



ESTATE AGENCY

**Carrwood House Farm Hothersall Lane**  
Hothersall,  
PR3 2XB

**£550,000**



**Stunning countryside private location**

**Mature gardens with pond outbuildings**

**Garage**

**In need of modernisation**

**Peaceful location**

**Set on a 1.9 acre (approx) plot**

**Four bedrooms including separate annexe layout**

**Ample off road parking**

**Master en suite bedroom**



**\*\*Peaceful and private location\*\*** Nestled in Hothersall Lane's deep countryside sits Carrwood House Farm - a stone built farm house sat on a plot size of around 1.9 acres. The property requires some internal modernisation but offers uncapped potential and would suit a variety of buyers given its layout and self contained annexe area. To the ground floor is an entrance porch with downstairs WC, hallway, kitchen, dining room, lounge, sun room with access into the annexe lounge, shower room and rear porch. To the first floor is a master bedroom with en suite, two further bedrooms. There are stairs from the annexe rear porch to a further bedroom. Externally, the property boasts from 'P' shaped land and gardens with numerous outbuildings, mature trees and a pond. to the front is a boiler house housing the oil boiler and tank. Adjacent to the property is a driveway allowing ample parking. We are advised that waste services are via a septic tank. No Onward Chain.

Accommodation

Ground Floor

Entrance Porch

Front door from outside, one radiator. Access into WC.

WC

WC, wash basin, one radiator and window to the side.

Entrance Hall

Stairs to the first floor, one radiator and window to the front, under stairs storage. Access into kitchen, dining room and lounge.

Kitchen 16' 0" x 10' 6" (4.88m x 3.2m)

Built in units, electric double oven and hob, stainless steel sink unit, one radiator and window to the front.

Dining Room 14' 4" x 11' 11" (4.37m x 3.63m)

Patio internal doors into the sun room, one radiator.

Lounge 15' 11" x 14' 10" (4.86m x 4.51m)

Log burner, sliding doors into the sun room, one radiator.

Sun Room 27' 7" x 7' 10" (8.41m x 2.39m)

Two sliding patio doors to the rear garden. Door into the Annexe lounge area.

First Floor

Landing

Loft access, window to the front aspect.

Master bedroom 14' 5" x 14' 2" (4.39m x 4.31m)

Built in wardrobes, one radiator and window to the rear.

En-suite 11' 11" x 6' 7" (3.63m x 2m)

Corner shower unit, bath, WC and wash basin. Chrome heated towel rail and built in storage housing the water cylinder.

Bedroom Two 13' 11" x 12' 8" (4.23m x 3.86m)

Built in wardrobes, one radiator and window to the rear.

Bedroom Three 12' 8" x 9' 9" (3.86m x 2.98m)

One radiator and window to the front.

Annexe

Lounge 16' 9" x 16' 6" (5.11m x 5.02m)

One radiator and two windows to the front.

Rear Porch

Built in units, one radiator and outer PVCu door to the rear.

Shower Room 7' 1" x 6' 4" (2.16m x 1.92m)

Electric shower corner unit, WC and wash basin, one radiator and window to the rear. Part tiled walls.

First Floor

Bedroom {room201size}

Four skylight windows, one radiator and ample eaves storage.

Externally

Boiler House

Store housing the oil boiler. Oil tank located to the front.

Gardens and land

Extensive garden and wild garden areas with several outbuildings, mature trees, pond and lawned areas.

Services

Oil fired heating Septic tank To be confirmed by sellers legal representative.

EPC rating D

Property tenure Freehold

Council tax band E

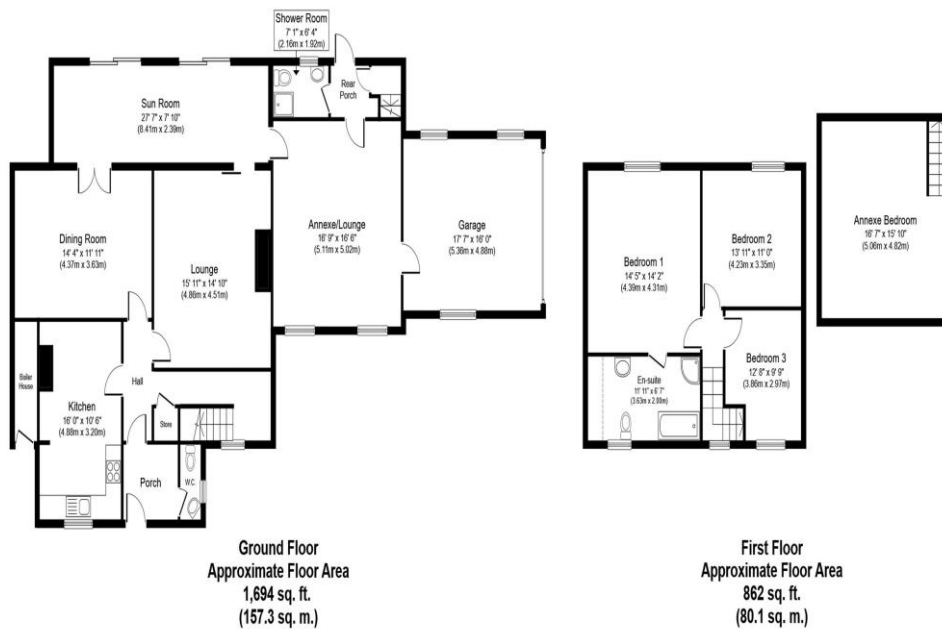
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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