



## FOR SALE

Tunstead Farm, Kelbrook  
BB18 6LH

Guide Price £600,000



**The Coach House**  
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## Description

Tunstead Farm comprises of the original stone built farmhouse, a modern agricultural building and 3 adjoining crofts. The property benefits from delightful views and ample land to provide the gardens, privacy and outdoor life required for a property of this calibre. The farmhouse is in good condition but would now benefit from some re decoration.

## Location

The property is situated in a convenient rural setting next to Tunstead Farm Barn, elevated above the village of Kelbrook and approached by a well-maintained private access, owned by Tunstead Farm and subject to a three way maintenance split. The property lies approximately 3 miles south from the town of Barnoldswick and is well placed for easy travel via the M65 network.





## Tunstead Farm, BB12 6LH

A stone built detached 4 bed farmhouse with a modern agricultural building & 5 acres or thereabouts. Set within a rural position, yet close to urban facilities and good road links

### Lot 1. Farmhouse, Croft & Field of 2.7 acres or thereabouts.

The accommodation briefly comprises of: - (all measurements are approx. and should be taken as a guide only)

#### Conservatory

Tiled floor, PVC double glazed with stone and stone linted. One main door leading to the kitchen and one to the side to single garage and boiler room.

#### Kitchen

15ft 8" x 11ft 7" Traditional style farmhouse kitchen with modern features. Tiled floor and beamed ceiling; wooden floor and base units, central island, black granite work tops, range master oven and dining area. Door to utility.



#### Utility

13ft 8" x 8ft 5" Steps down to; tiled floor, wooden base and wall units, single stainless steel sink and drainer, plumbed for washing machine.





### **Sitting Room**

16ft (21ft max.) x 14ft Step up from kitchen to; front facing, beamed ceiling sitting and dining room, with gas fire set in stone hearth and views across the garden.

Door to stairs leading to the first floor.



### **Lounge**

21ft x 11ft 1" Beamed ceiling, double aspect

Stairs to first floor, beamed landing and roof hatch storage;

### **Bedroom**

10ft 9" x 11ft 9" Front facing with beautiful views over the garden and surrounding landscape.

### **Bedroom**

11ft 7" x 15ft 6" (min) Beamed ceiling, double set of windows allowing plenty of natural light and fitted furniture.



### **Single Bedroom**

6ft 11" x 11ft 11" with access to eaves storage through a roof hatch.

### **Bathroom**

10ft 4"x 8ft 4" Cream 4 piece suite, jacuzzi bath, separate show cubicle, sink and W.C.





## Land

The farmhouse looks out on to a croft and field comprising 2.7 acres or thereabouts.

The land benefits from natural water, with access provided to the side of the farmhouse.

An electricity wayleave runs through the field. The land is not registered by the Vendor for BPS purposes.

## Garden

Well-maintained walled, south easterly facing gardens are provided to the front, with ample parking available to the side, adjoining the single Garage and Boiler Room.

## Services

Mains electricity. Spring water supply and LPG. Private drainage to a septic tank provided circa 2004.



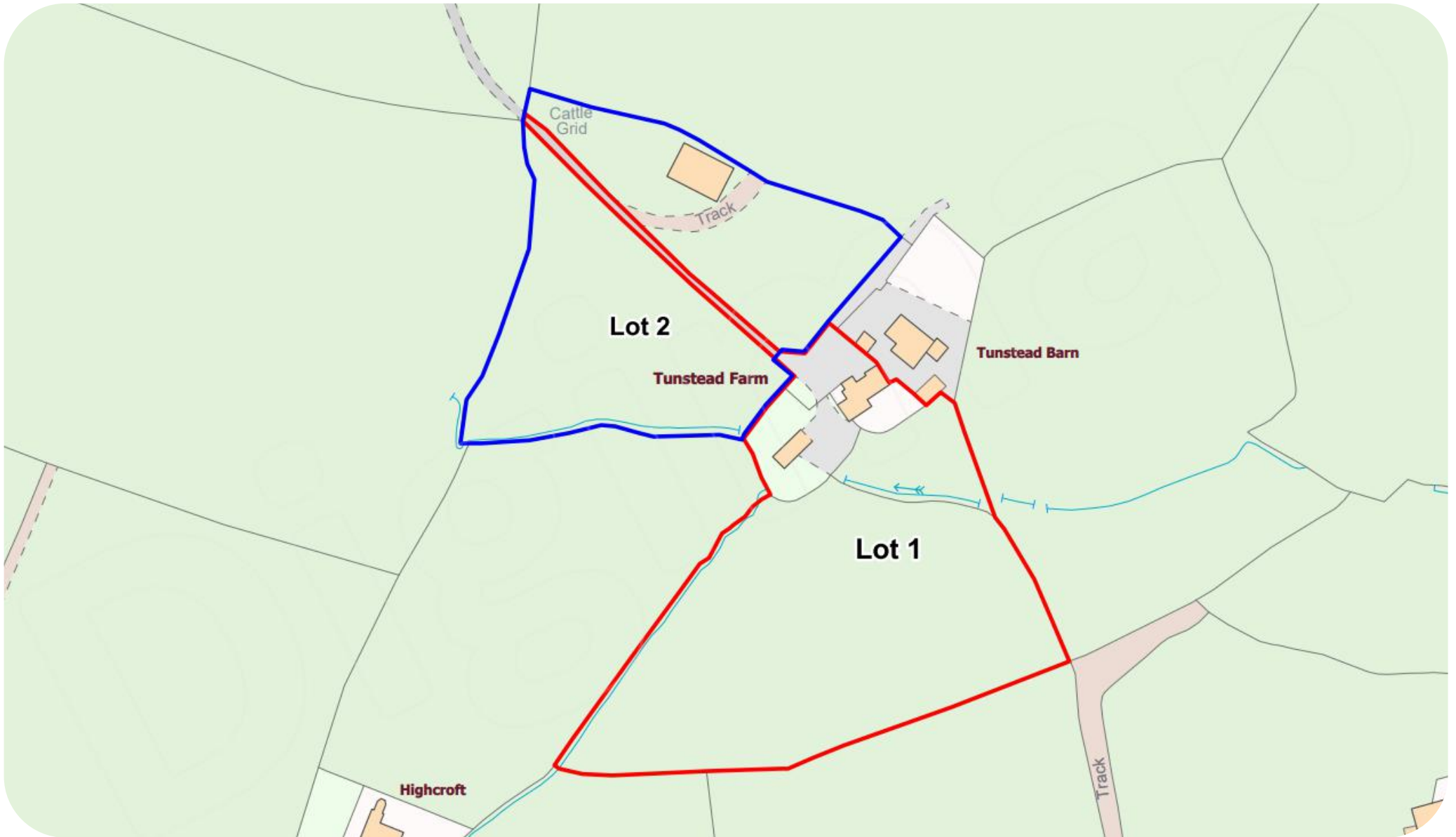


### **Lot 2. Agricultural Building & 2.4 acres of land**

A modern steel portal frame building approximately 60ft x 30ft of concrete panel and Yorkshire boarding construction with concrete floor. The building is open to the East and benefits from spring fed water. The property may well meet the criteria for conversion to residential under the Class Q planning options. This has not been explored by the Vendor.

The building is set within 2.4 acres or thereabouts of meadow and does have the access road leading to Tunstead Farm & Tunstead Farm Barn passing through it, the ownership of which remains with Lot 1. The land is not registered by the Vendor for BPS.





Not to Scale

For identification purposes ONLY



## Viewings

All viewings will be strictly by appointment with the agents during the times set out below

<b>Wednesday 22nd September</b>	<b>1pm - 2pm</b>
<b>Saturday 2nd October</b>	<b>10am – 11am</b>
<b>Monday 11th October</b>	<b>1pm – 2pm</b>
<b>Saturday 23rd October</b>	<b>11am – 12pm</b>

Please note:- All viewings are at your own risk

## General Notes

The property is offered for sale Freehold with Vacant possession, as a whole or in 2 Lots.

The property is being sold with an Overage Clause on the farm building. An Overage Clause will form part of the contract providing for 25% of any uplift in value to be paid to the vendor, if planning consent is achieved for development within 30 years of completion.

Services/Appliances/Fireplaces: No warranties are given as to the usability of the services, appliances or fires/flues. The purchaser should make their own investigations if required.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F	33   F	
1-20	G		