





LOWER LICKHURST

BLEASDALE • LANCASHIRE

Rural dream in the heart of the Forest of Bowland

Principal House:

Hall, Drawing Room, Dining Room, Sitting room, Conservatory, Kitchen, Wine Store, Utility, Cloakroom, 6 Bedrooms, 4 Bathrooms.

Adjoining Staff Annexe/Office: with large room, Kitchenette, Bathroom

Attached Cottage:

4 Bedrooms, 1 Bathroom, Sitting Room, Kitchen

Extensive Range of outbuildings, including one with planning permission for 3 holiday cottages

Tennis Court, Garages and extensive lawned gardens

Farm house:

Sitting Room, Hall, Office, Utility, Kitchen/Dining Room, 4 Bedrooms, 1 Bathroom

Extensive range of award winning modern farm buildings

Undulating grassland and established woodland.

In all about 163 acres (65.96 hectares)

For Sale Freehold as a whole or in Lots.

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Lancashire

Lower Lickhurst is a beautiful rural estate situated at Bleasdale in the renowned Forest of Bowland which is designated as "An Area of Outstanding Natural Beauty". The Ribble, Lune and Hodder Valleys are close by with easy access to the Yorkshire Dales National Park beyond. To the North and East of the property are the magnificent fells of Bleasdale and Parlick with wonderful walks over to Fair Snape Fell. In contrast, to the West are the long low views to the Fylde coast. With the natural high topography there are great sporting opportunities including a local gliding club and some of the best high pheasant shoot in the northern counties, with a number of famous grouse moors also very close. There is some excellent fishing nearby on the Lune, Ribble and Hodder. A good range of friendly local pubs and quality restaurants are all within the area. There is a renowned golf course at Royal Lytham St Anne's and five further courses within 10 miles.

Communications are excellent as Lower Lickhurst is very accessible to the major business centres of the North West Region including Preston, Manchester and Liverpool, with airports at Manchester and Blackpool.

Preston 10 miles

Clitheroe 14 miles

Lancaster 17 miles

Manchester 42 miles

(Distances approximate)





Lot 1: Lower Lickhurst (15.75 acres)

- Lower Lickhurst is approached down a private tree lined entrance drive leading to the principal house with an impressive stone pillared gated entrance. The gravelled drive continues through electric gates to the front of the house and to the side of the house. The main house has recently been renovated by the current owners and has many fine features which include a double height hall with open timber staircase, large drawing room and an exceptional modern kitchen with fitted Aga. The accommodation is equally well laid out providing six bedrooms and four bathrooms. Above the service wing of the house is a useful office or staff annexe, beyond which is a large storage barn. Adjoining the storage barn is a four bedroom cottage known as Little Foxhill Cottage.
- The principal house is surrounded by mature gardens and well-kept formal lawns. There is a tennis court, timber framed building (previously used as an artist's studio), newly rebuilt garage block, vegetable garden and greenhouse.
- To the rear of the main house is a series of outbuildings, which can be accessed via a separate drive and currently provide useful storage. One of these also has planning permission for three holiday cottages. Planning Permission number: 06/2011/0258 date of approval 19/05/2011.





LOWER LICKHURST

Approximate Gross Internal Floor Area

505.17 sq mt / 5437.60 sq ft.

Barn and Office: 121.1 sq mt / 1303.51 sq ft

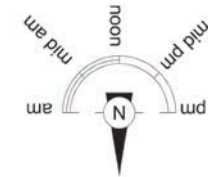
The Cottage: 127.47 sq mt / 1372.07 sq ft

The Outbuildings: 625.18 sq mt / 6729.38 sq ft

Garage: 77.34 sq mt / 832.48 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

First Floor



Ground Floor



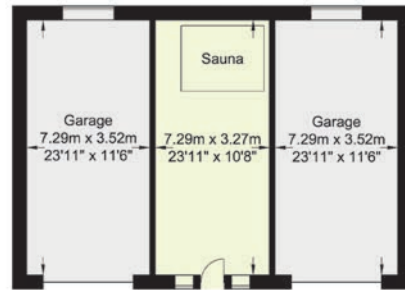
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Outbuilding



Outbuilding



Main Garage

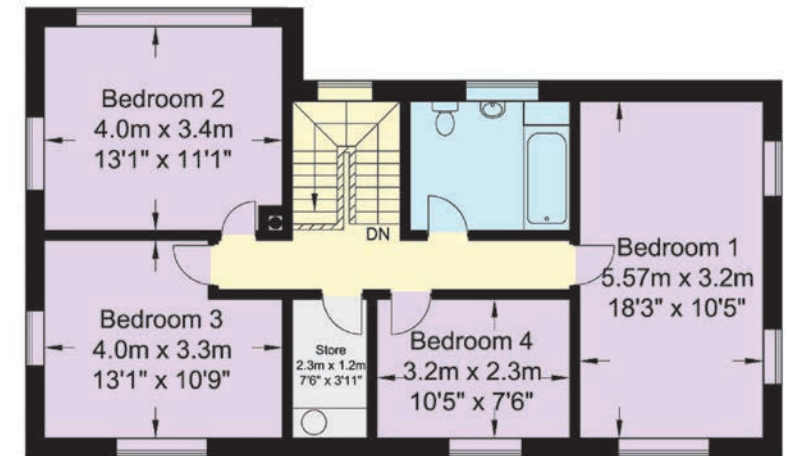




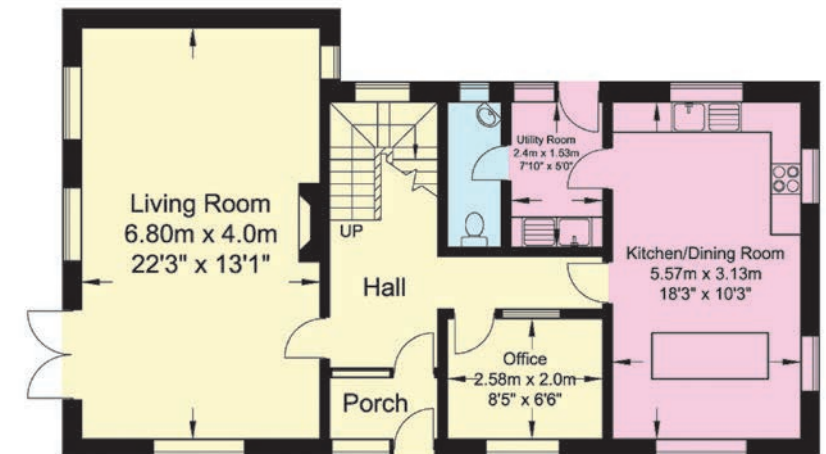


HOLLING SHEARS FARM

Approximate Gross Internal Floor Area
 The Farmhouse: 142.28 sq mt / 1531.48 sq ft



First Floor



Ground Floor

Lot 2: Holling Shears Farm (97.73 acres)

- Holling Shears Farm is accessed via a separate drive and could easily be separated as a standalone farming unit. It comprises a detached modern four bed roomed farmhouse constructed of brick and render and is subject to an agricultural restriction. Adjacent to the farmhouse are an extensive range of modern award winning farm buildings including a number of steel portal

stock buildings and separate implement stores.

- Lot 2 includes 73.73 acres of quality meadow and pasture land with smaller areas of woodland.

Lot 3: Grassland (49.76 acres)

- Lot 3 is 49.76 acres of grassland with separate road access





GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession.

Single Payment Scheme

The entitlements are specially excluded from the sale, but may be available by separate negotiation.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights are included in the freehold sale, as far as they are owned. Approximately 20 acres in the south west corner of the estate do not include sporting rights.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. There are public and private rights of way which cross the farm. These are clearly shown on the land plan in the brochure. In the event of the estate being sold in lots, it may be necessary to retain rights of way for access of the various lots.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Services

Mains electricity, private drainage, oil-fired central heating.

Local Authorities

Preston Borough Council.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT in the event that that sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

Tenancies

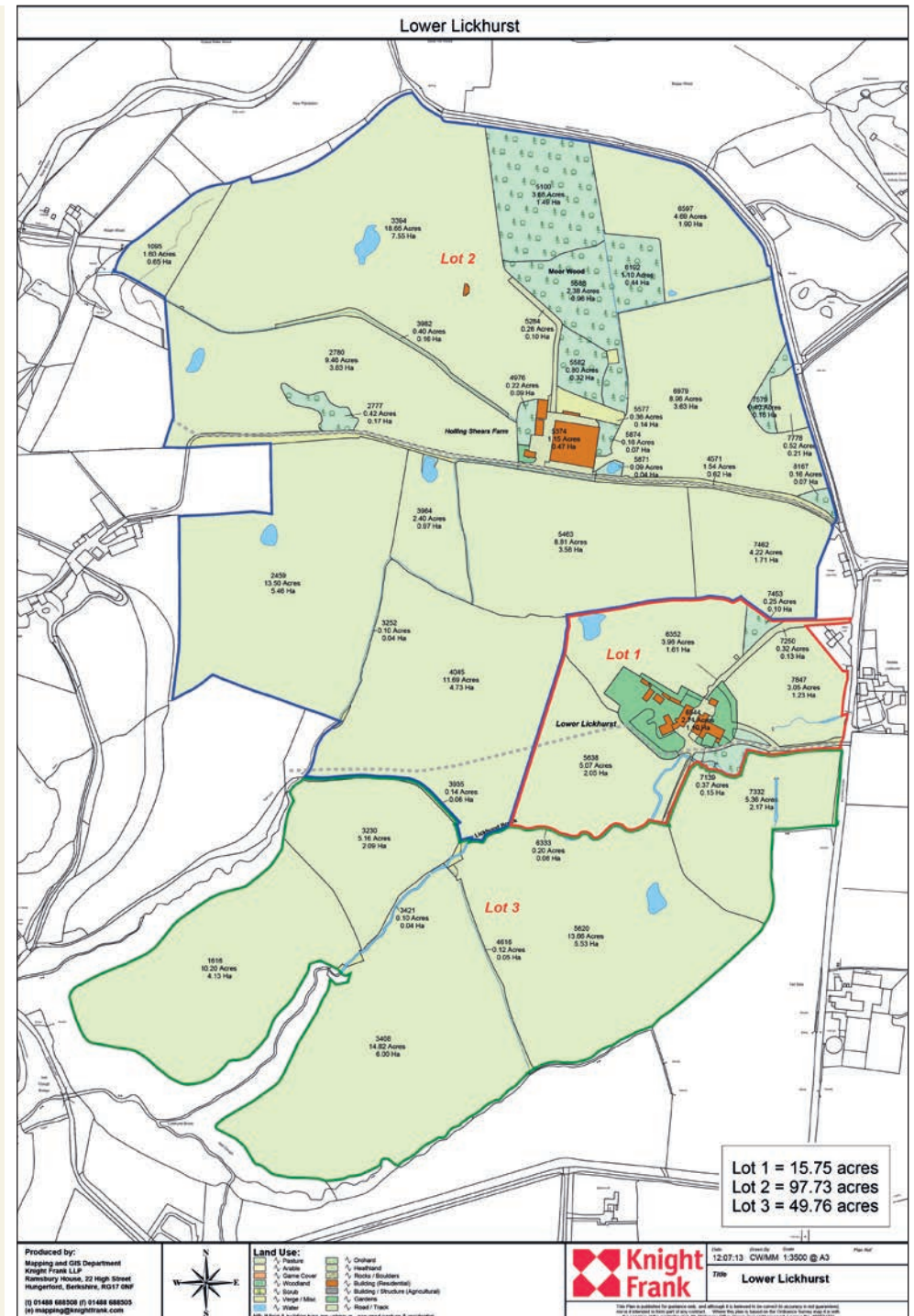
Further information on all of the property occupancies can be obtained from the agents.

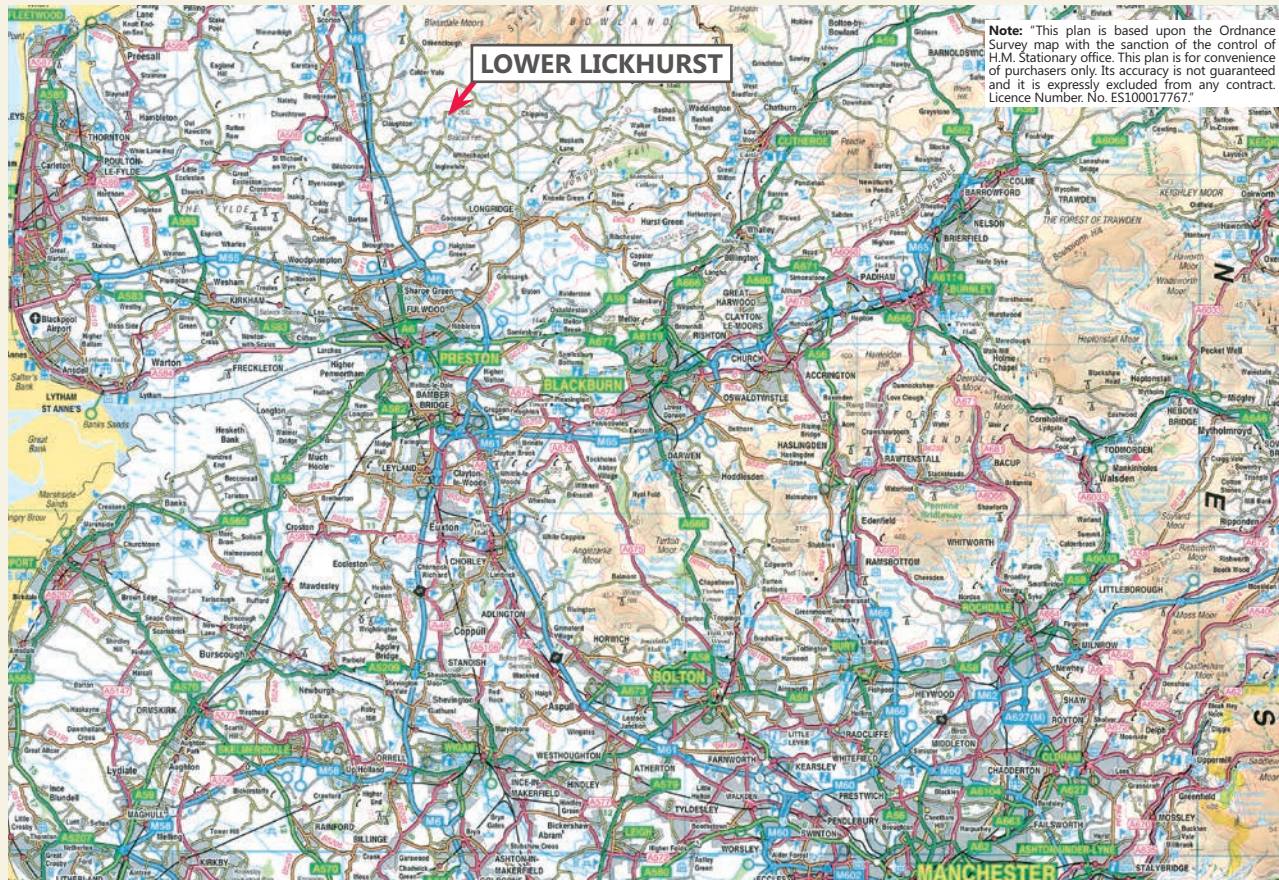
Directions (PR3 2ER)

From the M6 take Junction 3 onto the M55, then take the A6 onto the Garstang road heading north towards Garstang. In the village of Broughton take a right turn onto Whittingham Lane / B5269. After about 0.9 miles fork left onto Langley Lane. Continue for about 2.5 miles onto Silk Mill Lane. After about a mile continue onto Button Street. After a further 1.3 miles at a T junction turn right onto Bleasdale road. Lower Lickhurst will be found on the left hand side, down a tree lined drive behind a stone pillared entrance gate.

Viewings

All viewings are strictly by appointment with vendor's joint agents.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. ES100017767"

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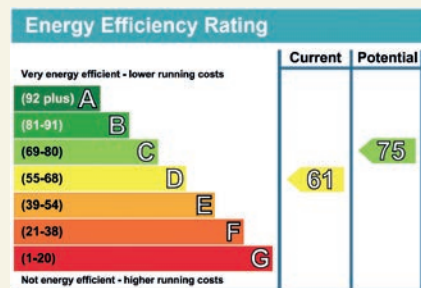
Particulars dated: July 2013.

Photographs dated: June 2013.

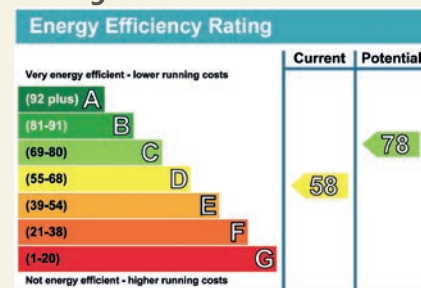
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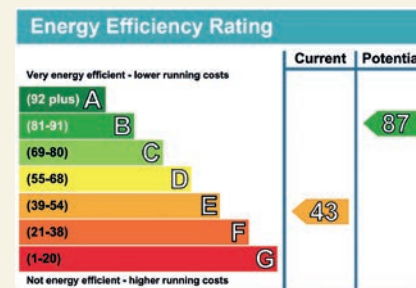
Lower Lickhurst



Holling Shears Farm



Lower Foxhills





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