



164 Carr Lane, Tarleton PR4 6BX

£495,000



An individual and unique three bedroom detached cottage which has been skilfully extended to provide spacious kitchen/living/dining area. Retaining many original features throughout and set along a sought after country lane in the heart of Tarleton village. Attached garage, driveway parking and attractive gardens.



ACCOMMODATION COMPRISES:

Solid wood entrance door to:

ENTRANCE HALL

Tiled floor.

CLOAKROOM

Fitted with a corner wash hand basin with storage beneath, and low level w.c. Tiled floor.

RECEPTION HALL

Double glazed window to side. Parquet flooring, Radiator. Open to:

LOUNGE

Double glazed windows to front and side. Cream wood burning stove set in fireplace with oak mantel and stone flagged hearth. Parquet flooring. Radiator. Spindle staircase to first floor accommodation.

From the Reception Hall, open access to:

OPEN PLAN LIVING/DINING/KITCHEN AREA

Having a pitched roof with four Velux windows, French doors to both sides and window to side. Fitted with a range of grey base units with wood block work surfaces over incorporating Belfast sink with mixer tap. Plumbed for automatic dishwasher. Four oven cream Aga set in tiled inglenook with wood mantel over. Space for American style fridge freezer. Tiled floor.

UTILITY ROOM

Double glazed window to rear. Wall mounted Vaillant gas combi boiler. Wood block work surface and plumbed for automatic washing machine and space for tumble dryer. Tiled floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Double glazed window to side. Spindle balustrade.

BEDROOM 1

Double glazed window to side. Built in wardrobes and built in storage cupboard with shelving. Radiator.

BEDROOM 2

Double glazed window to side. Exposed wood flooring. Radiator.

BEDROOM 3

Double glazed window to rear. Exposed beamed ceiling. Radiator.

BATHROOM

Double glazed window to side. Fitted with a three piece suite comprising claw foot freestanding bath, tiled corner shower cubicle, low level w.c. and vanity wash hand basin with storage beneath. Wall mounted heated towel rail. Radiator.

OUTSIDE

The property is approached via a gravelled driveway providing off road parking and leading to the single attached garage with up and over door.

The side garden is lawned and there is a gravelled patio area with feature water fountain.

To the other side of the property is a paved courtyard area. From here is an access gate to the stables and paddocks currently rented from a local land agent. Future use of this field needs to be agreed under a separate negotiation, details will be given on request.

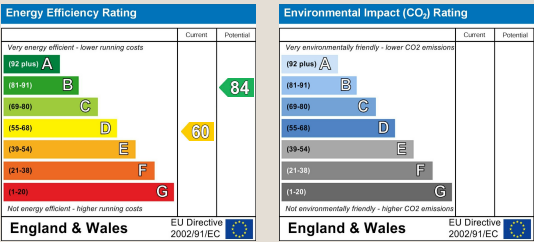
Area Map



Floor Plans



Energy Efficiency Graph



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