

OIRO £1,695,000



Armitstead
Barnett

Roseacre Road, Roseacre, Preston PR4 3XD





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Offers in the region of £1,695,000

- Superb residential and business opportunity
- Imposing detached period home including 5 bedrooms, 3 reception rooms
- Established thriving Farm Shop and Tearooms which can be sold as a going concern
- Fantastic further potential to further develop and expand the existing shop and Tea rooms
- Further range of outbuildings and registered Caravan site.
- Set in **1.87 acres (0.76 hectares)** or thereabouts



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A superb business and residential opportunity, ideal for those looking to run a business at home and potentially enjoy a change in lifestyle. A super property including a well presented character 5-bedroom double fronted Fylde farmhouse offering generous family sized accommodation in spacious grounds. This wonderful property comes with a thriving Farm Shop and Tea Rooms currently operating as a well established business but with further potential. There is also a range of buildings and a caravan site all in **1.87 acres** (0.76 ha) - a rare and fantastic offering to the market

The property is set in a wonderful semi rural location, equi-distant between the Fylde village of Elswick and the hamlet of Roseacre. The nearby town of Kirkham offers a full range of amenities to include train station, shops, supermarkets, healthcare providers, comprehensive senior school along with Kirkham Grammar School, AKS in Lytham and Rossall in Fleetwood. Junction 3 of the M55 provides excellent access onto the main road and motorway network and is just a short drive away.

The sale of Saswick House Farm is occasioned by the vendors decision to retire.

Farmhouse

The house is entered via a substantial front door which opens into an impressive **hallway** with period features and stairs directly off. The front **sitting room** offers views of the front and side of the property. The **lounge** also offers views and has a focal central fireplace. From the **inner hall** leads to a very useful **office reception room** with bi-folding doors leading into a wonderful entertaining **dining room** with solid oak floor, exposed beams, vaulted ceiling adding to the character and charm. The **kitchen** being the heart of this family home has a range of floor and wall mounted kitchen units, central island and integral appliances with a door leading into a useful **utility** and **separate shower room**.

To the first floor via the original staircase leads to **two good sized front bedrooms** providing easy access to a functional **bathroom**, split stairs also then provides access to **three further bedrooms**



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Farmshop and Tearooms

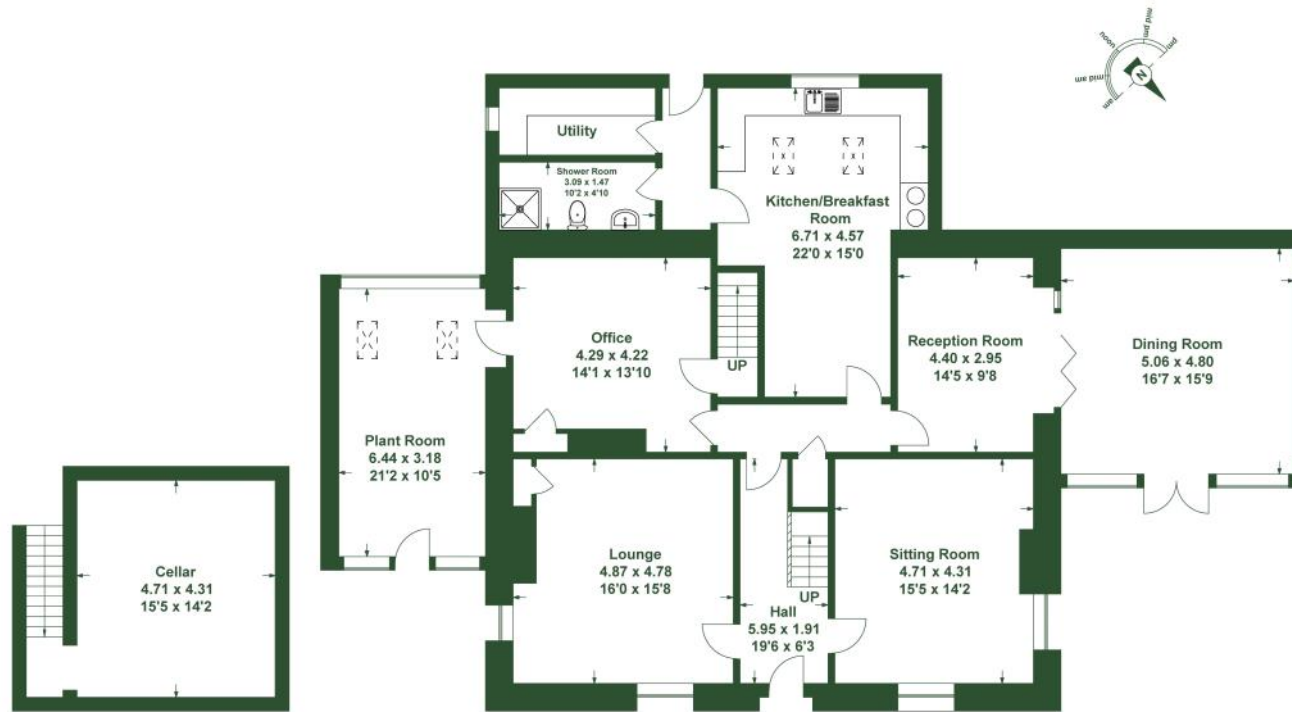
Saswick House Farm Shop and Tea Rooms opened in 2016 and since then has grown consistently and organically to become a locally renowned and respected popular establishment with a regular customer base spreading far and wide. The main entrance to the Shop and Tea Rooms leads you to through the Farm Shop which sells locally sourced meat, dairy products and vegetables, while the café concentrates on home-made food, again with a strong emphasis on local provenance.

The Tea Rooms provide for 83 covered places in the converted buildings with a very well furnished kitchen and preparation area, reception counter and bar area. Further outdoor seating and entertaining area takes the total capacity to just over and 120 covers. The Tea Rooms are all accommodated in the sympathetically converted farm buildings which contain many original features.

The Tea Rooms and Farm Shop are open Wednesday to Saturday from 9am–5.30pm and Sunday trading hours of 9am to 4pm. The business has obvious scope for further expansion of trading hours and services offered at the property. For further information please see their website–
www.saswickhousefarmshop.co.uk

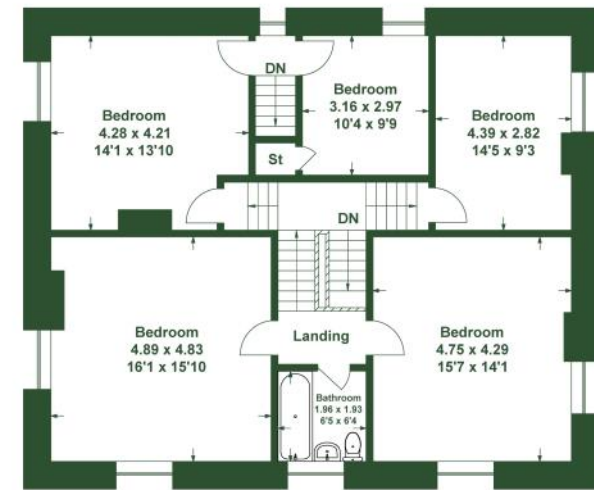
The Farm Shop and Tea Rooms utilise the original farm buildings with ample carparking facilities to the side of the property. The latest audited accounts indicated a gross turnover of the business in excess of £650,000 (year ending 31st July 2023) and the business continues to grow consistently.

Approximate Gross Internal Area : 293.44 sq m / 3159 sq ft
 Cellar : 20.30 q m / 219 sq ft
 Total : 313.74 q m / 3378 sq ft



Cellar

Ground Floor



First Floor

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

Floor Plan (Farmhouse)



Farm Buildings

Located to the side and rear of the tearooms and farm shop is a further useful range of portal frame agricultural buildings currently used for storage but offer scope for adaption, alteration. The farm also has a small scale 5 unit camping and caravan site with stoned pitches for services connected located to the rear of the property overlooking the farmland.

The property in total extends to **1.87 acres of gardens, grounds, car park and driveway** making this an sought after property with a tremendous amount of potential to expand the commercial operations that have already been created by the vendors.

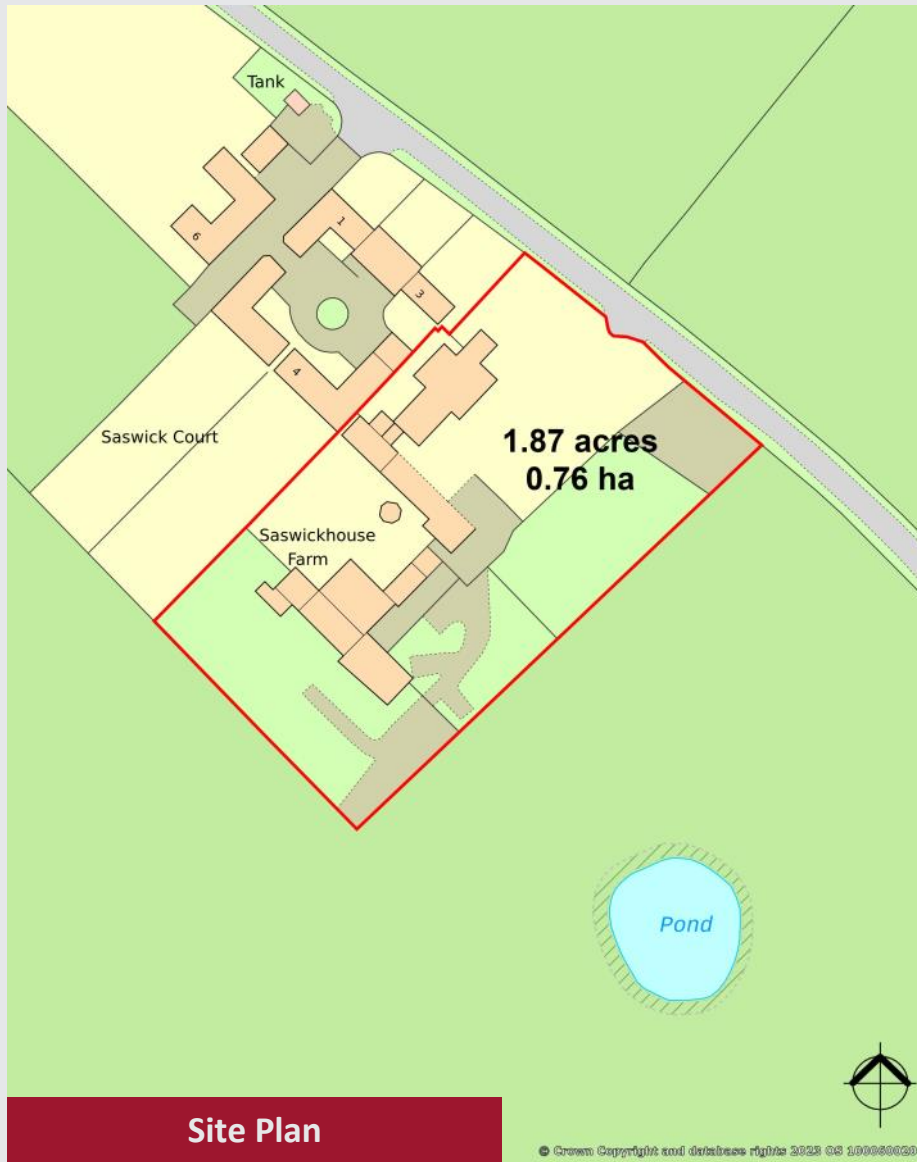


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General Remarks

Services: The property has the benefit of mains water, Private sewage system and mains electricity. Heating is by way of an LPG gas central heating system.

Parking allocated and number of spaces : there is a large carpark to the front of the property

Construction Type : Traditional Red Brick and Slate roof Construction

Building Safety : Not known, there are Farm buildings and yard to rear so please be aware of potential health and Safety

Restrictive Covenants : None Known

Listed building : The property is not listed

Conservation Area / AONB : None

Easement, and Wayleaves or Rights of Way : None Known

Footpaths / Bridleways : We understand that there are no footpaths affecting the property.

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

Unimplemented Planning Consents : None

Planning Consents affecting the property : None.

Accessibility adaption information : Please insert any relevant information

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: available in the area

Mobile signal: most Mobile phone operators are available in the area

B4RN : vendor advised the property is not connected to B4RN

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: Preston City Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Richard D Fumival. 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 : [Matter.smarting.cared](#)

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 may seek best and final offers

SUBJECT TO CONTRACT



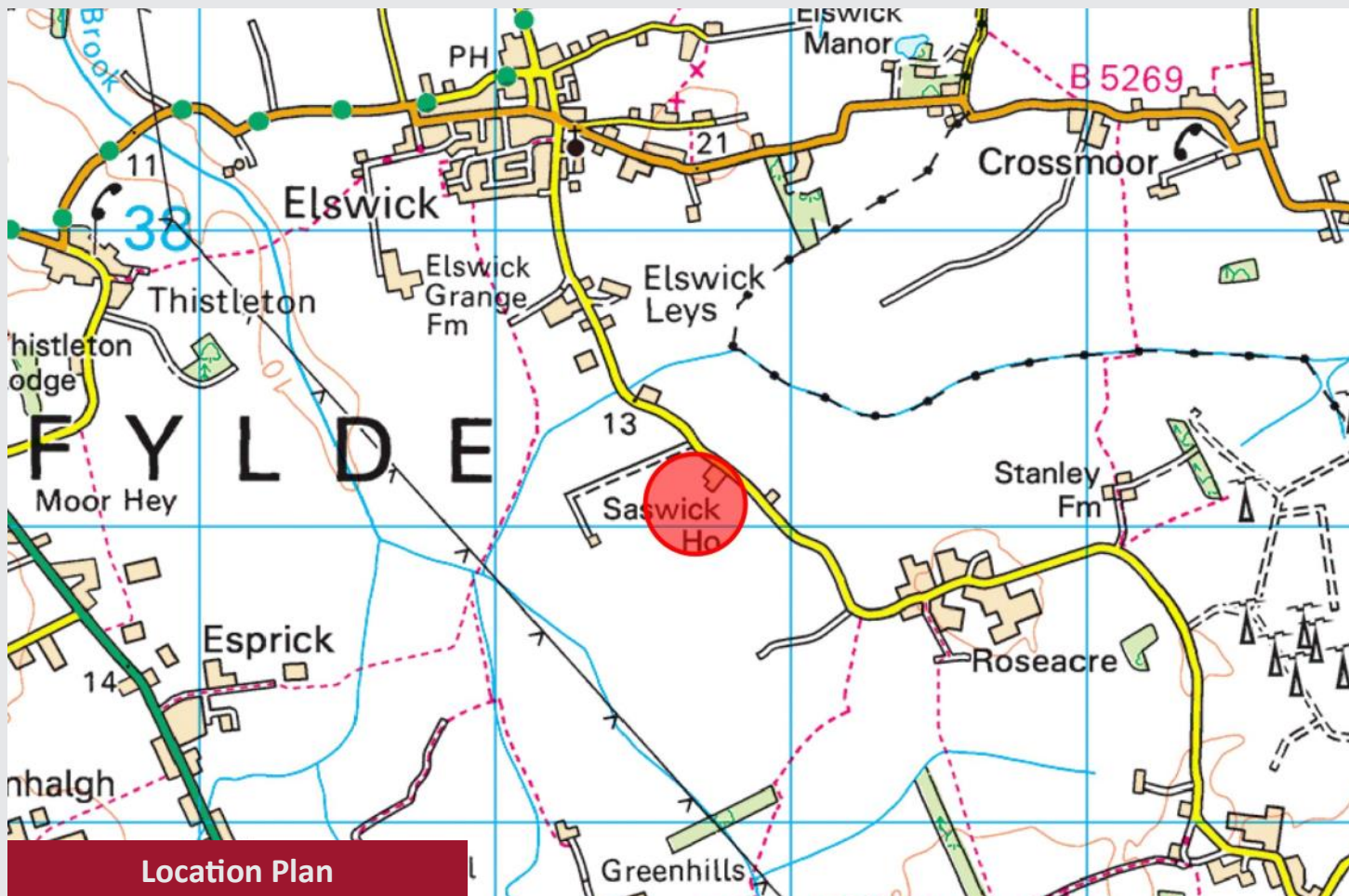
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North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

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