

OIRO £750,000



Armitstead
Barnett

Quernmore, Lancaster, LA2 9EQ





Quernmore, Lancaster

LA2 9EQ

Offers in the Region of £750,000

- Incredible elevated location
- Farmhouse, cottage and substantial detached traditional stone barn
- Set in 1.6 acres (0.65 ha) or thereabouts
- Fantastic potential could be unlocked
- Rural in position with far reaching views yet a short drive to Lancaster
- Good access to the main road and motorway network



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Armitstead Barnett

abarnett.co.uk



This is something really special – opportunity is here ! A four bedroom stone farmhouse steeped in character with fabulous fireplaces, attractive windows and stone flagged floors to name a few. There is also a 2/3 bedroom cottage and substantial detached stone barn set away from the house all encompassed within 1.6 acres (0.65 ha) or thereabouts. This really is a rare opportunity to the market and is full of potential to be unlocked by the next purchaser. The farmhouse is thought to have been built in 1722.

The property has not been offered to the market for some 40 years.

In an elevated position with far reaching views out to the coast, this property has been a very much loved family home.

A private road leads up to the property where you are met by two gates. One gate leads to the cottage which is the first property you see, this is attached to the main farmhouse. The second gate leads through to the larger yard area and to the main farmhouse and detached barn beyond. There is plenty of space for parking and the immediate yard area is surrounded by a stone wall, from here you can see a walled cottage garden, attractive mature trees and a beck working its way through the plot creating a wonderful setting for this fantastic home.

The farmhouse is entered through a substantial front door which opens into the hall. The dining kitchen is where most of the day to day living takes place with views to both the front and rear of the property. There is a point for a cooker and a range of units along with a sink and drainer, the floor is stone flagged. A spacious shelved pantry is also provided.



The study/parlour is found at the rear of the property and offers views out to the countryside beyond. An open fire is set in a fireplace giving a cosy focal point to the room.

A further living room is included which has views to both the front and rear of the property and includes a woodburning stove set in a stone surround, again providing a lovely focal point to the room.

A further reception / utility room is found at one end where there is a window to the front of the property along with a point for a washer and sink. A WC is also provided and access to the front from a separate hall. From the utility / reception room a staircase rises up to the first floor leading through to another reception / bedroom, offering views to the rear and side of the property. This area has great annex potential subject to alteration.

The main staircase rises from the dining kitchen to the first floor where there is a landing and three bedrooms are found off along with the family bathroom. The vendors use the landing area as a further study area. There are some fantastic far reaching views from the bedroom spaces.





Cottage External

Cottage

The cottage is attached to the main farmhouse and currently includes the entrance porch, lounge with woodburning stove set in a fireplace and has views out to the side of the property. The kitchen has a sink and drainer, point for a cooker and a fridge. Bedroom 3/reception room to ground floor along with a ground floor bathroom which has a bath with a shower over, WC, pedestal wash handbasin along with a window to the side of the property.

There are two further rooms upstairs which have been used as both bedrooms and reception room to suit the user. This house has previously been let separately, but is currently vacant



Cottage Internal



Cottage Internal

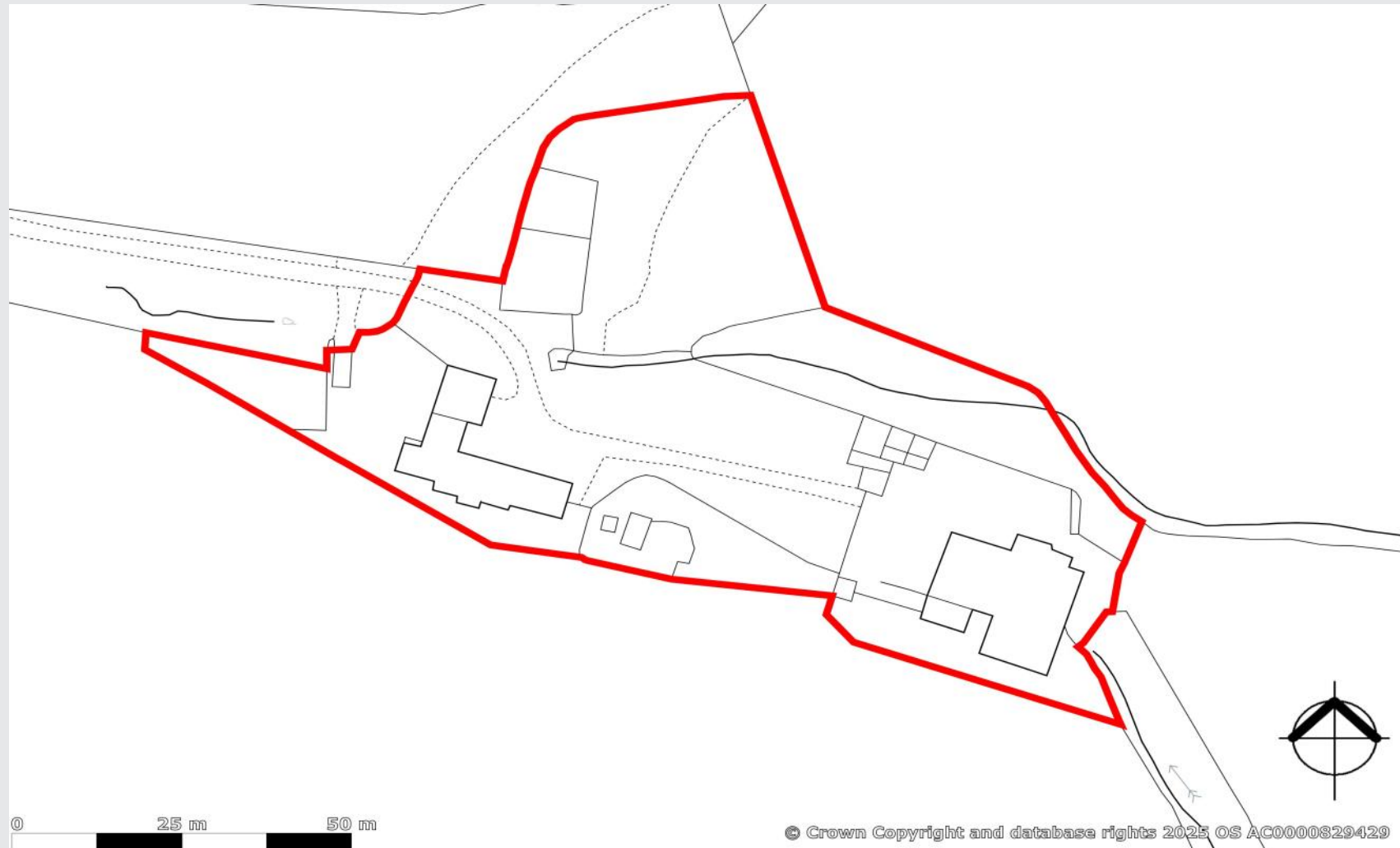


Attached Barn - This barn is currently used as a garaging, attached to the cottage but is accessed from the yard on the house side. This has timber doors which open into a large garage area which has potentially to be altered to suit a buyer to create further accommodation or alternative uses subject to gaining any planning consents.

Outbuildings - A stone built 'smaller barn' is provided with three openings to the lower barn. The upper barn includes a stone-built barn separated into a number of spaces to include a concrete framed building at the rear. This has a good range of potential for a purchaser subject to gaining any necessary planning consent. This cluster of buildings extends to around 3700 sq. ft.

The external areas are beautiful with plenty of mature trees providing shelter whilst there are some fantastic views across the countryside and out towards the coast. There is a gorgeous cottage garden which is well stocked encompassed by a stone wall.





Boundary Plan - for identification purposes only

General Remarks

Services:

The Farmhouse and Cottage have the benefit of mains electricity. There is a private water supply. Heating for each property is by way of an LPG central heating system with open fires/woodburners. Foul drainage is via a treatment plant shared between the farmhouse and the cottage.

Parking allocated and number of spaces :

Farmhouse - extensive hardstanding outside the house
Cottage - hardstanding for 2 cars near the cottage

Construction Type : Walls - stone. Roofs - part flags, part slate

Building Safety : N/A

Restrictive Covenants : None known

Listed building : N/A

Conservation Area / AONB : Property is in AONB but not situated in the Conversation area

Informal Arrangements : Shared cost of maintaining the private road.

Easement, and Wayleaves or Rights of Way : There is a right of way for a neighbouring farmer to pass through the yard to a gate next to the large bam. The property has a right of access over the private road leading to the property.

Footpaths / Bridleways : There is a public footpath across the land.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : Previous planning was sought for the erection of a single storey rear extension and porch to front in 2019 which is now expired. See planning ref: 19/01028/FUL

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: B4RN connected to the property

Mobile signal: EE, Three, O2 and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Lancaster Council **Council Tax** Farmhouse : D / Cottage : C

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///already.detective.faces

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we reserve the right to draw 'best and final' offers.

SUBJECT TO CONTRACT



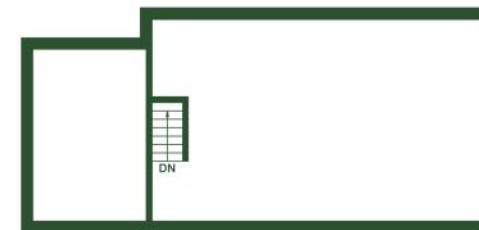
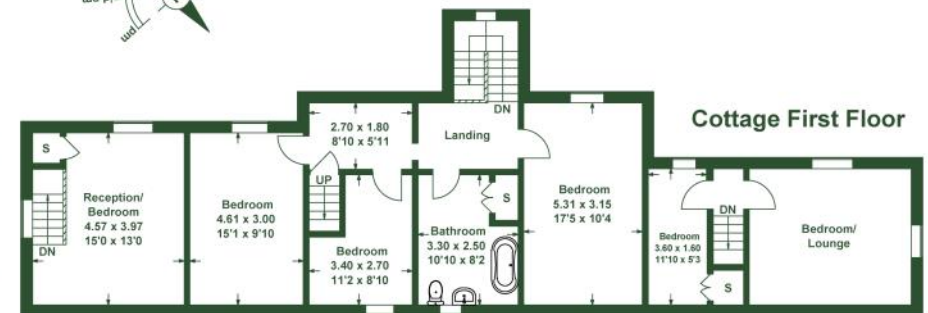
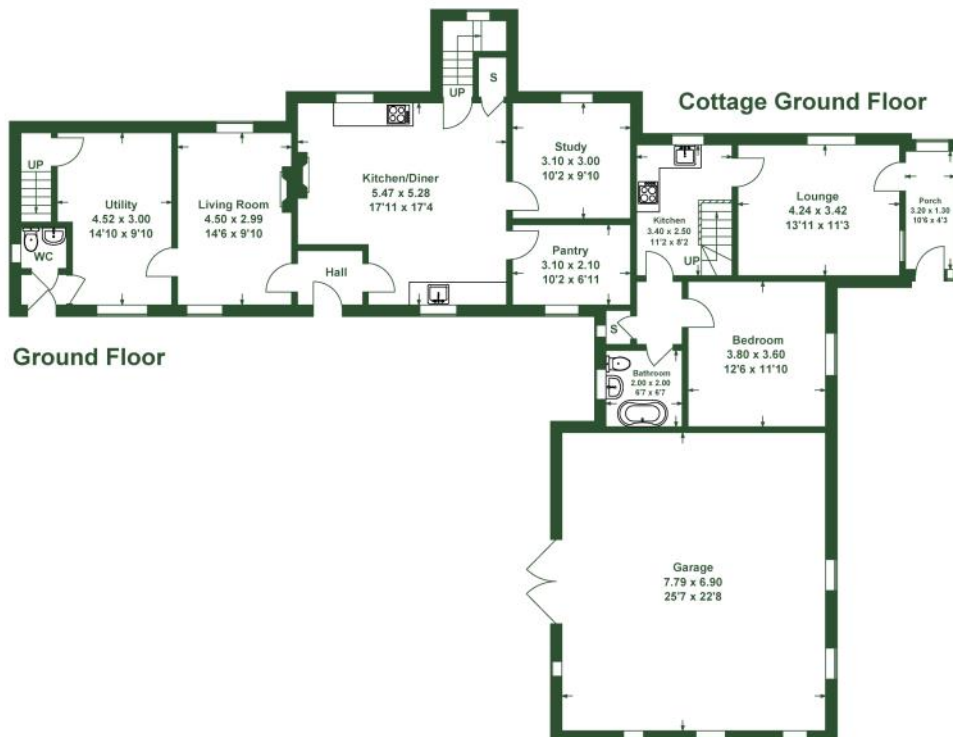
Approximate Gross Internal Area : 224.85 sq m / 2420 sq ft

Garage : 53.75 sq m / 579 sq ft

Cottage : 74.57 sq m / 803 sq ft

Total : 353.17 sq m / 3802 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



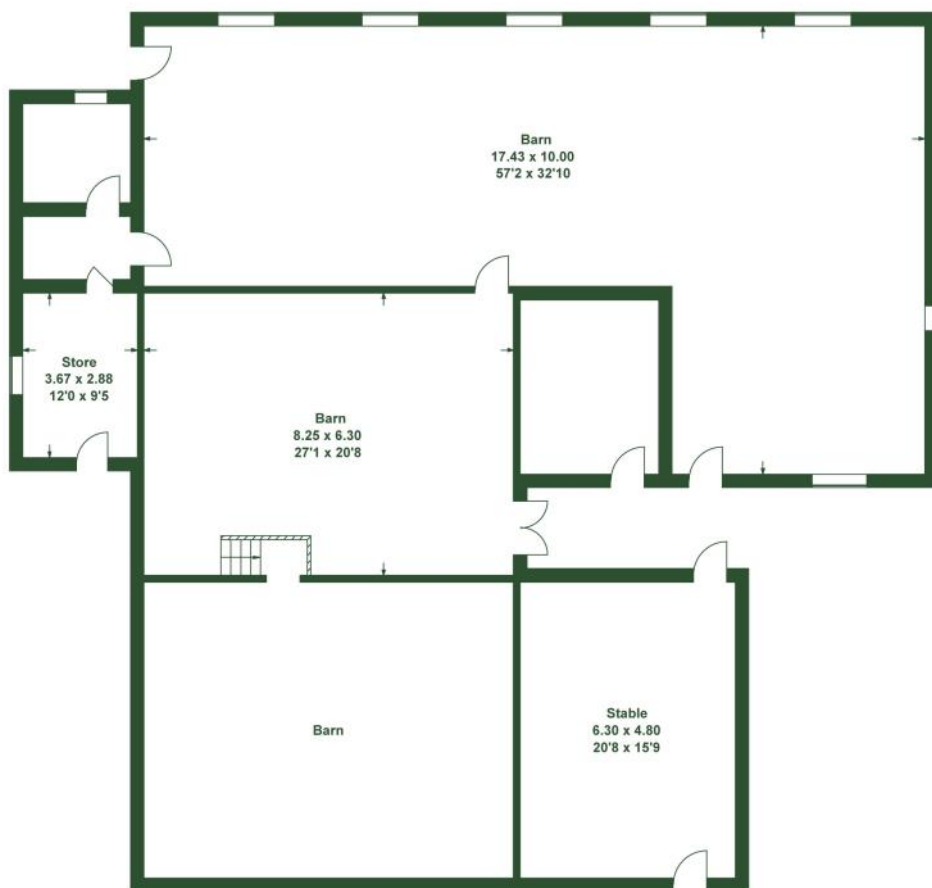
Approximate Gross Internal Area

Upper Barn : 302.63 sq m / 3257 sq ft

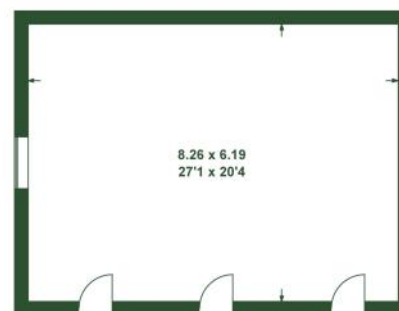
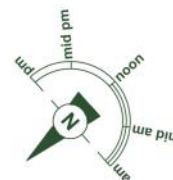
Lower Barn : 51.12 sq m / 550 sq ft

Total : 353.75 sq m / 3807 sq ft

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Upper Barn



Lower Barn

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

Main House



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