

SHP

Smith Hodgkinson Pickervance

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CATTERALL HALL FARM

FLEETWOOD ROAD

ESPRICK

NR. KIRKHAM

PR4 3HJ

Offers invited in the region of £495,000

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

Description

A character smallholding located in the popular Fylde district of Lancashire comprising a detached five bedroom traditional farmhouse set within generous private grounds and mature lawned and bordered gardens.

Catterall Hall Farm offers ideal potential for equestrian facilities with a range of useful General Purpose out buildings, including detached traditional brick shippon, plus expansive hardcore yard areas with separate access extending to the grazing paddocks to the rear. The property is set within 3.40 acres or thereabouts, as shown for identification edged in red on the attached plan.



Catterall Hall Farm is situated within easy access to local schools including Kirkham Grammar School and Carr Hill High School and local amenities within Kirkham town centre and with good access to the motorway network via M55 Junc.3 to Preston, Blackpool, Garstang and the Lake District.

The detached traditional farmhouse affords the following accommodation; all dimensions approximate.

Ground Floor

Entrance Hall 4.43m x 1.07m

BT point.



Lounge 4.61m x 4.21m

Fireplace, TV point, decorative coving, double radiator.



Dining Room 4.33m x 3.47m



Sitting Room 3.15 x 4.36

Open fireplace, corner display shelving.



Dining Kitchen 4.96m x 3.01m

Fitted farmhouse kitchen base and eye level units with integral fridge, double electric oven, 4 ring ceramic hob with extractor hood over, 1½ bowl sink unit, plumbed for dishwasher, inset ceiling spot lighting. External door to rear.

Utility Room 2.64m x 2.35m

Fitted base and eye level units standard stainless steel sink, plumbed for washing machine, cloaks / boiler room. External door to side courtyard.

**Downstairs Shower Room 1.86m x 1.52m**

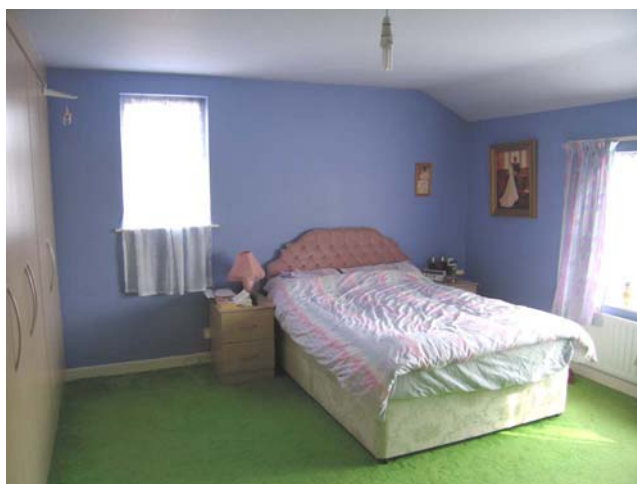
Shower cubicle with electric shower unit, low flush WC and wash hand basin, extractor fan.

Office 2.37m x 2.17m max

BT point, single radiator.

First Floor**Landing**

Loft Hatch

**Bedroom 1 4.61m x 4.21m**

Double bedroom to front with full length maple effect wardrobes, fitted drawers and vanity. BT point.

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Bathroom 4.60m x 2.35m

Family bathroom comprising, walk in shower with bath, low flush WC and wash hand basin, part tile walls, electric fan, cylinder/airing cupboard.

Bedroom 2 3.47m x 1.68m

Single bedroom, wall mounted shelving, radiator, BT point, broadband connection.



Bedroom 3 3.76 m 3.48m

Double bedroom to front

Bedroom 4 3.68m x 3.20m

Double bedroom to rear

Bedroom 5 (4.95m x 3.02m)

Double bedroom to rear. Loft hatch.



OUTSIDE

Extensive lawned and bordered mature private enclosed rear garden.
Private driveway providing off road car parking and access to detached double garage.

Double Garage 6.0m x 5.48m

Built of brick with pressed metal up and over door, personnel door, power supply.

Separate right of way private driveway to farm buildings, yard areas and agricultural land.

FARM BUILDINGS**Monopitch Stores Building 25' x 15'**

Built of concrete block walls under monopitch box profile clad roof comprising two bays open stores and lock up stores.

Implement Shed 44' x 16'

3 bay open fronted implement shed built of timber frame under monopitch box profile clad roof, concrete floor.

General Purpose Building (60' x 30')

4 bay steel portal frame GP building with dwarf concrete block walls, concrete floor, box profile clad and fibre cement roof.

General Purpose Building (45' x 30')

3 bay steel portal frame GP building box profile clad used as Workshop.

Open Fronted Loose Housing Building (100' x 18')**Dutch Hay Barn (30' x 25')**

Traditional dutch barn with part box profile clad under pitch asbestos cement roof.

Traditional Detached Brick Shippon (90' x 30')

A former shippon built of solid brick under pitch slate roof currently used for storage, ideal for conversion to either office unit(s), detached annexe dwelling or other ancillary use subject to planning consent.

**Extensive hardcore yard areas**

Open yard areas with potential for further out buildings and/or outdoor manege with the benefit of a separate right of way access from Fleetwood Road.

Grazing Paddocks

There are 2 x grazing paddocks situated at the rear of the property ideal for grazing/turnout keeping horses and livestock.

SERVICES

Mains water, 3 phase electric supply, septic tank drainage. Oil fired central heating system and double glazing to farmhouse.

TENURE

We understand that the property is held freehold. Immediate vacant possession available. No Vendor Chain.

ASKING PRICE

Offers invited in region of £495,000

DIRECTIONS

From M55 Junc. 3 roundabout, head north on the A585 (Fleetwood Road) into the village of Esprick. Catterall Hall Farm is located on the left hand side, denoted by our 'For Sale' board.

VIEWING

By appointment with the sole selling agents.

FINANCE

SHP VALUERS are able to provide introductions to lending institutions specialising in rural land and property finance.