



CALDERBANK LODGE, OAKENCLOUGH, PRESTON, LANCASHIRE



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A VERY RARE OPPORTUNITY TO PURCHASE A 14 BEDROOM, 12 BATHROOM PROPERTY OFFERING 778 SQ M (8300 SQ FT) OF ACCOMMODATION WHICH IS CURRENTLY SPLIT INTO 3 LINKED DWELLINGS. THE PROPERTY OFFERS LARGE FAMILY ACCOMMODATION WITH ANNEXE OR EVEN BUSINESS OPPORTUNITY.

Situation

Caldberbank Lodge is situated on the edge of the Forest of Bowland, an Area of Outstanding Natural Beauty. The property enjoys a rural position with open countryside views however it is well positioned for commuters only approximately 6 miles from junction 33 of the M6 and only approximately 13 miles to Preston Train Station which has a direct train into London Euston.

Local amenities can be found in the market town of Garstang, approximately 5 miles away and which has a variety of services as well as many shops, supermarkets as well as petrol stations and much more. Local schools can also be found nearby such as Bleasdale Primary School, Calder Vale and Garstang High School.

Description

This is a very rare opportunity to purchase three properties in one. Currently there is Calderbank Lodge which is spread over four floors and offers 7 bedrooms and 7 bathrooms and was once used as a shooting lodge for the Bleasdale Estate. Adjoining the back of the Lodge is Calderbank Cottage, a 2 bedroom cottage used for staff accommodation and to the rear is Calderbank Coach House. This is a converted coaching house that offers 5 bedrooms and 4 bathrooms.

The opportunities for this property are endless. Calderbank Lodge could be a large family residence with the advantage of having a separate annexe for dependant relatives, or is substantial enough to be converted into a boutique country hotel or even a bed and breakfast business.

Calderbank Lodge resides in its own grounds and has a sweeping driveway leading to private parking for several vehicles. Upon entering the property via the formal front door, it is evident just how much is on offer. There are two large formal reception rooms and a large kitchen to the rear with a utility and a ground floor bedroom and bathroom. To the lower ground floor the cellars provide four useable rooms which were once used as gun rooms,

store rooms and a cold game store. To the first floor are four double bedrooms all with en-suite with a further two double bedrooms both with en-suite facilities to the second floor.

Calderbank Cottage is linked to the lodge and can be accessed via the main hallway however it does also have its own private access. The cottage consists of two reception rooms, kitchen and utility, conservatory along with two double bedrooms and a house bathroom with a separate w.c.

Calderbank Coach House, to the rear of the property is a substantial house in itself. Currently this has its own private access and has been connected to the other properties in the past. The Coach House has a large open plan living dining kitchen along with a separate living room, two double bedrooms and a bathroom to the ground floor with a further three double bedrooms and three bathrooms to the first floor.

All in all, the total accommodation consists of over 778 sq m (8300 sq ft) and is definitely a property which must be seen to fully understand what it has to offer.

Externally

Externally, there are mature hedge boundaries with lawned areas and a large driveway supplying ample parking for several vehicles.

General Information

Services

Mains water, mains electricity, LPG, oil fired central heating and private drainage.

Tenure

Freehold with vacant possession upon legal completion.

Method of sale

Private Treaty.

Asking price

£875,000

Post Code

PR3 1UL

Viewing

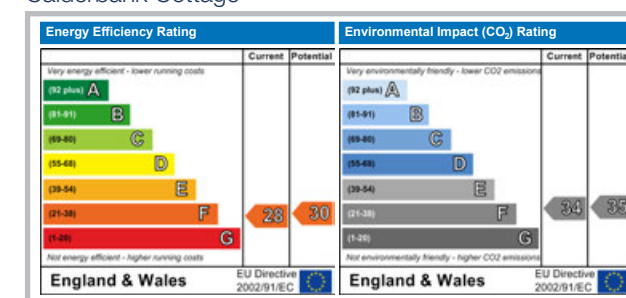
Strictly by appointment only with the sole selling agent Savills incorporating Smiths Gore, via the Clitheroe office.

Date of Information

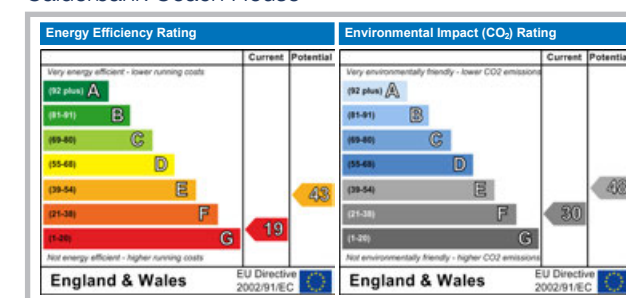
Photographs taken – August 2015

Particulars prepared – August 2015

Calderbank Cottage



Calderbank Coach House



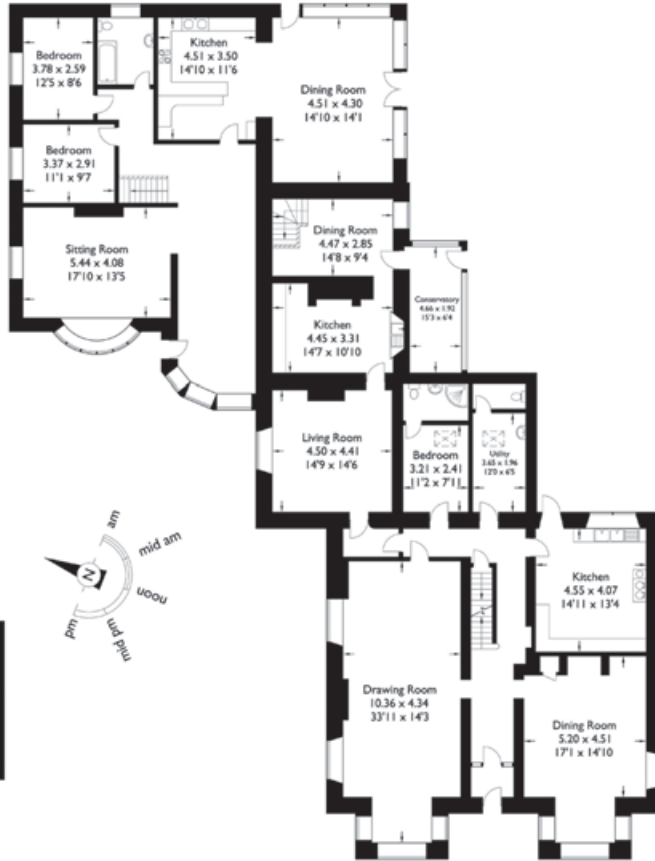


CALDERBANK LODGE

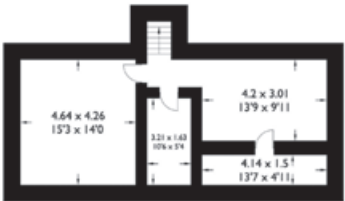
Approximate Gross Internal Area (Including Eaves Storage) : 778.75 sq m / 8382.39 sq ft
 Total : 778.75 sq m / 8382.39 sq ft



First Floor



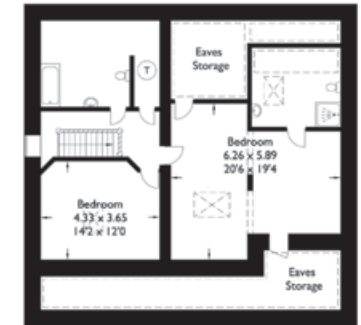
Ground Floor



Cellar



First Floor



Second Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(27-38) F	41	(27-38) F	28
(1-26) G	41	(1-26) G	28
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

For illustrative purposes only. Not to scale. Whilst every attempt will be made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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