



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



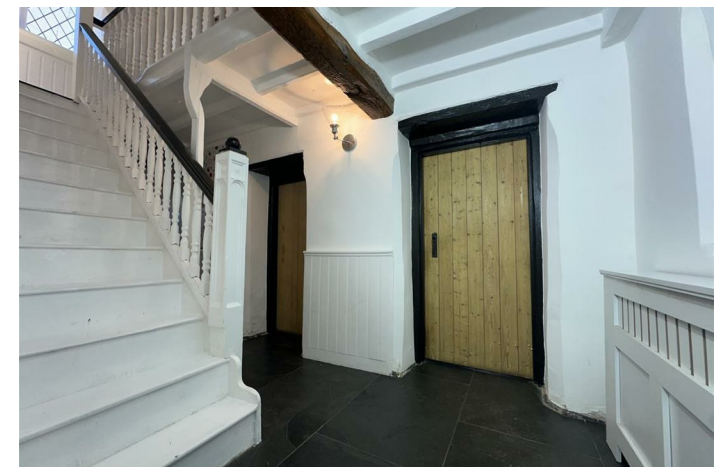
£399,950

Gatcliffe Farm 117 Church Road, Tarleton, Preston, PR4 6UP



## PROPERTY SUMMARY

A rare opportunity to purchase one the the oldest and most historic Grade II Listed cottages in the heart of Tarleton Village in need of some upgrading. The spacious accommodation with an abundance of character and charm briefly comprises reception hall with exposed beamed ceiling, wc, lounge with open fireplace and dining area, family room, cottage style fitted kitchen with dual aspect windows and utility. To the first floor there are four good size bedrooms and large bathroom with four piece suite. The property stands in a mature private wrap around plot with cobbled driveway providing ample parking for several vehicles and access to the garage to the front and the rear garden enjoying a sunny private aspect with large patio area, greenhouse and summer house. Internal inspection recommended to appreciate the extent and character of this property.









## LOCAL AUTHORITY

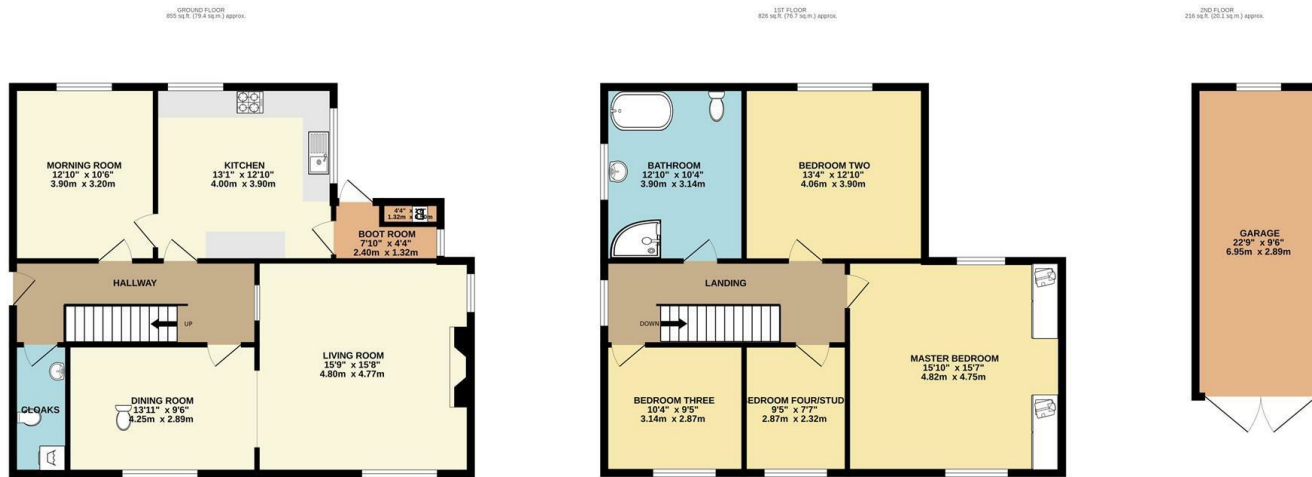
West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

F



FOUR BEDROOM DETACHED COTTAGE

TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.