

Oak Lea, Longsight Road, Clayton-Le-Dale, Ribble Valley
£825,000



athertons
property & land



An immaculate four-bedroom house with stables, menage/arena and paddock and set in around 6 acres of good flat meadow directly adjacent to it. It is a lovely home, ideal for a family keen on horses or with potential to create a small hobby farm - a bit of "The Good Life". It lies just off the A59, with easy access to Blackburn and Preston and only a 10-minute drive from Junction 31 of the M6.

The house is modernised and appointed to a very high specification throughout, with a fabulous German kitchen that opens up to a lovely patio at the rear and recently fitted family bathroom and en-suite shower room. Also at the rear, across the generous driveway, is a large garage and workshop that could easily be converted into annexe accommodation. The land is in good heart, well fenced with its own separate access and, according to the Ribble Valley Borough Council local plan, does have potential for development for employment use, should you wish to pursue the commercial route at some stage in the future.

Internally, the property provides flexible living accommodation over two floors with the ground floor briefly comprising; Entrance Porch, Entrance Hall, Bedroom One with fitted wardrobes, En-Suite Shower Room, Bedroom Two with fitted wardrobes, Family Bathroom, Large L shaped Lounge, Kitchen, Diner. First Floor; small Landing, Bedrooms Three and Four both with fitted wardrobes.

The internal accommodation has been lovingly refurbished and modernised over the many years of ownership and is in immaculate condition through - ready to move straight into.

Externally the property has good sized front and rear gardens with South-facing large patio seating area enjoying all day and late evening sunshine . The gated grounds occupy a large single driveway leading to detached double garage with electric up and over door and first floor mezzanine storage, beautifully built log cabin, gated access onto the paddock land, menage and 7 block stable building with tack room and separate store.

We strongly recommend an early viewing - there will be strong interest in this beautiful lifestyle home.

Services

Mains electric, mains gas, mains water, drainage to septic tank

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC

Council Tax

Band E

Viewings

Strictly by appointment only

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

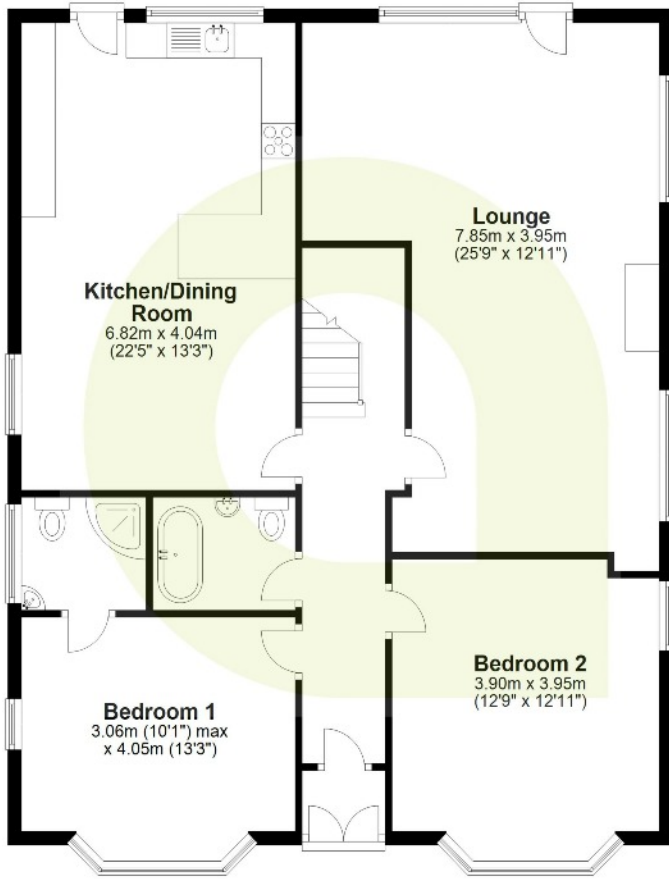




Floor Plan

Ground Floor

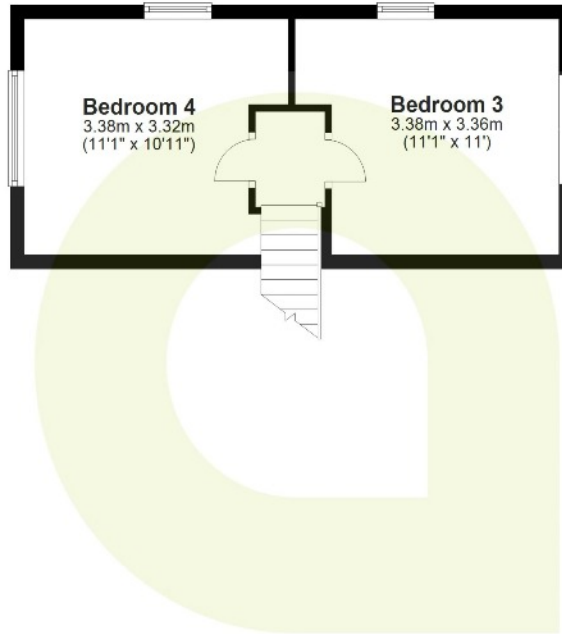
Approx. 123.0 sq. metres (1323.8 sq. feet)



Total area: approx. 149.3 sq. metres (1606.6 sq. feet)

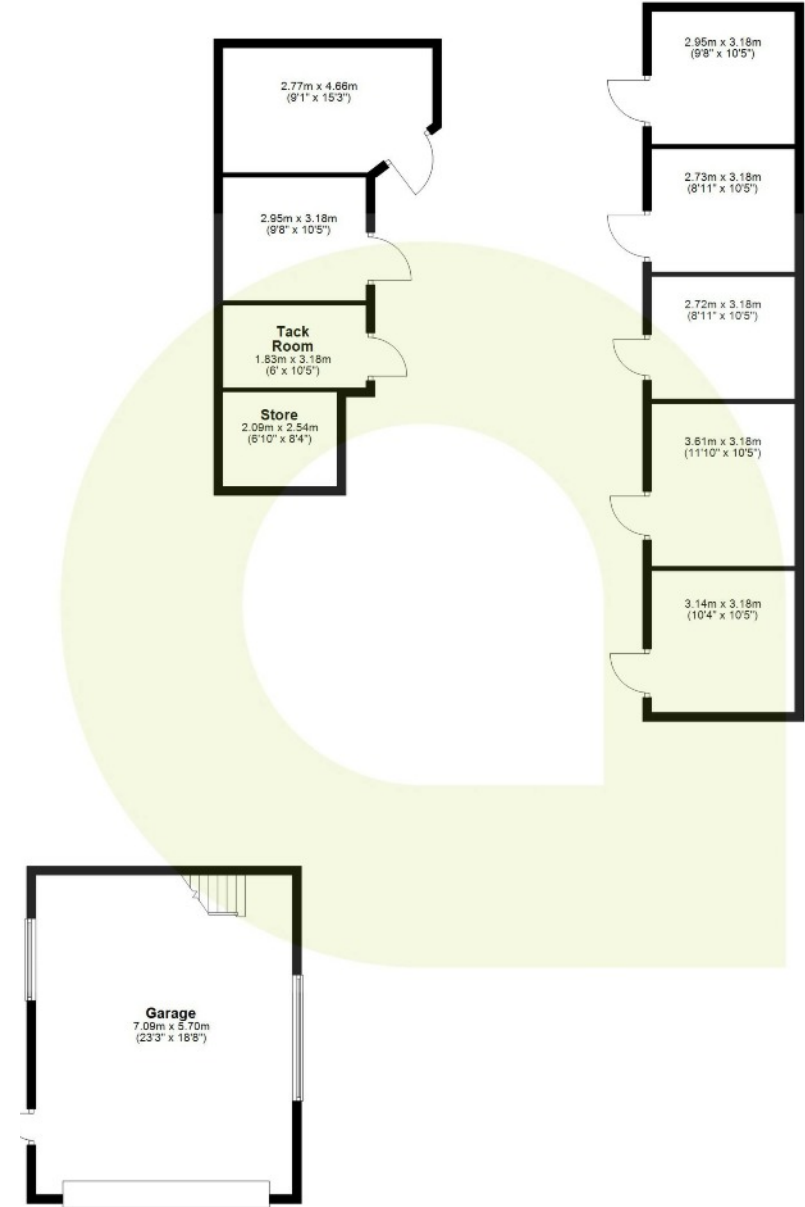
First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Ground Floor

Approx. 122.7 sq. metres (1320.7 sq. feet)



Total area: approx. 122.7 sq. metres (1320.7 sq. feet)

Garage & Stables







Boundary Plan

