

**Mere Brow Lane,
Mere Brow**


SMART MOVE



Asking Price **£550,000**



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Having been home to the same family for some 90 years, there is now the opportunity for a new family to take over both this traditional farmhouse, as well as the attached bungalow, with the asking price being for the purchase of BOTH homes together. The farmhouse and bungalow are independent of each other, though offer potential to be combined into one larger home, or for the bungalow to be used to accommodate an extended family living situation. The total plot spans around 0.4 acres and while currently it is mostly used as mature gardens, there is also development potential here, should a developer be interested in pursuing this avenue (which of course would be subject to the buyer obtaining relevant planning permission,) making this suitable for families and developers alike. Internal inspection is strictly by appointment only via Smart Move, so book your viewing now before the opportunity passes you by.

The farmhouse we believe dates back to around the 1850's and whilst it does require some updating, it has amazing potential and could easily be modernised either in its current layout, or by extending the accommodation (subject to PP,) making it suitable for several families needs. In brief the layout of the farmhouse includes: entrance hallway with staircase to the first floor, lounge, dining room, kitchen, sitting room, first floor landing, three double bedrooms and the four piece first floor family bathroom. NB: The attached brick outbuildings to the rear of the farmhouse do present with signs of needing structural attention and were not measured internally, as such, the floor plan is only for reference to indicate their general total size in relation to the house.

The bungalow was built in the 1970's, is completely independent from the main farmhouse and has its own heating, utility supplies and council tax band. The layout of the bungalow includes: front porch which leads to the central hallway, lounge, kitchen, conservatory, bedroom with fitted wardrobes and the three piece shower room completes the accommodation.

The properties occupy a large mature plot of around 0.4 acres in total, which largely consists of well stocked established gardens, both to the front and rear. To the front is an open lawned garden which spans across in front of each property with a mature hedged front boundary. Off road parking is available on the driveway to the left-hand side of the farmhouse, which leads round to the rear and can accommodate a number of vehicles. There is also a large timber shed to the rear, which has potential to be re-built into a garage (subject to PP,) as well as a further timber garden shed to the rear of the bungalow. The majority of the land is to the rear and is currently open plan, with the bungalows lawned rear garden flowing into the farmhouses garden, which offers a further sprawling lawned expanse with numerous plants, trees and shrubs bordering. The rear gardens face a sunny southerly direction and do also offer potential for development (subject to relevant consents / planning permission,) should a developer be interested in looking into this option.



*** Three Bedroom Farmhouse with Attached One Bedroom Bungalow**

*** Development Potential (Subject to PP)**

*** Potential for Combined Family Living or Supplementary Income as BTL**

*** Farmhouse circa 1,335 sq ft & Council Tax Band E**

*** Internal Inspection by Appointment Only via Smart Move**



*** Large Plot of Around 0.4 Acres Total**

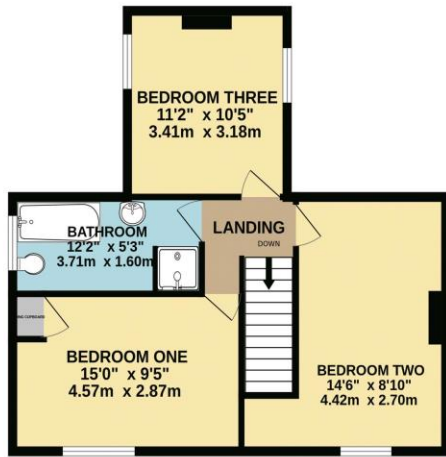
*** House & Bungalow are Completely Independent of Each Other**

*** Bungalow circa 796 sq ft & Council Tax Band B**

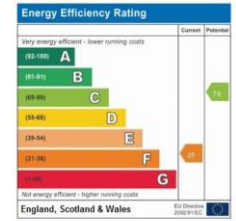
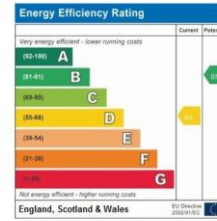
*** Loved by the Same Family for around 90 Years**

*** Bungalow EPC Rating D & Farmhouse EPC F**





1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



SMART MOVE
GROUND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.

TOTAL FLOOR AREA : 2131 sq.ft. (198.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.