

**Blackgate Lane,
Holmes, Tarleton**


SMART MOVE



Asking Price **£549,995**



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For those people searching for something a little different, then this one may just be for you. Set back from view and enjoying a plot of around 1 acre, the accommodation on offer within this new build home is far from typical and one which words can only do so much justice to, making viewing in person highly recommended. The property is available with benefit of NO ONWARD CHAIN and vacant possession and is available to view NOW, so contact Smart Move to book your individual tour.

The singular layout of this unconventional home is laid out to maximise those amazing views surrounding the property, with the living space being to the upper floor and the bedrooms on the lower level, which is partly countersunk into the ground, to create a deceptively spacious layout and one which is quite different to every other home that you will have seen. The accommodation in brief includes: entrance hall with stairs to both the upper and lower floors, four piece bathroom, utility room, upper level open plan living room and modern fitted kitchen with a dual sided multi fuel fire in the centre, lower level hallway with internal doors leading off to all three bedrooms, with the master bedroom having an en suite shower room and dressing room / office off.

The property enjoys a set-back location, making it hidden from view and one which only seeing with your own eyes shall truly do justice to. You approach the property along a country track, at the end of which are electric gates opening on to the property's generous tarmac driveway, large enough to accommodate several vehicles. There is also additional parking within the detached garage, which has an electric door for easy access, as well as a pedestrian side door access. Attached to the garage is a further useful room, which is currently designated as a gym or home office, but can present the next lucky occupants with several uses. The plot the property occupied spans around 1 acre, as such, there are sprawling lawned areas surrounding, beyond which are rural open views, making for spacious and private outdoor entertaining space.

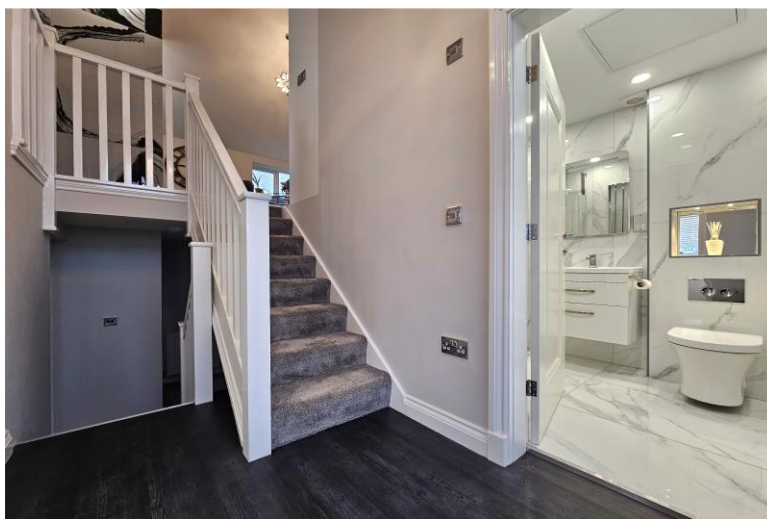
How to Find the Property: As the property is set-back from view, to find the exact location using What3Words, the link to find the entrance where you turn off the road follow: <https://w3w.co/scowls.structure.lobbed> and for the location of the house itself, search: <https://w3w.co/award.unicorns.gossip>



- * **New Build Detached Home - "Upside Down" Style**
- * **Set-Back Location with Rural Open Views**
- * **Sweeping Driveway & Detached Single Garage with Attached Office / Gym**
- * **Bedroom One with En Suite, Fitted Wardrobes & Dressing Room / Office**
- * **Plot of Just Under 1 Acre**

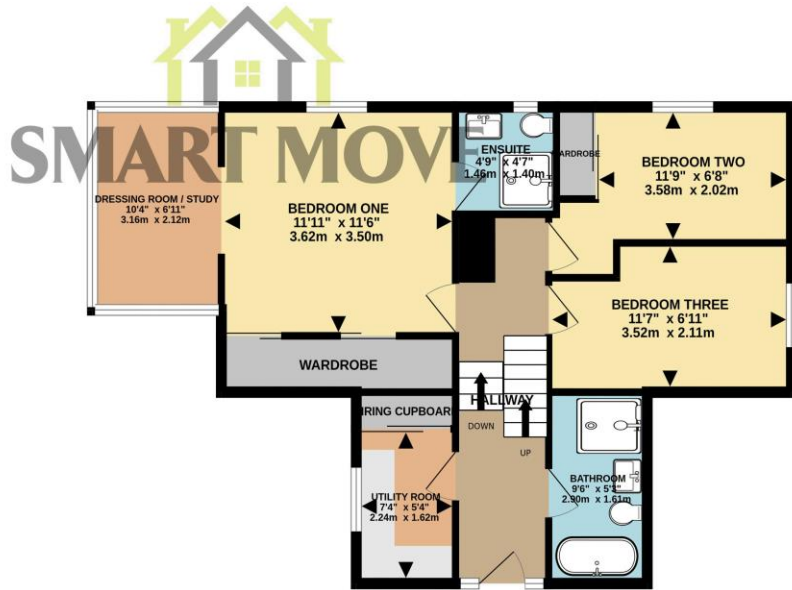
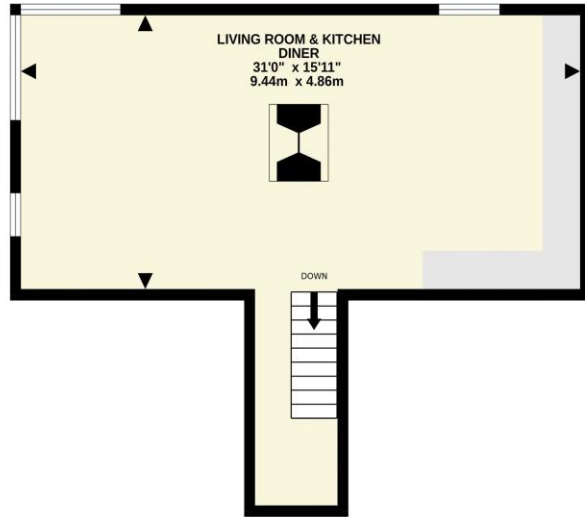
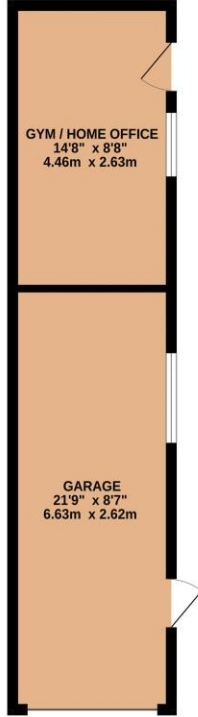


- * **No Onward Chain & Vacant Possession**
- * **Electric Gated Entrance**
- * **First Floor Open Plan Living Room & Kitchen Diner**
- * **What3Words Location: award.unicorns.gossip**
- * **Air Source Heat Pump & EPC Rating of D**

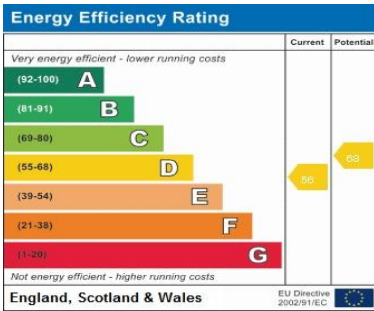


UPPER FLOOR
500 sq.ft. (46.5 sq.m.) approx.

DETACHED GARAGE
324 sq.ft. (29.1 sq.m.) approx.



LOWER GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



Address:
Blackgate Road, Tarleton

TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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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.