

SHP

Smith Hodgkinson Pickervance

VALUERS

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BLAIR ATHOL

**GUIDE ROAD
HESKETH BANK
PRESTON
PR4 6XS**

Asking Price £ 450,000

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluers.com

DESCRIPTION

A rural smallholding comprising a detached extended dormer bungalow set in generous gardens, a purpose built out building providing workshop & storage plus grazing land to the rear ideal for keeping horses.

The detached dormer bungalow was built circa 1963 and comprises of 3/4 bedrooms, 3 receptions and affords the following accommodation;
(All dimensions are approximate)

Ground Floor

Entrance Hall 3.96m x 1.95m

Stairs to first floor.

Dining Room 3.33m x 2.71m



Lounge 6.81m x 3.62m

Open fire, patio door to rear patio and gardens.

Sitting Room 5.58m x 3.94m

Open fire.

Utility Room/Kitchenette 3.93m x 2.11m

Fitted base units, single drainer stainless steel sink unit, part tile walls, dining area, electric cooker point, through to;



Sunroom 3.65m x 2.70m

Built of brick with double-glazed window elevations, pine-clad ceiling. French door providing access to rear patio and gardens.



Kitchen 3.98m x 2.84m

Fitted base and eye level units with down lighting and display cupboards, single drainer stainless steel sink unit, electric cooker point with extractor hood over.

Side Entrance Porch

Cloaks cupboard

Study & Utility 3.71m x 2.10m

Study with fitted worktops and cupboards. Separate utility room with fitted base and eye level units, plumbed for automatic washing machine. Oil fired 'Warmflow' central heating boiler.

Bathroom 2.70m x 2.44m

A four piece suite comprising bath, walk-in shower cubicle, low flush WC and wash hand basin.

First Floor

Landing

Cylinder/airing cupboard.



Bedroom 1 5.63m x 3.32m

Double bedroom with walk-in wardrobe (ideal for conversion to en-suite). Eaves storage cupboard, views of open countryside to front.

Bedroom 2 4.36m x 3.65m

Double bedroom with fitted wardrobe/storage cupboard, views of open countryside to front.

Bedroom 3 5.63m x 3.65m

Double bedroom with views of open countryside to front.

OUT BUILDINGS





Detached Workshop Building 43' x 22' (9' to eaves)

Built of concrete block with brick facing walls under pitch box profile roof comprising open workshop/storage building with 3-phase electricity supply, folding wooden doors. Separate stores room. Lean-to extractor fan room.

Outside WC



GARDENS

There are mature lawned and bordered gardens to the front, side and rear of the property. There is a private driveway providing ample off road car parking and access to the out building. A garden Shed and greenhouse are situated to the rear of the out building.



AGRICULTURAL LAND

Grazing land to the rear extending to approximately 0.90 acres (0.35 hectares) currently used for keeping horses with separate access off the private access road.

SERVICES

Mains water and electricity (3-phase electricity to out building). Connected to public sewers. Oil fired central heating system.

We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts.

General Remarks & Stipulations

TENURE

We are advised that the property is held freehold with immediate vacant possession available upon completion. Land Registry Title No.LAN48542

COUNCIL TAX BAND

West Lancashire District Council Tax Band 'F'

BUSINESS RATES

Rateable Value £ 1,975 per annum. (Workshop out building).

HOME INFORMATION PACK

A Home Information Pack has been ordered and will be made available to interested parties at an early date.

ASKING PRICE

£450,000

VIEWING

Viewing available on Thursday's and Saturday's strictly by appointment with the sole selling agents.

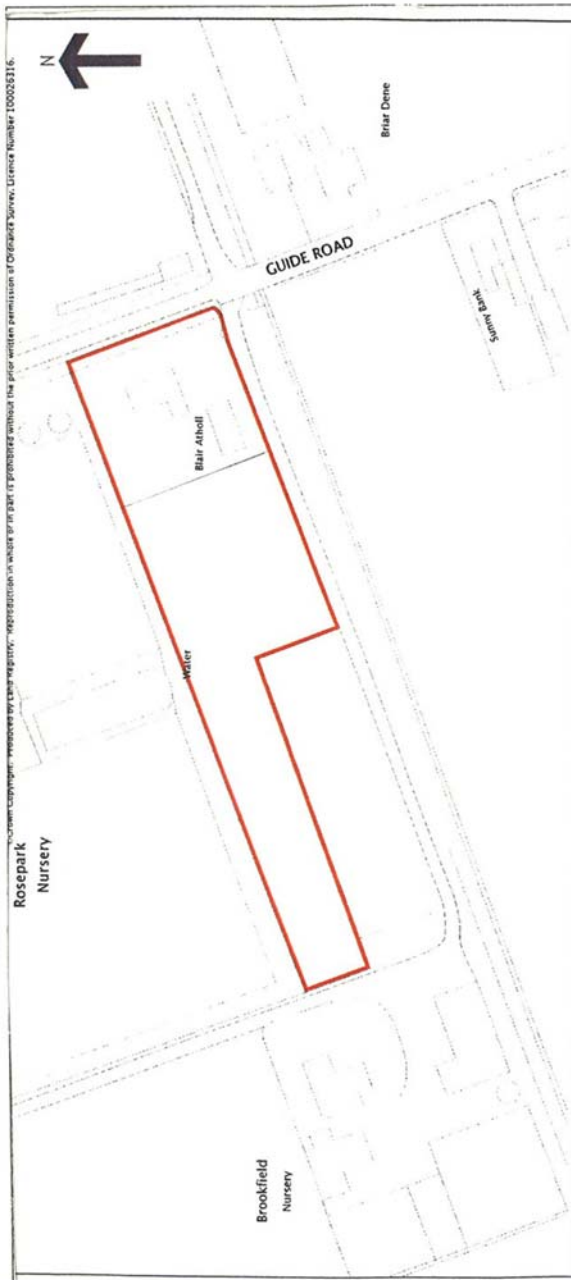
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DIRECTIONS

From Tarleton village centre head north along Hesketh Lane through Beconsall into Hesketh Bank. After the sharp left bend into Shore Road, take the next right into Guide Road and 'Blair Athol' is located on the left immediately after the bridge, denoted by our 'For Sale' board.

FINANCE

SHP VALUERS are able to introduce potential purchasers to financial institutions specialising in rural land and property finance.



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Scale:
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