

An aerial photograph of a property for sale. In the foreground, there is a large brick house with a dark tiled roof and a dormer window. To the left of the house is a paved driveway. Behind the house is a green lawn and a wooden fence. To the right of the house is a large, long, white greenhouse or polytunnel structure. Further back, there are more green fields and a line of trees. In the distance, a town or village is visible under a cloudy sky.

Wainwright
&
Edwards

FOR SALE
01772 814863

Offers Over £450,000

Cedars Boundary Meanygate, Hesketh Bank, Preston, PR4 6AL

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1



2



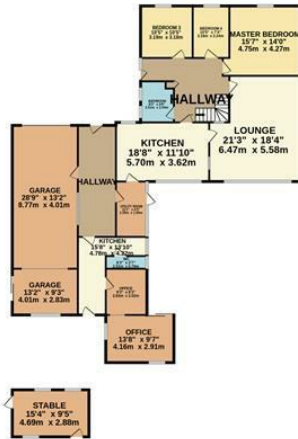
PROPERTY SUMMARY

A rare opportunity to acquire an equestrian facility in need of upgrading on circa 2.5 acre plot. The property located on a sought after rural lane comprises reception hall, wc, lounge dining kitchen, utility room, integral offices with separate kitchen wc and office space, five bedrooms over two floors and integral garage. Outside there is a stable block with vehicular access with potentially five stables and a tack room. only an internal inspection can demonstrate the extent and opportunity with this property.





GROUND FLOOR
3730 sq ft (346.5 sq.m.) approx.



1ST FLOOR
344 sq ft (31.9 sq.m.) approx.



LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

TOTAL FLOOR AREA: 4074 sq ft (378.5 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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OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,
PR4 6UP

CONTACT

01772-814863
info@wainwrightandedwards.co.uk