

**Carr Lane,  
Tarleton**

  
**SMART MOVE**



Asking Price **£450,000**



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Tucked away in a semi rural location on the edge of Tarleton village, lies this traditional detached character property, which is a real one-off and a property that only viewing in person shall truly do justice to all that it has to offer. This three bedroom property boasts well proportioned open plan living space, as well as the potential to rent additional land to the rear, making it a property that can suit several buyers needs.

The internal layout of the property in brief includes: entrance hall, ground floor WC, integral garage, lounge with feature fireplace and open plan arch to the snug, which in turn is open plan to the extended kitchen diner with utility room off and two sets of French doors leading to the front and rear. To the first floor is a central landing, bedroom one with built in storage, two further bedrooms and the four piece family bathroom completes the accommodation.

The property is accessed through a sliding gate, which then leads to the driveway for off road parking. The integral garage is at the end of the driveway, for additional parking or useful storage. To the front is the property's main lawned garden, bordered by mature trees and shrubs and enclosed by a fenced perimeter. To the left-hand side is a gravelled path lading to the rear, where there is a private paved sun terrace which is not overlooked and quite private.

The current owners of the property rent grazing land with stables to the rear (circa 3 acres.) This is NOT included in the sale price listed, though there is potential for the next owners to rent the land by separate negotiation with the land agents, should they wish to do so.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa, Co-op and Spar, making this property within a "stones throw" of all local amenities.



**\* Semi Rural Village Location**

**\* Extended Ground Floor Accommodation**

**\* Ground Floor WC & Utility Room**

**\* Gated Driveway for Off Road Parking**

**\* Adjacent Field & Stables Rented Separately (circa 3 Acres)**

**\* Detached Character Cottage (circa 1640)**

**\* Lounge, Snug & Spacious Kitchen Diner**

**\* Three Bedrooms & Bathroom to First Floor**

**\* Private Garden with Rural Outlook**

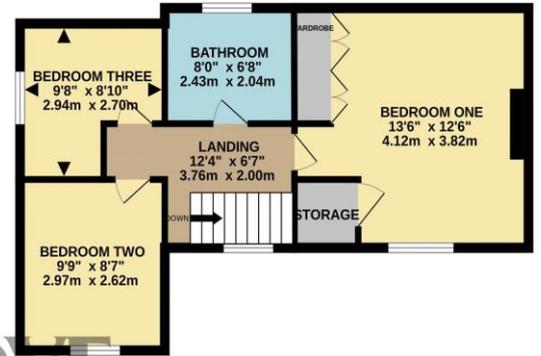
**\* Freehold, Council Tax Band D & EPC Rating D**



GROUND FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



BRIARS COTTAGE, CARR LANE

TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton  
226a Hesketh Lane,  
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.