



-  17th Century Farm House
-  Grade II Listed
-  Four Bedrooms

-  Garage & Parking
-  Generous Corner Plot
-  Inspection Recommended

Price: £450,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this 17th Century, Grade II Listed, detached former Farm House, occupying a generous corner plot within the heart of the West Lancashire Village of Tarleton.

Installed with timber framed double glazing and gas centrally heated, the well planned accommodation briefly comprises: Hall, Cloakroom/WC, Living Room with Study Area, Dining Room, Kitchen and Utility to the ground floor with four Bedrooms and Bathroom/WC to the first.

The farmhouse stands on a generous corner plot with gated access via Hesketh Lane onto a gravel laid driveway leading to a detached garage. There are established gardens to front, side and rear, the rear being a good size with cobble laid patio leading to extensive lawn with well stocked mature borders. There is a summer house, greenhouse and timber garden shed.

The property is positioned within the heart of the thriving Tarleton village, with bars, restaurants, independent shops and boutiques, as well as a local supermarket. There is a Post Office, health centre and has primary and secondary schools in the catchment. The area is linked via bypass routes to Southport, Preston City Centre and the motorway network.



Ground Floor:

Hall

Cloaks/WC

Living Room - 8.25m overall x 4.62m overall (27'1" x 15'2")

Dining Room - 3.73m x 3.05m (12'3" x 10'0")

Kitchen - 3.81m x 3.73m (12'6" x 12'3")

Utility Room - 2.34m x 1.07m (7'8" x 3'6")

First Floor:

Landing - 5.08m x 1.88m (16'8" x 6'2")

Bedroom 1 - 4.62m x 3.91m (15'2" x 12'10")

Bedroom 2 - 3.99m x 3.73m (13'1" x 12'3")

Bedroom 3 - 3.12m x 2.64m (10'3" x 8'8")

Bedroom 4 - 2.64m x 1.85m (8'8" x 6'1")

Bathroom - 3.73m x 2.64m (12'3" x 8'8")



Outside: The farmhouse stands on a generous corner plot with gated access via Hesketh Lane onto a gravel laid driveway leading to a detached garage. There are established gardens to front, side and rear, the rear being a good size with cobble laid patio leading to extensive lawn with well stocked mature borders. There is a summer house, greenhouse and timber garden shed.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

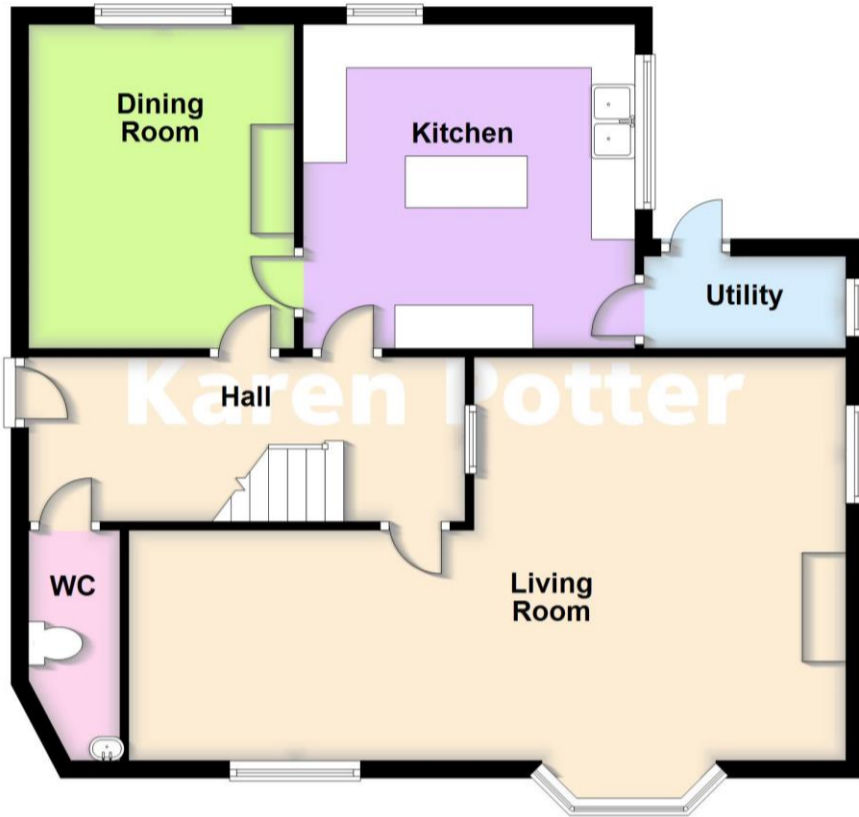
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

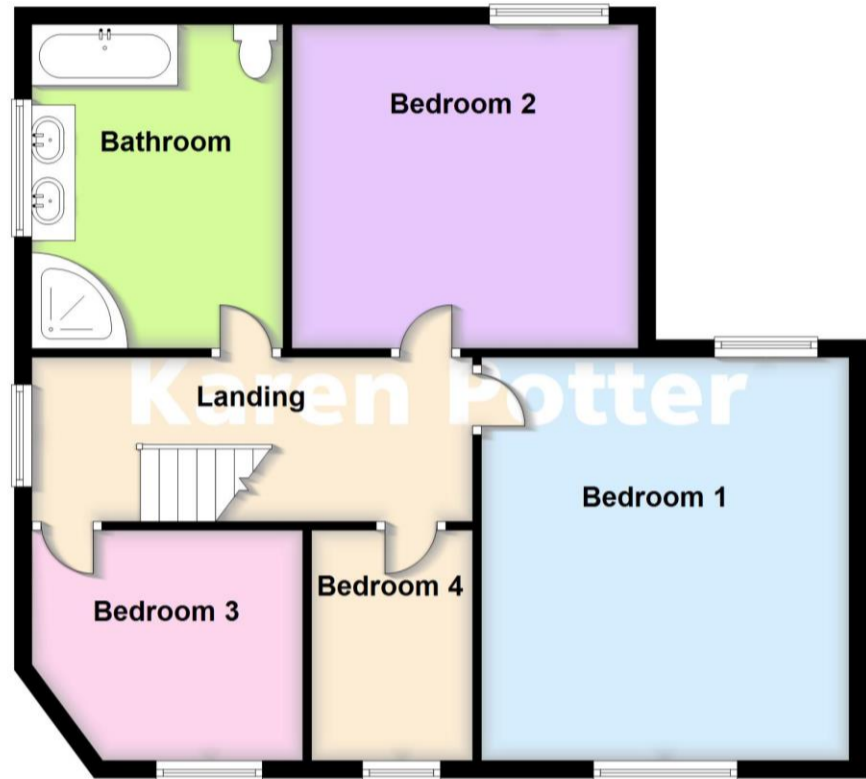
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Ground Floor
Approx. 73.1 sq. metres (786.4 sq. feet)



First Floor
Approx. 69.8 sq. metres (751.0 sq. feet)



Total area: approx. 142.8 sq. metres (1537.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk