

O.I.R.O. £795,000



Armitstead
Barnett

Chapel Lane, Out Rawcliffe, Preston PR3 6TB





Chapel Lane, Out Rawcliffe, Preston, PR3 6TB

Offers in the region of £795,000

- Detached five- bedroomed farmhouse
- Range of stables and outbuildings
- Set in 19.43 acres (7.86 hectares)
- Positioned along a quiet country lane
- Excellent opportunity for redevelopment or alteration
- Superb views across the countryside and to Bowland Fells



5



1



This characterful five-bedroomed farmhouse is a rare find, having the advantage of being set within 19.43 acres (7.86 hectares) within a ring fence and various gateway access off Chapel Lane, with the added advantage of stables and former farm buildings. It offers the tremendous opportunity for potential purchasers to create a family home but with sufficient land to make it a smallholding, equestrian or amenity buyers' dream.

Set in a semi-rural location just off Chapel Lane, this property is just a short drive to the main road network and motorway junctions of the M55 and the M6. The villages of Great Eccleston and Hambleton are located close by, and its just a stones throw away from the Cartford Inn in Little Eccleston.

Great Eccleston has a good range of amenities to include shops, public houses, schools, healthcare providers, along with places of worship. Senior schools can be found at Preesall, Garstang, Poulton and private schools slightly further away at Kirkham. Grammar school, AKS and Rossall all within a bus journey, making this an ideal rural but certainly not isolated property.



The farmhouse sits in a north-south elevation just set back from the road, having far-reaching views over the land and to the Bowland Fells.

The farmhouse has retained a wealth of character features such as exposed solid pitch pine floorboards, exposed beams, cast iron fireplaces and lovely hardwood Iroko windows.

Internally, the farmhouse is accessed via a front entrance porch, which leads into the dining room/ breakfast room, has a wonderful former fire and range being the main focal point of the room, together with characterful built-in cupboards. Hardwood Iroko window frame to the southern elevation and lovely original quarry tiles.



The kitchen is a compact kitchen with sink, contrasting worktop, plumbing for washing machine, LPG central heating boiler and cooker point.

The front lounge is a peaceful room with an insert fire and surround. Bay window to the front elevation. Pitch pine dado rail, skirting boards and exposed beams complement the character.



Armitstead Barnett

abarnett.co.uk



To the first floor can be found three good-sized bedrooms, a family bathroom suite with wonderful, characterful features such as freestanding bath, original WC. The stairs continue to the second floor, which provides two good-sized double bedrooms with built-in storage facilities.

The property has the benefit of planning consent for a two storey extension granted under planning Application **03/00740/FUL**. The vendors making material start with planning consent still live.

The outside of the house is one of the real selling points, having the unique advantage of being set within a total plot of 19.43 acres.

Set centrally within is a U-shaped concrete stable block consented under Planning Application **03/00991/FUL** with five individual stables and a tack room.

Adjacent to the stables is a large former farm building measuring approximately 75 ft by 30 ft with the main frame still evident and provides for a useful base for further modernisation or rebuilding.



Armitstead Barnett

abarnett.co.uk



The land to the north extends 9.57 acres with a field to the south extending to 8.38 acres, which also has a lovely amenity pond, which can be further adapted.

The land is classified as Grade 3 under the DEFRA Agricultural Land Classification maps of England and Wales, The land is in particularly good condition, level by nature and enclosed by mature hawthorn hedging, making this, overall and in summary, an ideal smallholders' and equestrian purchasers' dream property.



General Remarks

Services : The property has the benefit of mains water, mains electricity, heating is LPG central heating. Foul drainage is via a septic tank which has not been tested for compliance, the responsibility for this will pass to the purchaser.

Parking allocated and number of spaces : Driveway parking available.

Construction Type : Painted rendered brick over under pitched slate roof.

Building Safety : not applicable.

Restrictive Covenants : Please note there is a restrictive covenant on the area hatched pink on the title plan, which is to remain in agricultural or horticultural use and for the same not to be used for any other purpose other than a private dwelling house.

Listed building : Not applicable.

Conservation Area / AONB : Not applicable.

Easement, and Wayleaves or Rights of Way : Not applicable.

Footpaths / Bridleways : Not applicable.

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

Unimplemented Planning Consents : Please see sale details and planning reference .03/00740/FUL

Planning Consents affecting the property : see above

Accessibility adaption information : Not applicable.

Coal field / mining area : Not applicable.

Communications :

Broadband. Openreach available in the area

Mobile signal: EE, 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: Wyre Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Richard 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 : Bearings.solid.condition

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

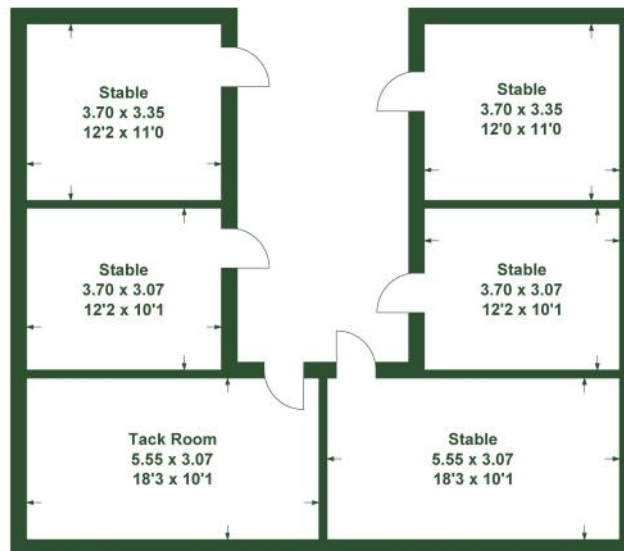
SUBJECT TO CONTRACT



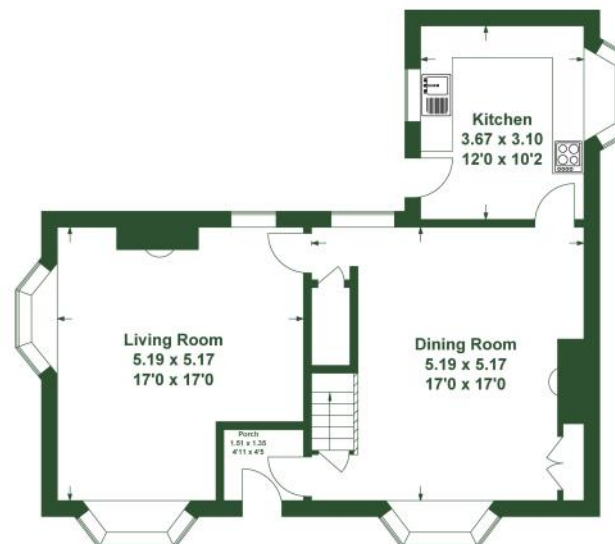
Approximate Gross Internal Area : 182.76 sq m / 1967 sq ft
 Outbuilding : 299.05 sq m / 3219 sq ft
 Total : 481.81 sq m / 5186 sq ft



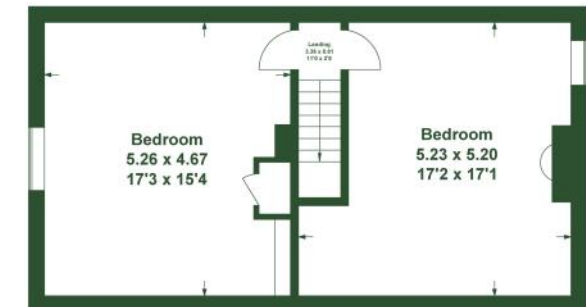
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



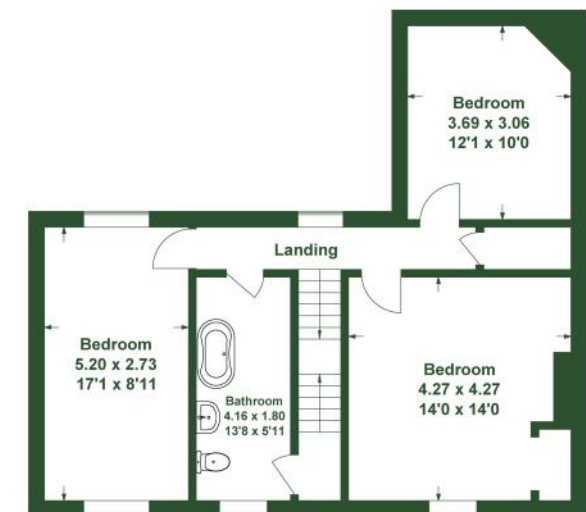
Outbuilding



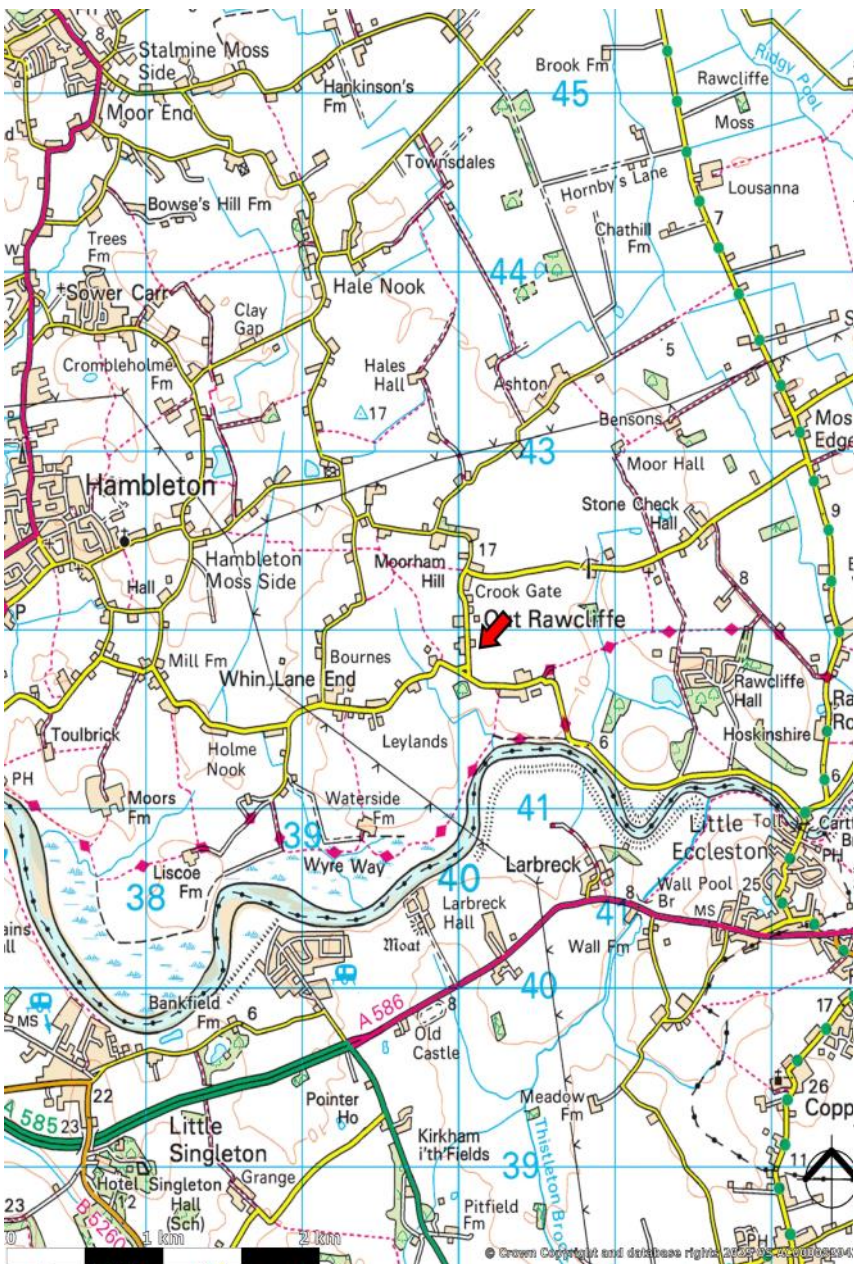
Ground Floor



Second Floor



First Floor



HM Land Registry
Current title plan

Title number **LA601912**
Ordnance Survey map reference **SD4041NW**
Scale **1:2500**
Administrative area **Lancashire : Wyre**



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 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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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

Armitstead
Barnett