

For Sale by Private Treaty

**Dobsons Farm, Middle Meanygate,
Tarleton PR4 6LP**



P Wilson & Company
Chartered Surveyors



A two-bedroom detached true bungalow situated in a rural position yet close to the village of Tarleton with a range of local amenities, schools and close to wider transport links. The bungalow sits in 0.75 acres (0.31 hectares) or thereabouts of outside space, together with a detached barn, which could suit purchasers who are interested in a potential development opportunity, subject to gaining the necessary consents.



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Directions

From the centre of Tarleton head West onto Gorse Lane, then North onto New Lane which turns into Bolton's Meanygate. The property can be found at the cross roads of Bolton's Meanygate and Middle Meanygate signposted 'Dobsons Farm'.

Location

The property is located close to the village of Tarleton. Tarleton has the benefit of a range of village facilities and is located within easy commuting distance of Preston Southport and access to the wider motorway networks.

Description

A comfortable extended true bungalow of brick under slate construction, with detached barn, carport, and generous garden.

The property benefits from a private gated position, and will attract a variety of purchasers. With potential to create a small holding, hobby farm, re-development or family home in peaceful rural setting.

Accommodation

The bungalow comprises:

Entrance Hall, accessed via double glazed front door, with storage cupboard and access to all rooms.

Study (1.78m x 1.68m)

With space for desk and double-glazed window to the front.

Living Room (7.29m x 3.6m)

A good size light bright room overlooking the garden with double glazed patio doors and three double glazed windows to the front and side.

Dining-Kitchen (5.4m x 6.5m max into L)

A versatile space with lounge and dining room area with multi fuel burning stove, with patio doors and fitted kitchen with a range of high and low level fitted units, with inset sink and drainer, electric oven, electric hob, range cooker with cooker hood, with space for fridge freezer, and plumbed for a washing machine.

Bedroom 1 (4.19m x 3.09m)

With built-in wardrobe, double glazed window to front.

Bedroom 2 (3.38m x 2.37m)

Double glazed window to side.

Shower Room (2.8 x 2.4)

A good size bathroom with low level WC, pedestal wash hand basin and double shower unit, part tiled walls and double-glazed window to front.

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Barn

The barn is of brick under slate construction with an overall internal area of approx. 750sqft. A versatile space which could be used for a number of different uses. With staircase and power and lighting, an exciting proposition for any prospective purchaser whether it be used for storage, a workshop, or possible conversion into a dwelling (subject to the necessary permissions).

Outside

A large gravelled driveway with gated access welcomes you to the property. The outside space is mostly laid to lawn with mature hedged and planted borders with ample space to either side of the property for parking for several vehicles.

Tenure

The property is offered freehold with vacant possession. The boundaries of the property to be sold are shown edged red on the plan at the rear of these particulars.

Services

The property benefits from mains water and electricity. Drainage is to a private system. The property has oil fired central heating.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves and the like.

Method of Sale

The subject property is offered for sale by private treaty.

Viewings

Viewings are strictly by appointment to be arranged through P Wilson & Company.

Health & Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health & safety procedures. The vendors for themselves and P Wilson & Company LLP as their agents accept no liability for any health & safety issues arising out of viewing the property.

Guide Price

Offers in excess of £450,000.

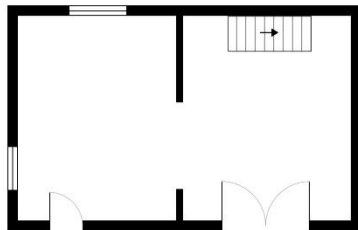
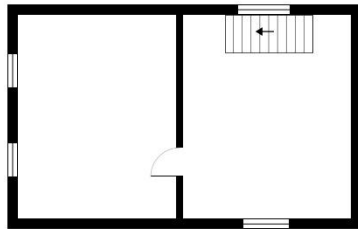
Enquiries

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Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		