

THWAITE END FARM, BOLTON LE SANDS
£830,000



THWAITE END FARM, BOLTON LE SANDS, LA5 9TN



An impressive grade II listed 5 bedroom period farmhouse dating to 1687 and having approximately 2 acres of paddock and 5 acres of pasture land incorporating a stable block and equestrian schooling menage.

This characterful property, with exposed beams, has been lovingly cared for and updated by the current owners and is beautifully presented throughout. The generous accommodation includes 3 reception rooms, a good size fitted kitchen, utility room, 5 bedrooms (4 with en-suite facilities) and a generous two roomed attic space. The property benefits from majority double glazing and gas central heating. There is a double garage, extensive parking, a sheltered patio and very attractive gardens.

Elsewhere and included in the sale is a two bedroom detached cottage adjacent to the main that has previously been used as a long term residential let.

This is an excellent opportunity for those seeking a character home with the flexibility and scope to develop and utilise the various facets of the plot as required.

ENTRANCE PORCH

giving access to the ground floor rooms as follows:

RECEPTION ROOM ONE

17'3" x 13'9" (5.26 x 4.19)

Inglenook style fireplace with oak beam mantle, log burning stove. Oak beams, two windows.

RECEPTION ROOM TWO

17'3" x 14'11" (5.26 x 4.55)

Inset stone fireplace, window to the front aspect. Oak beams.

DINING ROOM

14'8" x 14'5" (4.47 x 4.39)

A lovely light and bright room having two windows to the side aspect and a wall of windows and patio sliding doors to the rear aspect leading out onto the sheltered patio.

INNER HALLWAY

UTILITY ROOM

6'1" x 7'8" (1.85 x 2.34)

PORCH

Leading out to the rear

KITCHEN

14'8" x 12'9" (4.47 x 3.89)

Modern farmhouse kitchen comprising of a range of wall, base, drawer and display units with granite worktop and under-hung Belfast style sink Matching Welsh Dresser. Central island incorporating space for under unit fridge and freezer. Rangemaster Cooker (available to purchase separately). Chimney style cooker hood extractor. Ceramic tiled floor. Bay window to the rear aspect and further window to the side.

FIRST FLOOR

The impressive size Landing with oak beams and areas for seating, gives access to the bedrooms, bathroom and attic.

There are three Beautiful Bedrooms to this floor all with en-suite Shower Rooms.

BEDROOM ONE

13'7" x 11'3" (4.14 x 3.43)

BEDROOM TWO

14'4" x 14'5" (4.37 x 4.39)

BEDROOM THREE

12'9" x 8'5" (3.89 x 2.57)

FURTHER BEDROOM/OFFICE

9'7" x 9'4" (2.92 x 2.84)

MODERN FAMILY BATHROOM

9'1" x 7'10" (2.77 x 2.39)

Of a generous size. Incorporating a roll top bath with claw feet, w.c. with high cistern flush and pedestal wash basin.

The bathroom leads to a further BEDROOM 10' 10" x 9' 4" (3.3m x 2.84m)

SECOND FLOOR - ATTIC

Stairs lead up to the attic space. Currently used for storage, with the potential for two extra bedrooms, both rooms having two small windows to each side of the property. There is also the benefit of a w.c. and wash basin, along with and storage cupboard on this floor.

EXTERNALLY -

From the road the sweeping driveway leads down to the property and the extensive parking, there is an attractive terraced garden to the side with lawn, mature shrubs and flower borders.



TWO SINGLE GARAGES & STABLE BLOCK

DETACHED COTTAGE

comprises lounge, kitchen, inner hall, two bedrooms and shower room.

SERVICES & ADDITIONAL INFORMATION

Mains Electricity & Water. Gas Central Heating. Private Septic tank drainage

Council tax band: (Farmhouse) - Band F, (Cottage) - Band A
Tenure: Freehold

Please note: These pictures were taken prior to listing, the contents pictured may be different to what is present on the day of viewing, however fixtures and fittings remain the same.

Useful local links - Local authority - <https://www.lancashire.gov.uk/>
Broadband and mobile checker - <https://checker.ofcom.org.uk/>
Planning register - <https://www.lancashire.gov.uk/council/planning/>

APPROXIMATELY SEVEN ACRES OF GRAZING AND PAST

DIRECTIONS

Travel south along the A6 to Bolton-le-Sands and the property is located on the right hand side identified by our "for sale" board.



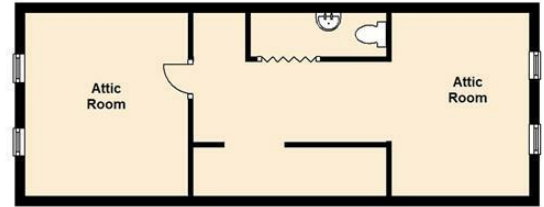
First Floor
Approx. 1080.2 sq. feet



Ground Floor
Approx. 1229.8 sq. feet



Attic Rooms
Approx. 402.6 sq. feet



Total area: approx. 2712.6 sq. feet
Floor Plans - for illustrative purposes only, not to scale
Plan produced using PlanUp.

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EPC Rating - Farmhouse E (51): Cottage: D (58)

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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