



 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

Shorrocks Farm House, Roseacre Road, Wharles, Preston PR4 3XE
Offers over £ 550,000 (Yard and Building by separate negotiation)

Shorrocks Farm House
Roseacre Road
Wharles
Preston
PR4 3XE

Shorrocks Farm House is a large detached four bedroom character Victorian Period property with separate annex accommodation ideal for a dependent relative.

In addition to the farmhouse and annex there is an expansive concrete yard and portal frame agricultural building available by separate negotiation which may be of interest to a tradesman/self-employed contractor.

Asking Price

Shorrocks Farm House & Annex Offers over '£ 550,000'
(Farm Building & Yard by separate negotiation)



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Situated in Wharles Village in Rural Fylde between Elswick, Inskip and Treales providing good commuting to local schools including Kirkham Grammar School and coastal schools of AKS and Rossall, local schools including Treales CofE, Elswick and Carr Hill High School.

Ground Floor

Covered Vestibule 2.71m x 2.72m
Open sided with flagged surface.

Reception Hall 4.31m x 3.66m
Fitted cloaks cupboard. Stairs to 1st floor. Tiled floor. Radiator. Door leading to sunroom.

Downstairs WC 1.95m x 1.23m
Comprises low flush WC, wash hand basin. Part tiled walls. Tiled floor.

Utility Room 3.26m x 1.97m
Comprises fitted base units, laminate worktop with insect single drainer stainless steel sink. Plumbed for washing machine. Cupboard housing wall mounted gas boiler. Wall shelving. Part tiled walls. Tiled floor.

Lounge 8.39m x 4.20m
Stairs to first floor. Open fireplace in cast-iron surround and tiled hearth. Boxed beam ceiling.

Sitting Room 5.75m x 4.54m
Open fire in original stone surround on tile hearth.

Kitchen 5.75m x 3.60m
Fitted base and eye level units, laminate worktops with inset 1½ bowl single drainer stainless steel sink. 2 oven Aga. Plumbed for dishwasher. Boxed beam ceiling.

Sunroom 4.0m x 2.52m
Timber frame on low brick walls, Perspex clad ceiling. Tiled floor. External door leading to rear courtyard.

First Floor

Landing 3.85 m x 3.42 m plus 1.47 m x 1.06 m
Loft hatch leading to boarded loft. BT point. Linen cupboard housing Hot water cylinder with emersion.

Bedroom 1 en-suite 5.75m x 4.54m
Double bedroom to front with walk-in wardrobe. TV point. BT point. Ensuite shower room comprising shower cubicle with electric shower unit. Low flush WC. Bathroom cabinet with inset wash hand basin. Part tiled walls.

Bedroom 2 4.22m x 3.65m plus 1.05m x 1.07m
Double bedroom to front with feature fireplace. TV point. Wall and ceiling lighting.

Bedroom 3 3.53m x 3.71m
Double bedroom to rear. TV point.

Guest Bedroom 4 3.68m x 3.32m plus 1.11m x 1.02m
Double bedroom to rear. Stairs to ground floor. BT point. Alarm panel.

Family Bathroom 3.02m x 2.03m plus 1.53m x 1.14m
Comprises spa bath with mixer shower attachment over and glass shower screen. Low flush WC. pedestal wash hand basin. Part tiled walls. Corner bathroom cabinet.



Rear courtyard

Enclosed courtyard with raised borders and concrete flooring. Outside water tap. Provides access to Annex suite.

Outside Store 3.03 m x 3.67 m

Constructed of solid brick walls under a pitched slate roof.

Garden

Flagged patio and walkway leading to rear garden. Lawn with shrub borders. Outside stand water tap. LPG gas tank.

Ornate gravel driveway with raised shrub borders and pathway leading to side access door and Annex accommodation.

Annex Living Accommodation 413 sq.ft (38.40 sq.m)

A self-contained single storey Accommodation measuring approx. 7.18m x 5.35m internally. Constructed of brick wall elevations under pitch slate roof comprising open plan kitchen area with a range of fitted base and eye level units, laminate worktops with inset single drainer stainless steel sink. Space for electric cooker. Wall mounted boiler., living area plus separate shower room comprising walk-in shower cubicle, low flush WC, pedestal wash and basin, part tiled walls. Ceiling roof light. Ceiling extractor fan.

Detached Double Garage 6.30m x 5.56m

Constructed of brick external wall elevations under pitch concrete tile clad roof. Double archway garage entrances, concrete floor. Vaulted ceiling with exposed truss beam. Internal door leading to workshop. Mezzanine floor over workshop.

Workshop 5.56m x 3.13m

Power and light. Concrete floor. Side entrance personnel door. Door leading through to garage.

Services

Mains electricity and water. Connected to public sewer. LPG Gas supplies central heating boiler. Calor bottle gas supplied Aga cooker (cooking and hot water).

Tenure

Freehold with immediate vacant possession.

Viewing

Strictly by accompanied appointment with SHP VALUERS

Yard & Building (By Separate Negotiation)

Edged in blue on the identification plan and accessed via the private driveway is a gated entrance to an adjoining concrete yard area (If not sold with farmhouse a separate access will be created to the yard)

There will be reserved a residential development clawback should the yard gain planning for a dwelling(s) in the future.

Farm Building 1,960 sq.ft (182 sq.m)

Measuring approx. 20.94m (70ft) x 8.55m (28 ft) constructed of steel portal frame, concrete block walls, Yorkshire board cladding under monopitch fibre cement clad roof. Concrete floor.

Enclosed Outside Yard

The yard is approx. 0.18 acres and measures 30m x 24m (including building footprint).

Asking Price

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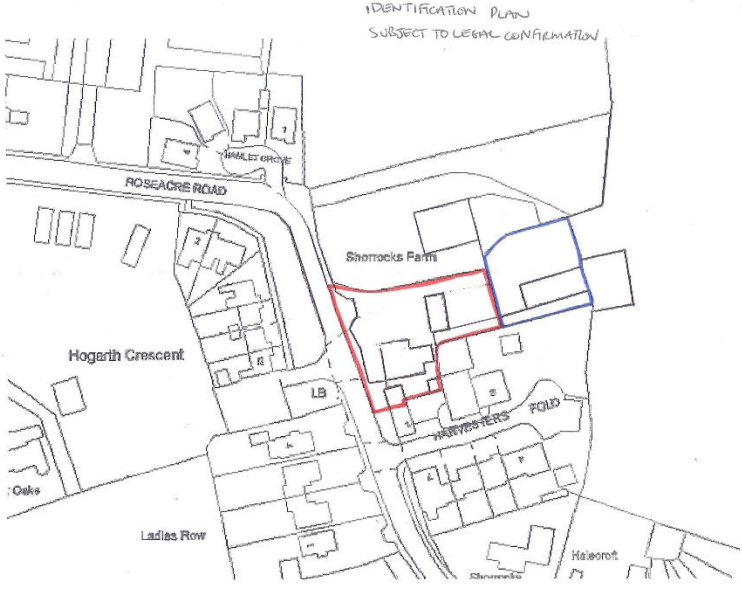




ANNEXE LIVING ACCOMMODATION

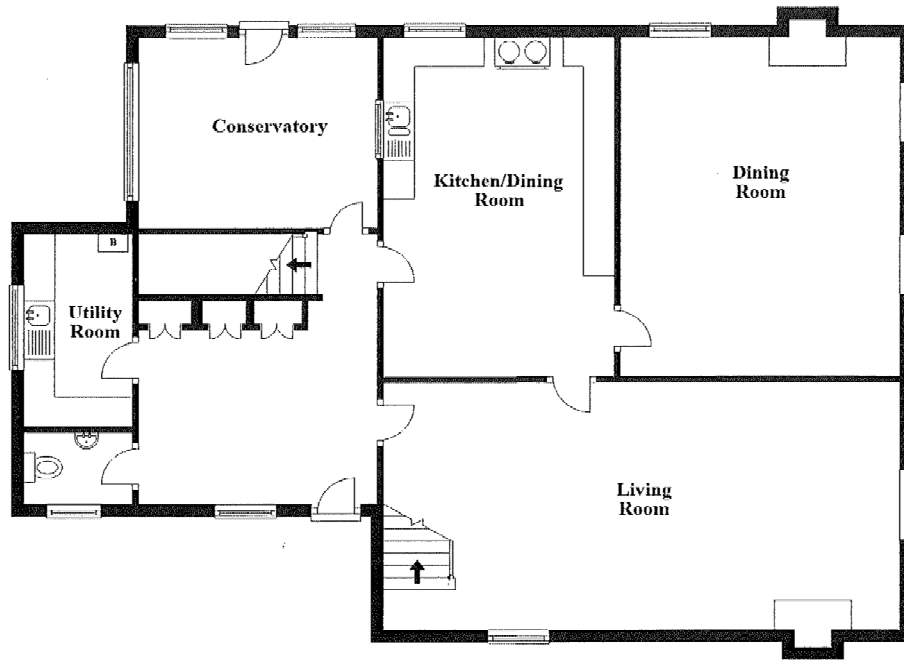


YARD & BUILDING BY SEPARATE NEGOTIATION (edged in Blue)

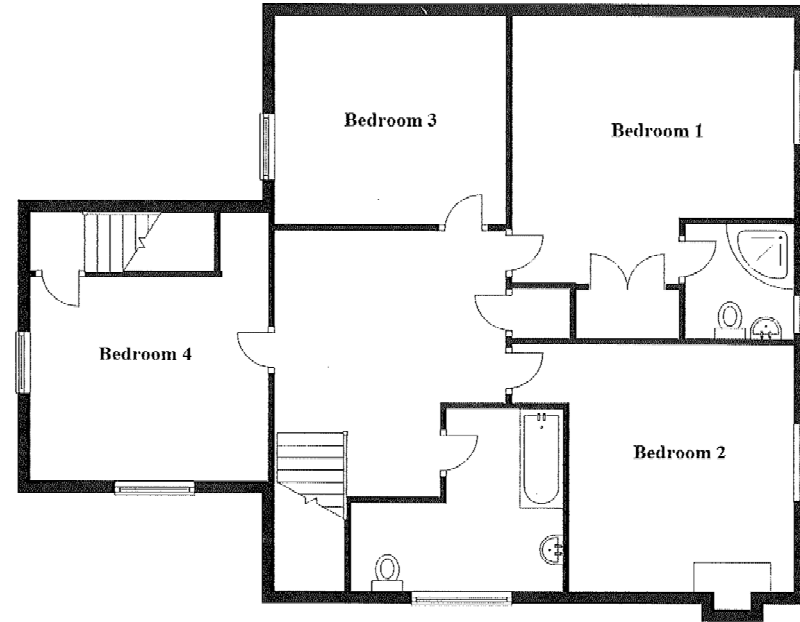


SHORROCKS FARM FARMHOUSE – FLOOR PLANS

Ground Floor



First Floor



*Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanItUp.

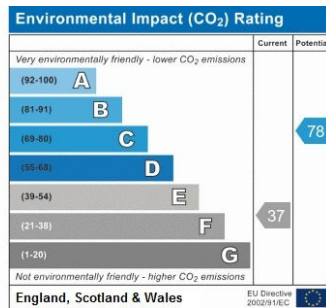
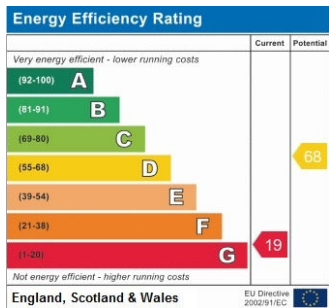
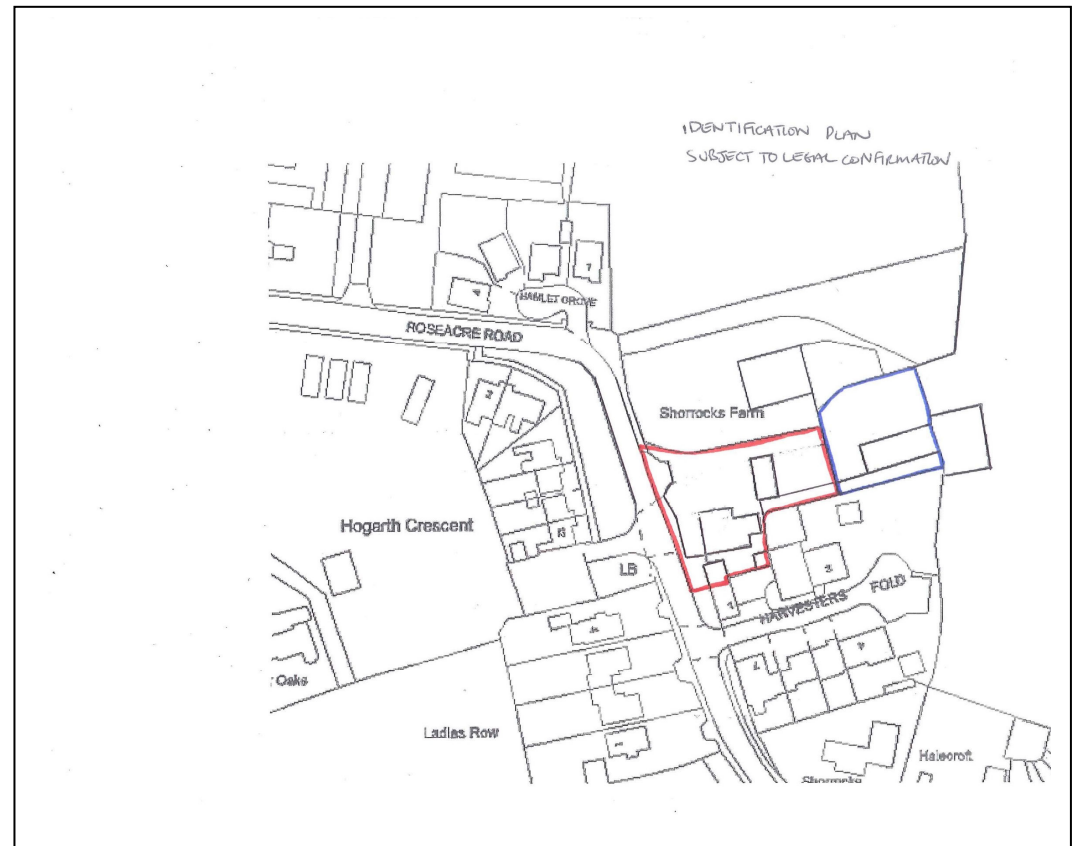
Shorrocks Farm

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