



Gary Hoerty Associates
Chartered Surveyors
Rural Property Specialists

For Sale By Private Treaty

**Bradshaw Barn, Craggs Farm,
Craggs Lane, Lowgill, Bentham.**



A quasi semi detached barn conversion, in a scenic rural location in the heart of the Forest of Bowland Area of Outstanding Natural Beauty. The property sits in an elevated position on Tatham Fells and comprises two reception rooms, a dining kitchen and three bedrooms. Externally there is a large garden to the rear, a substantial stone built stable building with a store over, a detached garage/workshop and an acre of land.



13 Fells View, Billington, Clitheroe, Lancashire, BB7 9LR.

Tel/Fax: 01254 824453 www.ghaonline.co.uk email: info@ghaonline.co.uk



LOCATION:

The property is located in a scenic rural location just 2.5 miles from High Bentham, where there are a wide range of local services and amenities. Bradshaw Barn is only 13 miles from junction 34 of the M6 and 13 and 28 miles from the historic market towns of Settle and Skipton respectively.

DIRECTIONS:

From High Bentham turn into Station Road, signposted Slaidburn, continue heading out of High Bentham for 2.5 miles, turn right onto Ringstones Lane (signed), after approximately 0.3 miles the access track leading to Bradshaw Barn is located on the left.

DESCRIPTION:

The property provides a quasi semi-detached stone built barn conversion (converted circa 1993). The accommodation briefly comprises an entrance hall, W.C, lounge, snug, dining kitchen, three bedrooms and a bathroom and an integral garage. Outside the property has a stone built stable/store with loft over, a general purpose building suitable for a range of uses, approximately 1 acre of land and substantial yard and parking area.

THE DWELLING:

The property benefits from double glazing throughout and central heating powered by a solid fuel Rayburn.

Bradshaw Barn provides the following accommodation

Ground Floor

Entrance Hall 16'2"(4.93m) x 17'4"(5.29m)

The hall is accessed from the front of the property and has a stone flag floor and provides access to the kitchen, snug and ground floor WC and to the staircase leading to the first floor.

Dining Kitchen 14'6"(4.44m) x 21' 4"(6.52m)

A spacious dining kitchen with the benefit of a stone flag floor, fitted kitchen units, central island unit with inset electric hob, feature beamed ceiling, electric cooker, Belfast sink

and solid fuel Rayburn stove with a tiled splashback.



Snug 14' (4.28m) x 17'3"(5.29m)

This room has the benefit of an open fire with a back boiler set within a stone fireplace and French doors lead to the lounge.

Lounge 16'3"(4.95m) x 16'(4.89m)

Having three windows to different elevations means the lounge is nice and light.

Ground Floor WC/Cloaks

White W.C. and wash hand basin.

First Floor

Landing

The galleried landing provides access to the three bedrooms and bathroom and is open to the underside of the roof structure. There is a useful storage cupboard on the landing.

Bedroom 1 14'(4.25m) x 11'(3.34m)

A double bedroom with exposed original beams in the ceiling and over the door and windows.

Bedroom 2 10'6"(3.22m) x 10'5"(3.17m)

A double bedroom with exposed original beams in the ceiling and over the door and windows.

Bedroom 3 10'5"(3.19m) x 10'8"(3.27m)

A third double bedroom with the benefit of original beams over doors and windows and a small storage recess.

Family Bathroom 5'11"(1.82m) x 8'10"(2.7m)

Having a white three piece suite the bathroom is tiled from ceiling to floor with the benefit of a shower over the bath and a Velux window.

OUTSIDE

The property has a lawned garden area to the rear and a large parking area to the side together with two useful buildings (more particularly described below) set within approximately one acre of grazing land.

Stable/Store 32'8"(10m) x 17'2"(5.24m)

A predominantly stone and concrete block built building with some timber space boarding to the front elevation with a slate roof. The building has the benefit of a personnel door and vehicular access door and a first floor with external staircase. This building could be converted to a holiday cottage or Granny Annexe subject to planning.

General Purpose Building

A useful steel portal frame building with dark green box profile cladding. Part of the building is to be removed by the the vendor to comply with a planning condition and this will result in a building measuring approximately 8m x 8m for use by the purchaser



COUNCIL TAX

The property is in council tax band F, rates payable in 2007 £2,029.85

SERVICES

The property has a borehole water supply, mains electric and drainage is to a septic tank.

RIGHTS AND EASEMENTS

The land is sold subject to and with the benefit of all wayleaves and easements in existence. The land does contain public footpaths and the location of these are shown on the attached plan.

SINGLE PAYMENT SCHEME

The land has been registered for and is sold with the benefit of entitlement to receive payments under the Single Payment Scheme. The entitlements had a value of £228.96 per hectare in 2006. The vendor undertakes to transfer the entitlements to the purchaser in accordance with the regulations of the scheme. The transfer shall be coordinated by Gary Hoerty Associates, with fees of £150 being chargeable and payable by the purchaser of each lot.

LOCAL AUTHORITY:

Lancaster City Council, Palatine Hall, Dalton Square, Lancaster, LA1 1PW.
Tel: 01524 582000

METHOD OF SALE:

The property is for sale by private treaty

PRICE GUIDE:

Offers in the region of £450,000.

VIEWING:

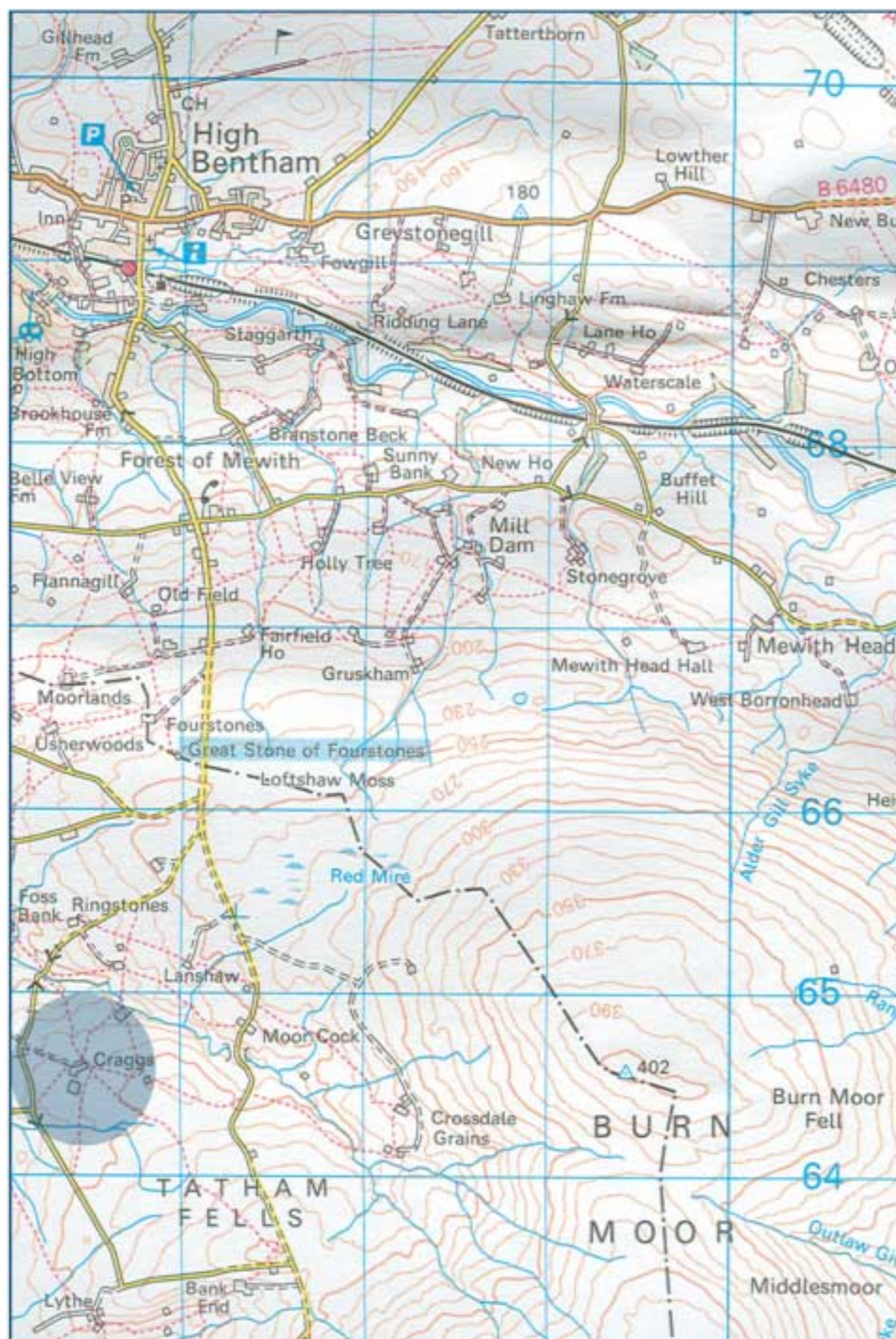
Viewings are strictly by appointment with the selling agent.

Our Ref: Hol/141/423/GH





Location Plan - Bradshaw Barn



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PROPERTY MISDESCRIPTION ACT 1991

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