

# SHP

Smith Hodgkinson Pickervance

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**LYNDETH  
BARNS LANE  
Goosnargh  
Preston  
Lancashire  
PR3 2NL**

**Offers In The Region Of £895,000**

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## Description

A detached period Farmhouse with full planning permission to convert a large range of adjoining traditional buildings to provide 5,000 sq.ft of property together with 14 acres (5.66 Ha) of productive grazing land within a ring fence.

The existing farmhouse may alternatively be modernised and the traditional outbuildings may continue to be used as executive stables for keeping horses to utilise the grazing paddocks.



A character property dating to the 1600's, within the Bowland countryside. There are uninterrupted views over open surrounding countryside towards Preston and to Parlick Hill with good access to Beacon Fell.

The existing farmhouse currently affords the following accommodation;

### Ground Floor

#### **Entrance Hall 4.33m x 3.23m**

Staircase leading to first floor with understairs stores and exposed beam ceiling.



#### **Lounge 5.48m x 5.01m (into bay)**

Feature bay window to front, parquet solid wood flooring, open fireplace, TV point.

**Sitting Room 4.3m x 4.23m**

Exposed beam ceiling, open fire.

**Breakfast Kitchen 5.26m x 3.62m (max)**

Fitted base and eye level units, 1½ bowl drainer sink unit, plumbed for washing machine and dishwasher, BT point.

**Utility 2.69m x 1.95m**

Fitted base and eye level units. External door to rear.

**Shower Room 1.74m x 3.85**

Shower cubicle and separate downstairs WC

**Stores 3.67m x 2.15m**

**First Floor**

**Landing 3.16m x 4.48m**

**Bedroom 1 4.56 x 5.02**

Double to front, feature bay window, open fireplace, fitted wardrobes, feature bay window.

**Bedroom 2 5.60m x 3.88m**

Double to rear, fitted wardrobes.

**Bathroom 2.96m x 2.31m**

Bath, low flush WC, wash basin, cylinder/airing cupboard.

**Bedroom 3 4.30m x 4.55m**

Double bedroom to front, open fire place.

**Bedroom 4 5.61m x 2.95m**

Double bedroom.



### **Gardens & Grounds**

There are generous gardens to the south east of the property and a small private garden to the front. In addition, there is a useful yard to the west side of the property providing access to the out buildings and to the 14 acres of grazing land.

### **Out Buildings**



**Traditional Barn 5.40m x 9.53m**  
3 bays open barn.



**Shippon 22.6m x 5.60m**  
Converted to 4 x loose boxes (12'6 x 12'6)  
Concrete block 1 x stallion box (13'0 x 11'0)

**Loose box 4.92m x 3.68m**  
1 x (16'0 x 12'0)

**Tack Room 5.60m x 2.89m**

**Loose Box 4.40m x 5.67m (14'6x18'7)**

### **SERVICES**

Mains water and electricity, septic tank, 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.*

### **PLANNING**

Full planning permission Appln No. 06/2007/0364 was granted by Preston City Council on 3 July 2007 for the "Refurbishment of existing farmhouse, conversion of attached barn....and erection of two storey extension to rear"

*See attached Architects Proposed Floor Plans & Elevations.*

### **TENURE**

We are verbally advised that the property is held freehold with no restrictions or encumbrances upon Title. No Vendor Chain.

### **HOME INFORMATION PACK**

The property is currently exempt from a HIP Pack. For further details please contact the selling agent.

### **RIGHTS OF WAY, EASEMENTS etc**

We have not been made aware of any rights of way, easements etc

**DIRECTIONS**

From Goosnargh head north from Cumeragh Lane (B5269) onto Camforth Hall Lane/ Eaves Green Lane, then take the right fork into Horns Lane and continue past the crossroads at Ye Horns Inn and continue over the next crossroad following the road leading to Barns Fold Reservoir. At the 2nd right turn into Barns Lane and at the T junction turn right. Lyndeth is located immediately on the left, denoted by our 'For Sale' board.

**ASKING PRICE**

Offers are invited in the region of £895,000

**VIEWING**

Strictly by appointment through our Preston Office 01772 555403

**FINANCE**

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