



Moorcock Farm & Barn

Clitheroe Road | Dutton | Preston | Lancashire | PR3 2YT

MSW HEWETSONS



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Guide Price of £550,000

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Preston | Lancashire
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A traditional attached five-bedroom farmhouse cottage in need of significant renovation and improvement together with a detached stone barn and shippon with planning permission for residential development as a separate residence to the farmhouse.

Construction

The property is constructed of coursed stonework with pitched slate roof supported on timber. Rendered front elevation.

Ground Floor

Front entrance porch, service cupboard, timber entrance door with top light inner doorway with glazed top and side windows.

Reception Hallway

Timber beamed ceiling, exposed stonework.

Sitting Room

UPVC double glazed window to front

elevation, original sandstone carved Inglenook style fireplace with cast iron stove, single panel central heating radiator, glazed sliding doors.

Living Room

UPVC double glazed window to front elevation, single panel central heating radiator, timber beamed ceiling, dressed stone open fireplace with basket and timber mantle and hearth. Serving hatch to kitchen.

Kitchen Area

Range of original fitted units with double bowl, double drainer sink unit, UPVC double glazed window,

floor-mounted gas boiler providing central heating and domestic hot water. Original fitted cupboards, fluorescent lighting.

Cloaks

Containing two-piece suite comprising low-level wc, wash hand basin, UPVC double glazed window.

Half Cellar

Rear Hallway

UPVC double glazed window to rear elevation, double panel central heating radiator, timber ceiling.

Particulars of sale

Rear Porch

Constructed of stonework with UPVC double glazed side windows and door, stone base.

First Floor

Staircase

Traditional timber staircase with handrail and balustrade, UPVC double glazed window.

Landing

Open landing with balustrade, single panel central heating radiator.

Bedroom One (front elevation)

UPVC double glazed windows to front and gable elevation. Original stone fireplace with raised cast iron basket, pedestal wash hand basin with fitted mirror, double panel central heating radiator, fitted cupboards and drawers.

Bedroom Two (front elevation)

Original cast iron deco style fireplace with cast iron basket, wash hand basin in vanity unit, UPVC double glazed window to front elevation, double panel central heating radiator.

Bedroom Three (rear elevation)

Twin UPVC double glazed high-level windows to rear elevation, double panel central heating radiator.

Bedroom Four (gable elevation)

Pedestal wash hand basin, UPVC double glazed window to gable elevation, single panel central radiator.

Bedroom Five (rear elevation)

UPVC double glazed window to side, single panel central heating radiator.

Bathroom

Containing three-piece suite comprising handle grip panel bath with 'Triton' shower over, pedestal wash hand basin, low-level wc, chrome radiator towel rail, UPVC double glazed window to rear.

External

Parking and courtyard areas to side and front.

Barn

The adjacent barn has planning permission for residential development. The principal barn has a single open space together with a section three-bay shippon and

separate storage.

To the rear is a single storey shippon set off in a ten-bay shippon. Adjacent lean to implement store attached to a small stone built storage building, separate detached block built garage store.

Land

Area of land to rear and side of barn to form gardens and parking for the barn development.

Planning Permission

The barn has planning permission to develop a four bedroom residential dwelling with landscaping. See Ribble Valley Planning Web portal <https://webportal.ribblevalley.gov.uk/planningApplication/32818> Application Ref: 3/2021/0261

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Services

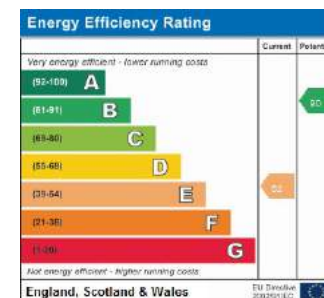
Mains electricity, mains water, sewerage private septic tank.

Council Tax

Council Tax Band E payable to

Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Moorcock Farm

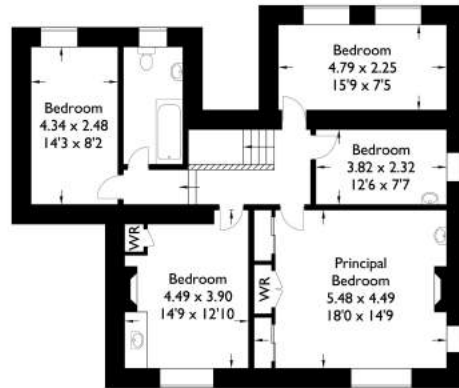
Approximate Gross Internal Area : 188.08 sq m / 2024.47 sq ft

Cellar : 21.38 sq m / 230.13 sq ft

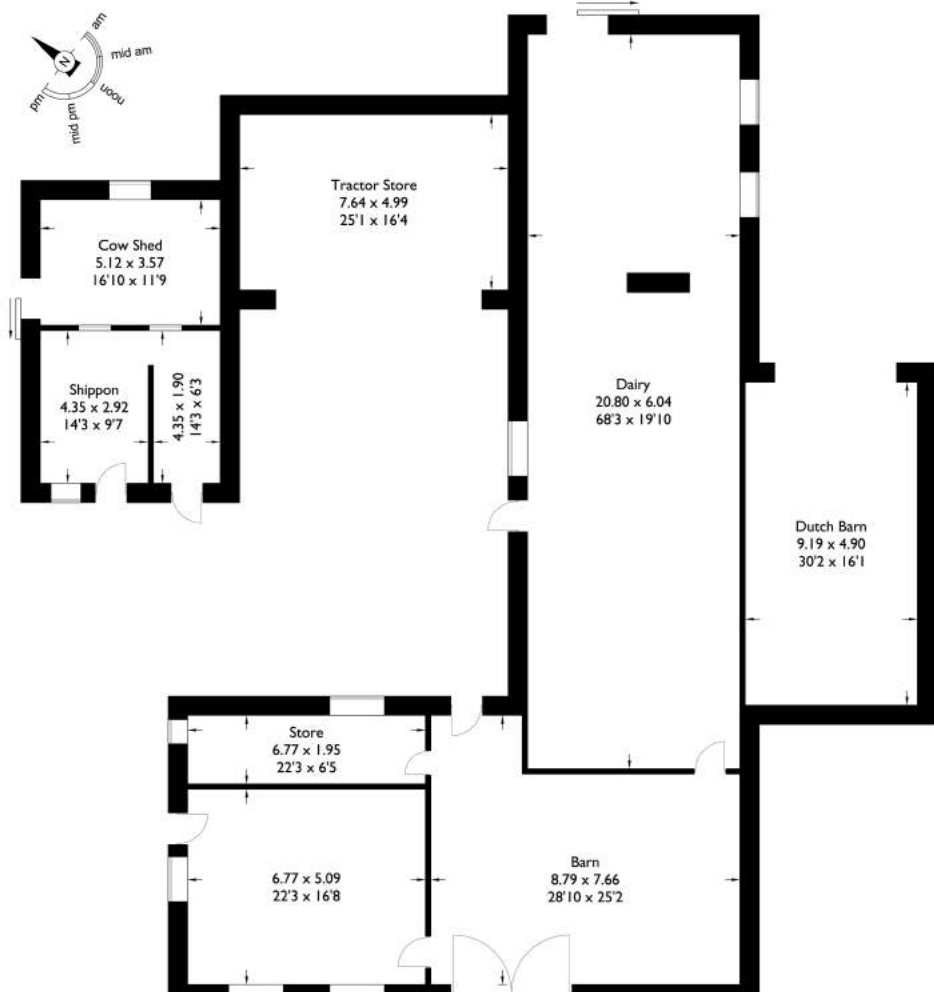
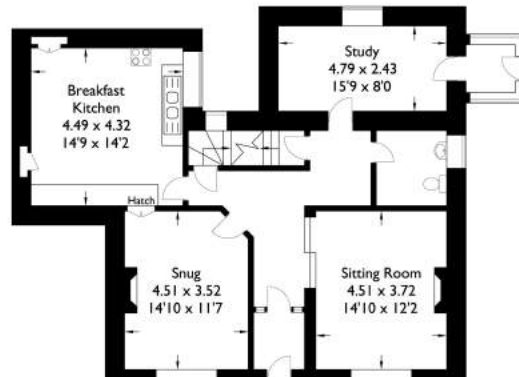
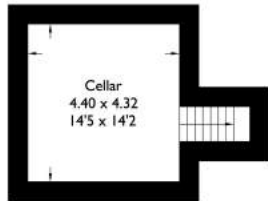
Outbuilding : 367.39 sq m / 3954.55 sq ft

Total : 576.85 sq m / 6209.16 sq ft

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor









MSW HEWETSONS

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