

**Hundred End Lane,  
Hundred End**

  
**SMART MOVE**



Asking Price **Guide Price £825,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**



If it's a glorious rural isolation and open views of greenbelt farmland that you're looking for, Bold Venture is your perfect destination. The mere fact that this amazing home has been in the hands of the same family for over half a century, illustrates perfectly just what a special place to live it must be and there is now the opportunity for a lucky new family to take it over and enjoy all that it has to offer. Sitting on a large plot of approximately 7 acres and with two large outbuildings, the home itself was rebuilt around 2015 and as such, is well presented and ready to move straight into, whilst the land offers endless potential for the next owners to use, work and enjoy it, as they see fit.

The property's layout spans around 2,318 sq ft (plus outbuildings of around 2,865 sq ft,) with the house including: front porch, spacious entrance hall with stairs leading to the first floor, dual aspect lounge, separate sitting room, dining room, modern fitted kitchen, large utility / laundry room with three piece shower room off, first floor landing with loft access point, four generous bedrooms and the large first floor family bathroom completes the accommodation. NB: In terms of services, the property is connected to mains water and electric and has a septic tank. The main heating within the property is electric room heaters, with the addition of a log burner and electric fire in the main lounge and sitting rooms.

The property is set-back off Hundred End Lane and is accessed down a track which is owned by the neighbouring property but that Bold Venture has right of access over. At the end of the track you enter into the property's private driveway, which can accommodate numerous vehicles and is flanked by mature lawned front garden areas and lots of established trees and shrubs, making it quite private. Set to the left of the property are the two outbuildings, with the first being a brick garage / workshop and the second larger building being a barn-style agricultural building, boasting amazing storage and potential for change of use (subject to relevant permissions.) Both outbuildings have light and power. The majority of the land lies to the rear and is currently left to grass, with fabulous open views beyond. Also to the rear there is a pit / pond located approximately 3/4's of the way down the field on the left side please (as you look down the land from the property,) this was used to irrigate the greenhouses which previously stood on the site. The perimeter of the land is marked by ditches, to easily visibly note where the boundaries are. The land could simply be enjoyed by a family, or could possibly be worked as farmland or changed to equestrian use (subject to relevant consents / planning permission,) making this a home that you can make your own.

About the Local Area: Hundred End is a small coastal hamlet in West Lancashire and is one which few people will have had the pleasure to even be aware of, making it a real hidden gem. It is only around 2 miles east of Banks village and also around 2 miles west of the larger village of Hesketh Bank, making it rural, but not too far removed for access to local shops and amenities. It is administered by the West Lancashire District Council and Hesketh Bank parish council. The area has numerous agricultural fields and farms, as well as an enclosed salt marsh that is used for grazing cattle and the marshes are managed by the RSPB.

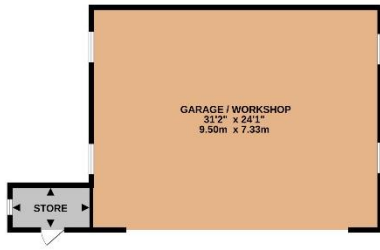


- \* Four Bedroom Detached Home - Re-Built in 2015
- \* Set-Back Location Surrounded by Greenbelt
- \* Potential for Equestrian Use (Subject to Relevant Consents)
- \* House of circa 2,318 sq ft plus Outbuildings of around 2,865 sq ft
- \* What3Words Location: shimmered.forge.agent

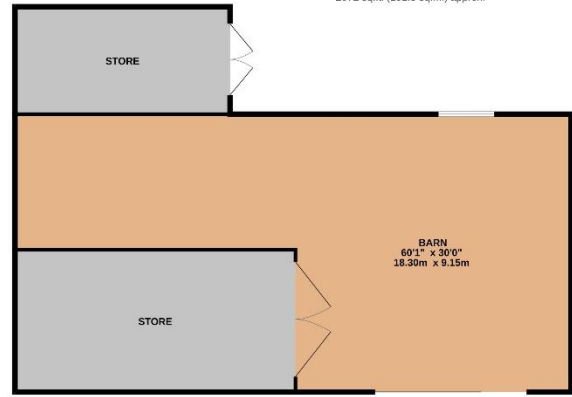
- \* Large Plot of Around 7 Acres
- \* Detached Brick Garage / Workshop & Agricultural Building / Barn
- \* Internal Inspection by Appointment Only
- \* Viewing in Person Highly Recommended
- \* Council Tax Band F & EPC Rating of D



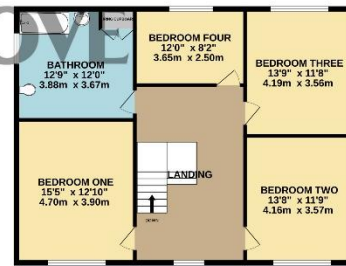
BRICK GARAGE / WORKSHOP  
793 sq.ft. (73.7 sq.m.) approx.



BARN  
2072 sq.ft. (192.5 sq.m.) approx.



GROUND FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.

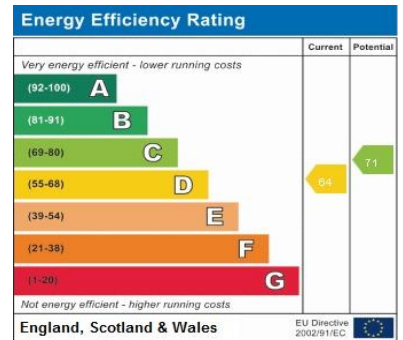


1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.

TOTAL FLOOR AREA : 5183 sq.ft. (481.5 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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Address:  
Hundred End ( ), Hundred End

rightmove



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.