



TO LET

CUERDEN FARM, LIVERPOOL ROAD,
TARLETON, PRESTON, PR4 6HN

£2,250 per calendar month

Location & Description

Cuerden Farm is located on Liverpool Road, on the outskirts of the village of Tarleton. The Holding comprises a newly fully renovated large four bedroom farmhouse, extensive gardens, two traditional red brick barns, a steel portal framed barn, a pole barn and 9.48 acres of grassland, situated to the south east of the farmstead; as shown outlined in red on plan overleaf.

Accommodation

The **Farmhouse** comprises: -

Entrance Hall: 7.08m x 1.83m

When entering the property the hallway leads to both the study and living room, the cloakroom and to the stairs to the first floor. Original tiled flooring, single radiator fitted and cream walls.

Kitchen/ Dining Room: 8.67m x 4.83m

Newly renovated large kitchen/dining room. Fully fitted white timber base and with fitted work surface, white tiling above. Single stainless steel single sink and drainer situated under window overlooking gardens. A York stone hearth is within the south facing dining area overlooks the farm from the bay window. Pendant light in dining area together with spot lights, smoke alarm, carbon monoxide alarm, radiator and cream walls.

Living Room: 4.58m x 4.63m

York stone hearth installed to the room, two double glazed UPVC windows, electric sockets fitted. Double radiator and cream walls.

Study: 4.45m x 3.89m

Traditional open fireplace with red brick hearth. Cream walls. Double radiator. Spot light to ceiling.

Downstairs Toilet: 1.21m x 2.09m

WC, wash hand basin with tiled splashback and cream walls.

Utility Room: 2.96m x 4.15m

New oil Boiler sat on stone plinth, traditional timber back door leading to the farm, new double glazed door giving access to the northern most gardens.

Cloakroom: 2.07m x 1.91m

Leads to the kitchen/dining area and the downstairs bathroom with access to the back of property to the northern most gardens with newly fitted double glazed door.

First Floor:

First Bedroom: 4.46m x 3.88m

Double bedroom. Radiator. Double glazed windows, cream walls, loft hatch.

Second Bedroom: 4.86m x 4.66m

Double bedroom. Single radiator. Double glazed windows and cream walls.

Third Bedroom: 3.69m x 2.39m

Single bedroom, single radiator. Double glazed windows and cream walls.

Master Bedroom: 3.83m x 4.77m

Large double bedroom, benefits from an en-suite bathroom and separate dressing room. En-suite fitted with shower, WC, wash hand basin with white tiled splash back. Fitted heated towel rail. Airing cupboard. Loft hatch, single radiator. Double glazing and cream walls.

Bathroom: 3.68m x 2.07m

WC, bath and wash hand basin both with white tiled splashbacks. Fitted heated towel rail. Chrome bathroom accessories.

External:

Traditional Barns:

Red brick single storey traditional barns, workshop and stabling.

Agricultural Buildings:

485sqm steel portal framed barn and 160sqm pole barn set around a concrete and hardcore yard.

Land:

9.46 acres of grassland situated to the east and south of the farmstead. Extensive gardens to farmhouse.

Services:

Farmhouse is served by metered mains water, electricity and oil fired central heating. The property is let unfurnished it includes items as detailed within these particulars. We are advised that the property is Band E for Council Tax purposes with West Lancashire Borough Council.

Tenure:

The property is available immediately on a Farm Business Tenancy Agreement for an initial period to be agreed. An employment, character, previous landlord reference (if applicable) and credit check will be carried out on the applicant.

Rent:

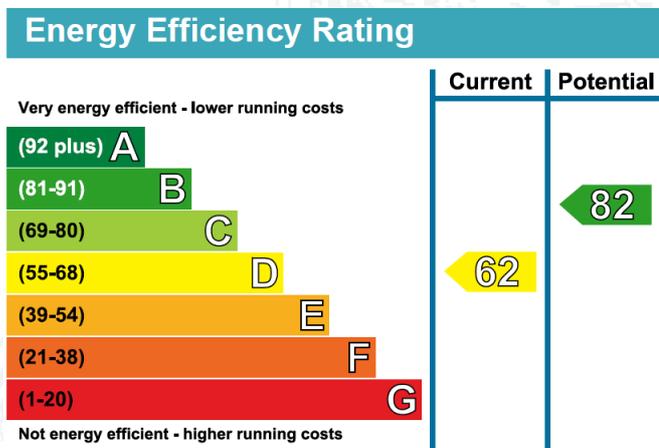
£27,000 per annum. £2,250 per calendar month payable in advance.

Viewing:

Strictly by appointment through the sole agents, Acland Bracewell Surveyors Limited. Contact Caroline Webster.



Not to scale. Strictly for identification purposes only.



PROPERTY MISDESCRIPTION ACT 1991

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