



**19 Ralphs Wifes Lane
Banks, PR9 8ER £350,000
'Subject to Contract'**

'Clover Cottage' offers the new lucky owner a chance to purchase a unique, characterful two-bedroom cottage situated in roughly 1 acre of established paddocks, perfect for equestrian usage! The property also benefits a number of adjoining out-buildings including hay-barn and separate 41 ft stables with upper hay-barn level access. The barn would suit a variety of uses including conversion (Subject to the usual consents being obtained) Internally the characterful accommodation has been sympathetically modernised and very much improved throughout providing two reception rooms, modern style kitchen and utility room with ground floor shower room/WC. To the first floor there are two double bedrooms and a separate bathroom/WC. Off road parking is available for numerous vehicles together with electrical charging point to side. There is also benefit of feature timber Summer House with ornamental pond feature to the first paddock. The cottage is situated conveniently for the semi-rural Village of Banks offering excellent commuter link access, a number of shops, Schools and Supermarkets. Early viewing most definitely advised.

Entrance Hall

With composite style entrance door including double glazed inserts leading to entrance hall. Karndean flooring, dado and picture rail. Door leads to...

Snug/ Home Office - 2.79m x 3.25m (9'2" x 10'8" into recess)

Upvc double glazed window front of property. Karndean flooring. Exposed fireplace inset to chimney recess over stone hearth with tall cupboard and shelving to side. Picture rail. Snug currently arranged as a home office.

Rear Lounge - 3.71m x 4.39m (12'2" x 14'5" into recess)

Attractive wood burning stove inset to chimney breast with exposed brick interior over slate hearth. Upvc double glazed windows to recess. Karndean flooring continues, and staircase leads to first floor with handrail and newel post including toughened glazed inserts. Archway leads to...

Kitchen - 3.1m x 4.32m (10'2" x 14'2")

Upvc double glazed window to side and two further 'Velux' windows to side roof pitch maximising natural light. Karndean flooring continues. Kitchen arranged in an attractive shaker style with a number of useful built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include range double oven with five ring gas hob and stainless-steel splash back including extractor inset over. Plumbing is available for dishwasher. Plinth heater, recess spotlighting and inner door leads to...

Utility Room - 2.51m x 2.29m (8'3" x 7'6")

Upvc double glazed window, complimentary shaker style base units with wall cupboards and working surfaces house plumbing for washing machine and space for tumble dryer. Partial wall tiling, recessed spotlighting and Upvc double glazed door gives access to rear. Inner door leads to...

Ground Floor Shower Room/ WC - 2.01m x 2.44m (6'7" x 8'0")

Modern graphite style three-piece suite comprises low level WC, vanity wash hand basin with mixer tap and walk in shower with shower screen and plumbed in over head shower with separate handheld style shower attachment. Quartz granite flooring, tiled walls, recessed colour changing mood spotlighting and extractor.

First Floor

Toughened glazed balustrade to first floor landing with useful built in cupboard and drawers. Loft access via drop down ladder. Half landing provides latch and brace door including areas of reduced head height with step leading down to...

Bathroom/ WC - 3.1m x 2.11m (10'2" x 6'11" including areas of reduced head height)

Opaque Upvc double glazed window, separate 'Velux' double glazed skylight to side roof pitch maximising natural light. Three-piece modern suite comprising low level WC, pedestal wash hand basin and panelled bath with folded shower screen, mixer tap. Deluge style shower and handheld shower attachment, stripped wooden flooring, exposed beam to roof pitch.

Bedroom 1 - 3.3m x 4.37m (10'10" x 14'4" to rear of wardrobes from recess)

Two Upvc double glazed windows, picture rail.

Bedroom 2 - 3.3m x 2.59m (10'10" x 8'6")

Upvc double glazed window, cupboard housing combination style central heated boiler system.

Outside

The property occupies an established, mature plot of approximately 1 acre. Hard surface driveway provides off road parking to front with electrical charging point and double gated access with external power leading to generous side access measuring approximately 10'9" via hard surface leading to a number of adjoining outbuildings including haybarn. Outbuilding 1 is arranged as a workshop 11'11" x 10'10" with electric light and power supply and open tread access to haybarn on the first-floor level. Separate adjoining coal store measures 11'11" x 6' and additional adjoining store to side. Loose stone access leads with raised planters to a separate large barn which incorporates stables perfect for equestrian usage and upper level to a haybarn. The barn outbuilding provides perfect potential for renovation (subject to the usual planning consent being obtained). Barn measures approximately 43'10" x 17'2" with floor to roof pitch being 20'9" approximately. Dual door access leads to first enclosed paddock with established borders and timber summer house with ornamental pond and separate gate leading to second paddock and third paddock being not directly overlooked.

Council Tax

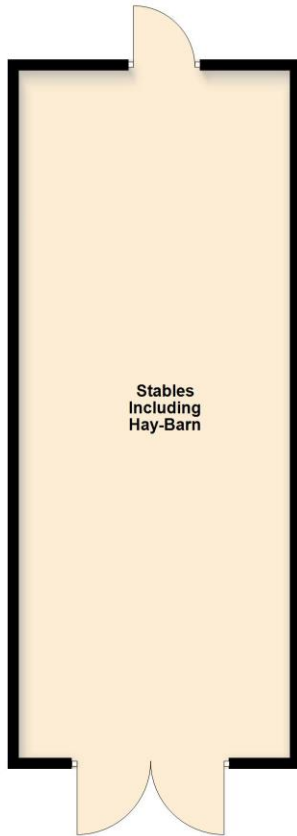
West Lancs band C.

Tenure

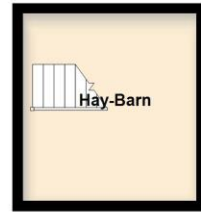
Freehold.



Ground Floor

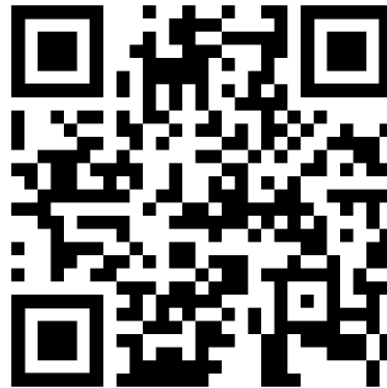


First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

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



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