



Acre Nook Farm Smallwood Hey Road

Pilling, Preston, PR3 6HJ



£595,000

Holdens are pleased to be able to offer to the market this detached property with very useful detached workshop with internal dog kennels, Two paddocks, one with double stable block and Tack Room, large stone yard, further field and pond, in total measuring approximately one acre. The property can be located to the rear of Pilling Nursing home. Acre Nook Farm offers spacious accommodation and is well presented. Ground floor: entrance porch, kitchen, dining room, hallway, utility, two ground floor bedrooms, WC, living room. First floor: two further bedrooms, bathroom. Garden areas to front and rear. Detached garage and ample parking areas. Oil fired central heating. This property offers great equestrian facilities or to be used as a small holding. A quiet location yet within easy reach of the facilities in Pilling and within easy reach of Garstang. Freehold. Council Tax Band E.





GROUND FLOOR

Wooden front door with double glazed window, three uPVC double glazed windows, wooden double glazed Velux skylight window, door to kitchen.

Kitchen

14'7" x 10'10" (4.469m x 3.323m)

Wall and base units, worktops, one and a half stainless steel sink and drainer, uPVC double glazed window to front and side, built-in dishwasher, breakfast bar with storage, radiator, opening into dining room, door to hallway.

Dining Room

10'11" x 8'10" (3.334m x 2.698m)

uPVC double glazed window to side, radiator.

Hallway

Two radiators, uPVC double glazed door to rear, doors to two bedrooms, living room, downstairs WC and utility, stairs to first floor.

Utility

8'6" x 6'10" (2.612m x 2.085m)

Base units, worktop, space for washing machine, shower cubicle, radiator, stainless steel sink and drainer.

Bedroom

12'7" x 8'10" (3.854m x 2.698m)

uPVC double glazed window to side, radiator.

WC

6'10" x 2'10" (2.088m x 0.881m)

uPVC double glazed window to side, sink with cabinet underneath, wall mounted mirror, radiator, WC.

Bedroom

13'1" x 8'10" (4.008m x 2.700m)

uPVC double glazed window to side, radiator.

Living Room

27'9" x 11'0" (8.461m x 3.361m)

uPVC double glazed bi-folding doors to rear, three uPVC

double glazed windows, large skylight window, downlights, three radiators, wood burner.

FIRST FLOOR

Landing

uPVC double glazed Velux skylight window, radiator, doors to two bedrooms, bathroom, storage cupboard and airing cupboard.

Bedroom

15'4" x 10'11" (4.696m x 3.332m)

uPVC double glazed Velux window, attic access, eaves access, radiator.

Bathroom

12'7" x 4'2" (3.844m x 1.294m)

uPVC double glazed Velux window, radiator, wall mounted mirror with shelf, sink with drawers underneath, shaver plug, WC, bath with shower.

Bedroom

15'4" x 10'0" (4.675m x 3.068m)

uPVC double glazed Velux window, radiator, built-in wardrobe, ceiling fan light.

EXTERNALLY

To the front there is a lawned garden and patio. To the side and rear there is ample off-road parking, detached garage with 'up and over' door.

Further to the rear there is a good size detached workshop and internal kennels. Large stone yard. Two paddocks, one with a detached double stable building and Tack Room.

To the side elevation there is a further field and pond.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



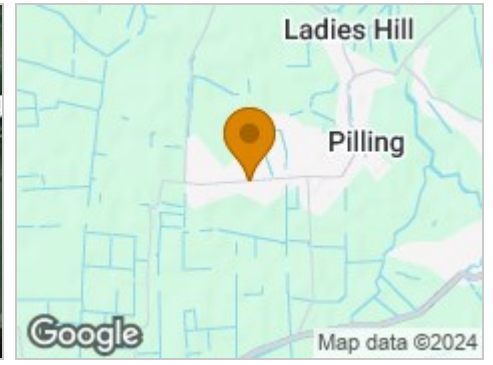
Road Map



Hybrid Map



Terrain Map



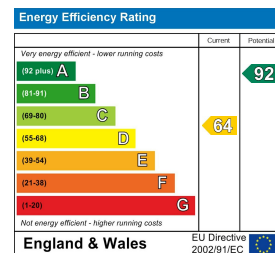
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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