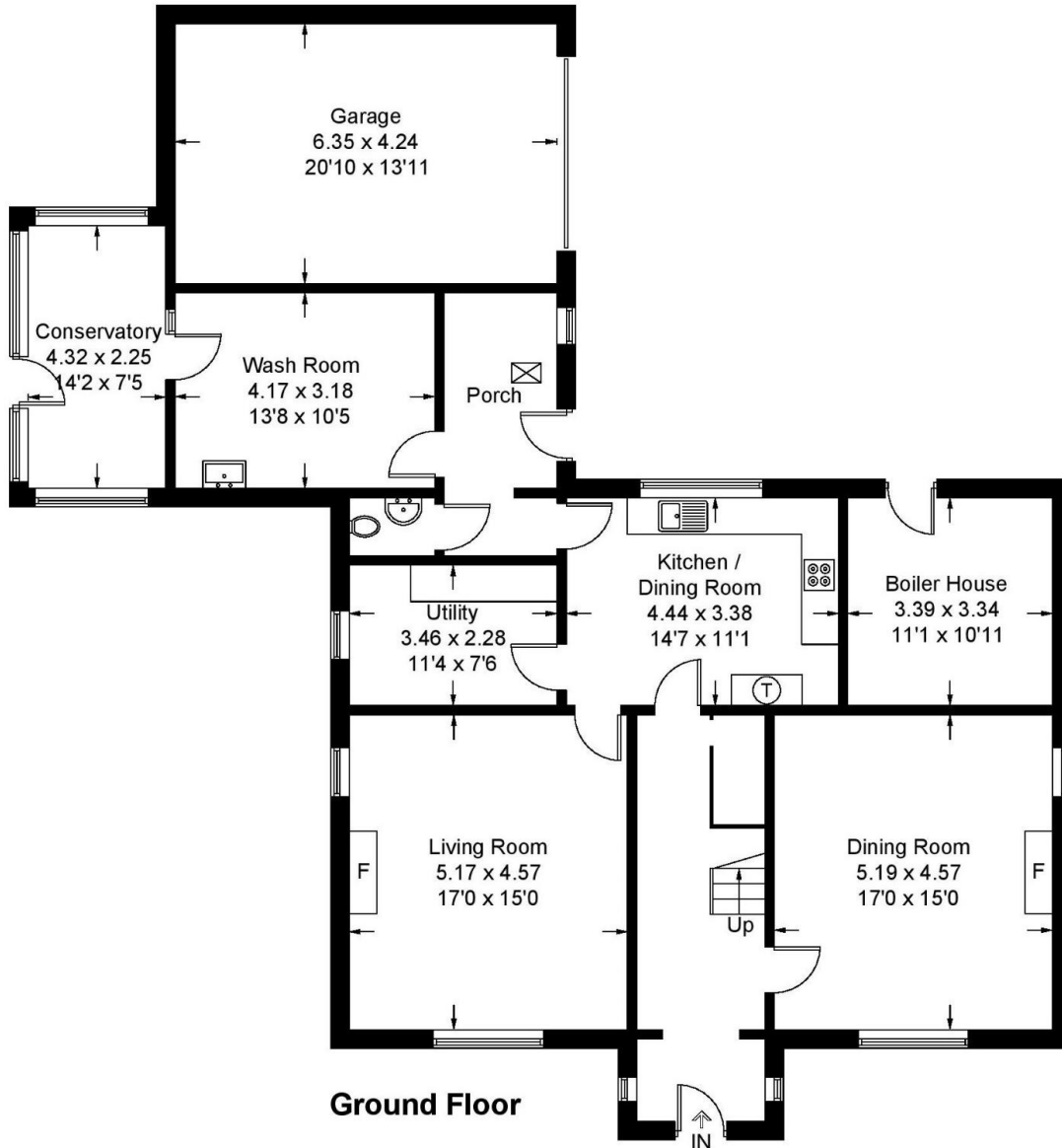




FLOOR PLANS

Chipping House

Approximate Gross Internal Area = 234.4 sq m / 2523 sq ft
 Garage = 26.6 sq m / 286 sq ft
 Total = 261.0 sq m / 2809 sq ft



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rtturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: 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.