



# ANNIES COTTAGE, TATHAM

£280,000



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## **ANNIES COTTAGE, ASHLEY FARM, TATHAM, LA2 8PH.**

A superb two-bedroomed mid-terrace character barn conversion, located in a fantastic position within a small and attractive rural development.

The property offers spacious and well-presented accommodation arranged over two floors with many features evident throughout.

The cottage is approached via delightful cottage style fore garden, with clematis framing the entrance. The front door opens into the hallway with access to the dining kitchen fitted with a range of units, with ample space for a large dining table. Steps lead down to the lounge.

The lounge is a spacious square room featuring a multi fuel stove and access to the private rear garden.

To the first floor, a landing provides access to useful eaves storage, two good sized bedrooms and a bathroom.

Externally, the cottage gardens benefits from mature shrubs, along with two parking spaces.

Ashley farm is an interesting rural development set amid spectacular countryside yet remains within easy reach of Bentham and the local amenities.

The complex comprises of approximately ten dwellings.

An internal and external inspection is highly recommended to fully appreciate the size and character of the property within its stunning position.

An Ideal property for a permanent residence, second home, holiday cottage or investment opportunity.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Hall, Dining Kitchen, Lounge.

#### **First Floor:**

Landing, 2 Bedrooms, Bathroom.

#### **Outside**

Fore Garden, Enclosed Rear Garden, Two Allocated Parking Spaces.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

3'2" x 6'5" (965 x 1.95)

Solid stable style external entrance door, boarded walls to dado, storage area, access through to the dining kitchen, tiled flooring.



### Dining Kitchen:

15'7" x 10'3" (4.75 x 3.12) plus 6'4" x 8'8" (1.93 x 2.64)

Good sized room with range of kitchen base units with complimentary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, tiled flooring, double glazed window, electric heater, space for table, steps to the lounge, shelved recess, ceiling fan.



### Lounge:

15'7" x 15'10" (4.75 x 4.82)

Good sized room with glazed external entrance door, staircase to the first floor, multi fuel stove on tiled hearth and tiled back, double glazed mullioned window.





## FIRST FLOOR:

### Landing:

4'0" x 10'0" (1.21 x 3.04) plus 3'0" x 2'9" (914 x 858)

Access to two bedrooms and bathroom, bulkhead full length store cupboard, shelved recess, double doored cupboard/hanging space.



### Bedroom 1:

12'10" x 8'5" (3.91 x 2.56)

Double bedroom, double glazed window with views, cylinder cupboard with factory insulated cylinder/immersion heater, beamed ceiling, radiator.



### Bedroom 2:

11'0" x 6'10" (3.35 x 2.08)

Double glazed window with views, beamed ceiling.



### Bathroom:

5'4" x 7'7" (1.62 x 2.31)

3-piece bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, vertical radiator.



**OUTSIDE:**

Pleasant walled fore garden with mature shrubs, walled boundary, enclosed rear garden, patio/sitting area, two allocated parking spaces.



**Directions:**

Leave High Bentham to Low Bentham. Turn left at the Punch Bowl Pub onto Eskew Lane and proceed. Ashleys Farm is located on the right-hand side. A For Sale board is erected.

**Tenure:**

Leasehold. 999 years with 956 years remaining.

**Services:**

Mains electric and water.

Private shared drainage system – tenth share in cost.



**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is good.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

**Surface water** [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

**Rivers and the sea** [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

Lancaster City Council  
19 Dalton Square  
Lancaster  
LA1 1PJ

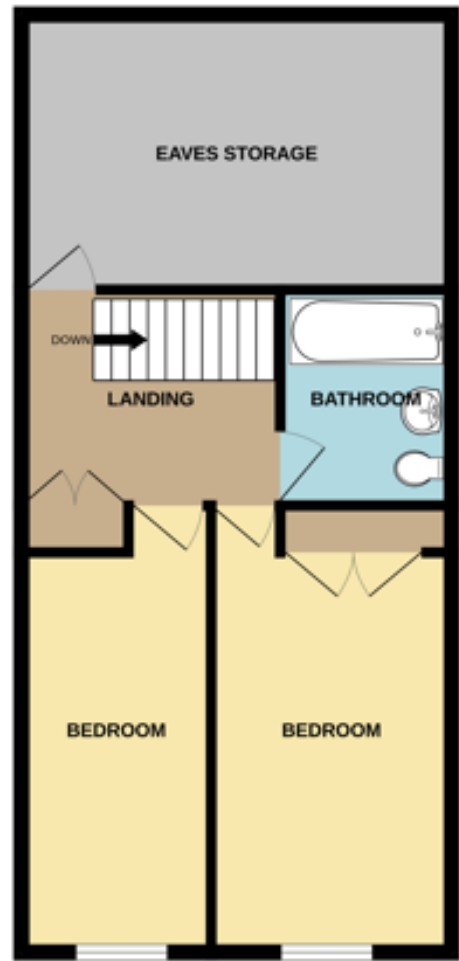
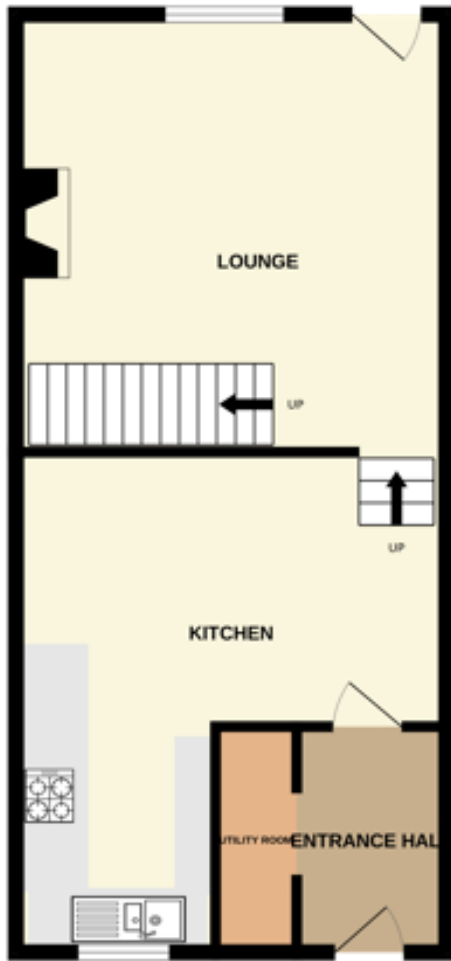
Council Tax Band 'C'

Annie's Cottage Tatham LANCASTER LA2 8PH		Energy rating <b>E</b>
Valid until 14 June 2036	Certificate number 0511-3063-4206-3726-5200	
Property type	Mid-terrace house	
Total floor area	80 square metres	



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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