



Tinkers Lane, Over Wyresdale LA2 9DL

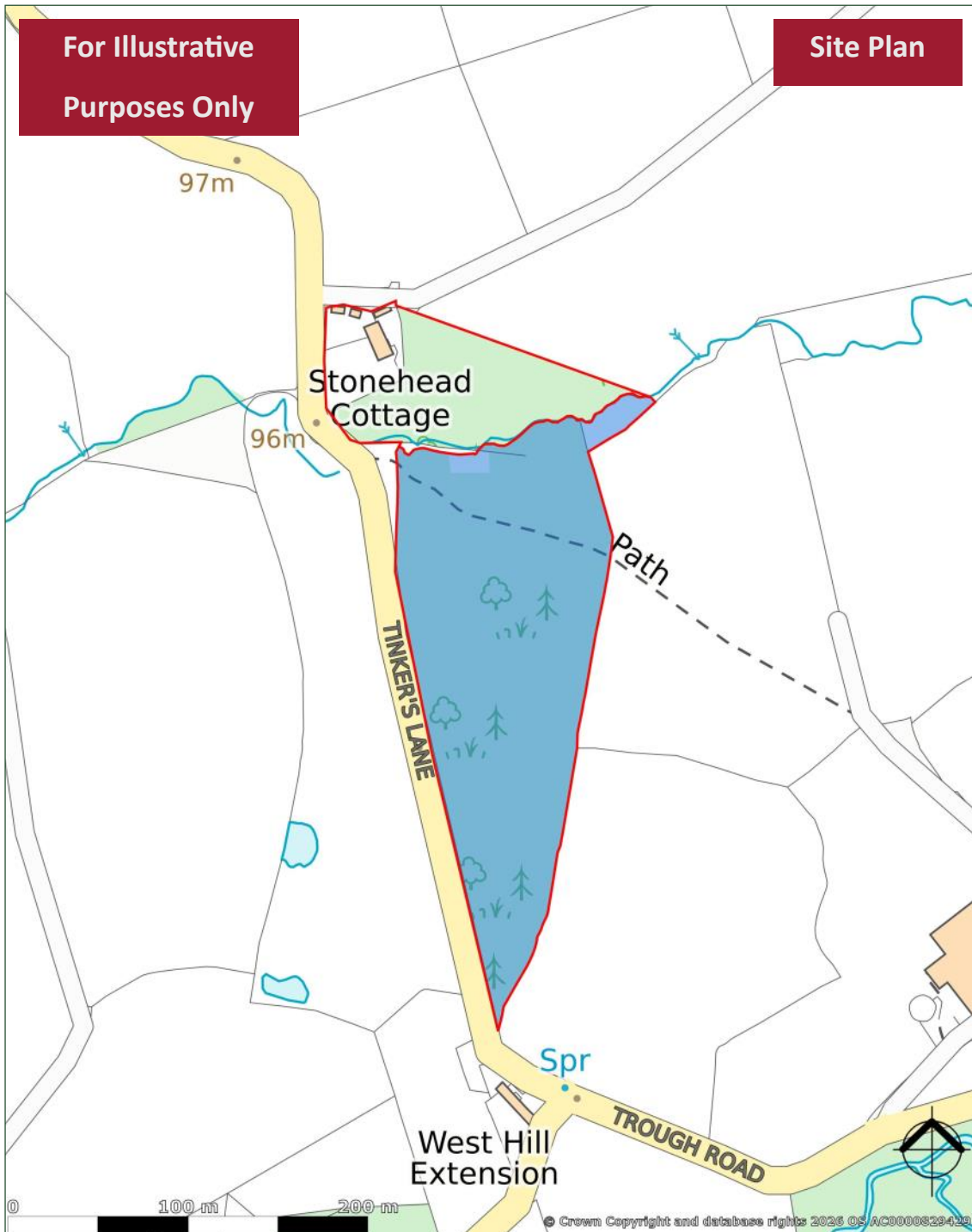
O.I.R.O £595,000





For Illustrative  
Purposes Only

Site Plan



## Tinkers Lane, Over Wyresdale LA2 9DL



4 Bedrooms



2 Bathrooms



2.24 Acres

- Charming 4 bed roomed detached cottage nestled in Over Wyresdale
- Accessed down a single country lane
- Attractive rural setting with scope for further enhancement of the grounds and buildings
- Set within approximately 2.24 Acres
- Adjoining 6.50 Acres woodland available by separate negotiation (shaded blue)



Nestled within the Forest of Bowland National Landscape, this substantial detached home enjoys a desirable rural location surrounded by open farmland, mature trees and far-reaching views.

Occupying a plot of approximately 2.24 acres or thereabouts, the property offers an increasingly rare opportunity to acquire a spacious family home with a range of outbuildings, adjoining woodland and enormous potential for further enhancement.

Over Wyresdale is a highly regarded rural parish known for its rolling countryside, peaceful setting and strong agricultural heritage. The area offers excellent opportunities for a variety of outdoor activities, making it particularly appealing to those seeking a quieter country lifestyle.



Despite its rural feel, Over Wyresdale remains local to Garstang and Lancaster, both providing a range of shopping, educational and leisure facilities. The M6 motorway is readily accessible via Junctions 32 and 33, offering convenient links North and South, whilst a selection of well-regarded primary and secondary schools can be found within the surrounding villages.



Internally, the property comprises two characterful reception rooms with an open fire and log burner, a spacious kitchen diner, wet room, a recently fitted bathroom and four double bedrooms with a study that could be utilised as a further bedroom. The property also benefits from solar PV panels, and a solar DHW panel fitted to the roof providing renewable electricity and hot water.

Externally, the property is complemented by a range of outbuildings including a large greenhouse, workshop, log store and an adjoining large double garage with loft space. The garage, greenhouse and workshop all benefit from electricity. The adjoining land extends to include a damson orchard and wooded area planted by the vendors, providing an abundance of varying fruits with grass paths allowing access throughout.



The woodland shaded blue on the site plan provides a block of 6.50 acres or thereabouts of established woodland available by separate negotiation, benefiting from separate access off Tinkers Lane and crossed in part by a public footpath.

Combining space, privacy and immense scope in a highly desirable rural setting, this is a property perfectly suited to those looking for a lifestyle opportunity within the serene Lancashire countryside.

## General Remarks

**Services :** The property has the benefit of mains water and mains electricity, with solar PV on the roof. The solar PV panels were installed under the FIT scheme, providing 43 pence per kWh of electricity produced until 2036. Heating is by way of an oil central heating system, with a wood fired boiler also installed, but not in use. A solar DHW installed on the roof provides the majority of the properties hot water. Drainage is by way of a septic tank which is non-compliant. Its replacement will be the responsibility of the buyer.

**Parking allocated and number of spaces :** 3

**Construction Type :** Stone, under a pitched slate roof, with a render over block extension and timber framed dormers.

**Restrictive Covenants :** We are not aware of any restrictive covenants affecting the property

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** The property is situated within the Forest of Bowland National Landscape.

**Easement, and Wayleaves or Rights of Way :** The Property is subject to an easement for a gas pipeline, and wayleave agreements for the overhead lines. The 6.50 acres woodland available by separate negotiation includes a public right of way.

**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 therefore the risk of flooding is deemed very low.

**Unimplemented Planning Consents :** We are not aware of any unimplemented planning consents.

**Planning Consents affecting the property :** We are not aware of any planning consents affecting the property.

**Accessibility adaption information :** The property includes a stairlift to access the first floor, and a ramp leading into the kitchen diner.

**Coal field / mining area :** According to the Local Authority and British Geological Survey, the property is not located in a coal field / mining area.

**Buyers information :** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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

## Communications :

Broadband: Standard and Ultrafast available in the area

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

B4RN : the vendor advised the property is connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

**Please note :** Amitstead 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 currently unregistered on Land Registry.

**Local Authority :** Lancaster City Council      **Council Tax Band** F

**Viewings :** Viewings are strictly by appointment with the sole selling agents. For the attention of Megan Metcalfe. 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 :** //igent.profited.kennels

**Money Laundering Regulations Compliance :** Please bear in mind, that Amitstead 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

**Please note, the Property awaits Grant of Probate before completion can occurred.**

**THE PROPERTY IS SOLD AS SEEN AND SUBJECT TO CONTRACT**



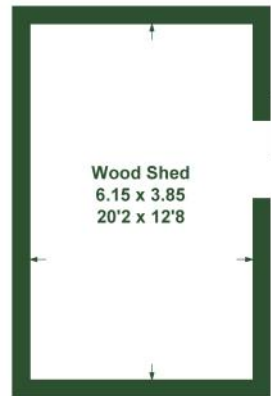
Approximate Gross Internal Area : 188.97 sq m / 2034 sq ft

Garage : 34.96 sq m / 376 sq ft

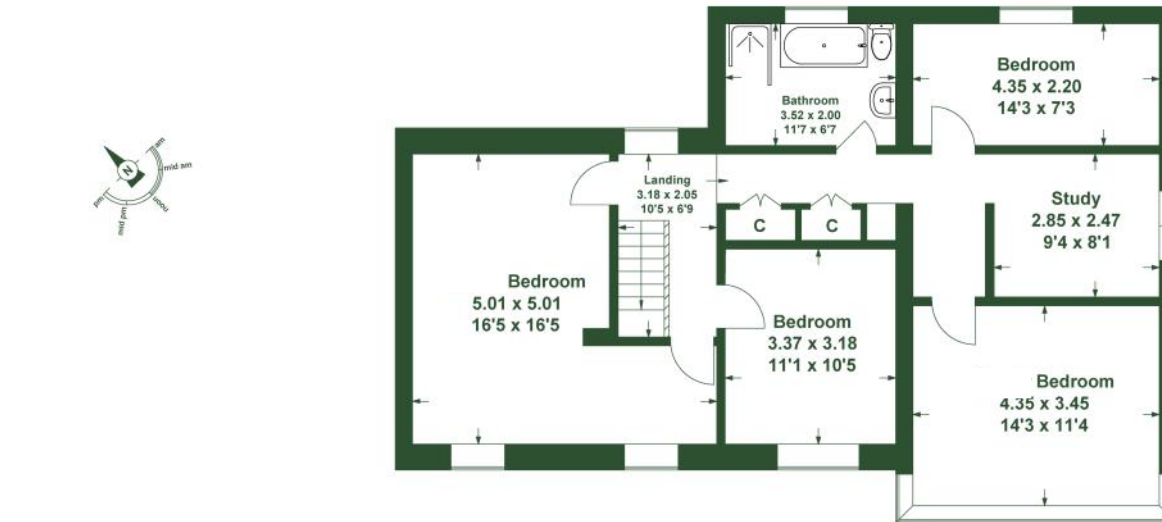
Outbuilding : 50.49 sq m / 543 sq ft

Total : 274.42 sq m / 2953 sq ft

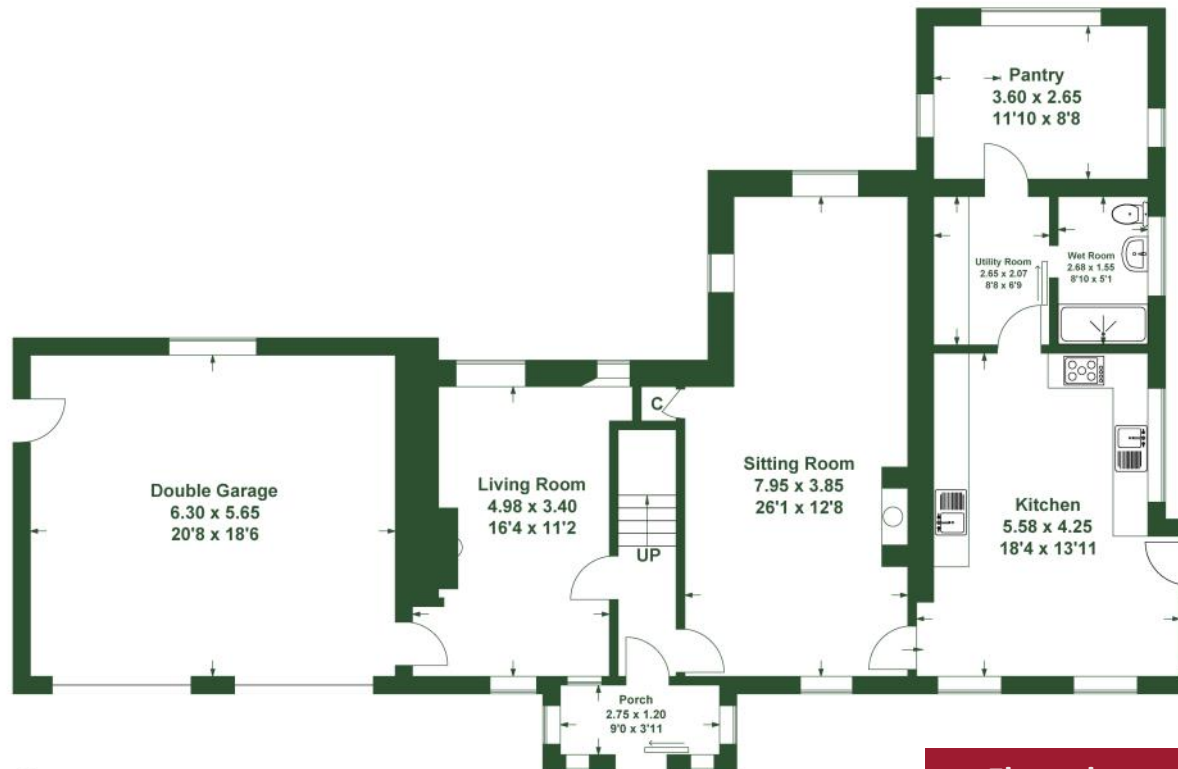
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Outbuilding



First Floor



Ground Floor

**Floorplan**

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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



## North Lancashire

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