



8 Cartford Park, Cartford Lane,  
Little Eccleston, PR3 0PT

**£54,950**

**\*\*\* YEAR-ROUND OCCUPANCY and AN IDILIC LOCATION\*\*\***

This is a very well-presented **STATIC HOME** with an idyllic **SEMI-RURAL** location with open aspect views across the River Wyre towards Out Rawcliffe and under 0.75 miles of the **POPULAR VILLAGE** of Great Eccleston.

The property is also just 150 yards from the multi-award winning Cartford Inn (see link in description).

There is a Lounge which commands the best elevated views, a **FITTED** dining kitchen, a **DOUBLE** bedroom and **MODERN** shower room.

Other appealing features include the gas central heating, **UPVC** double glazing and invaluable **PARKING** space. The property has in recent months had over **£6000** spent on further improvement.  
**A MUST SEE !**

- EXCELLENT OPEN ASPECT VIEWS
- Lounge
- FITTED DINING kitchen
- DOUBLE bedroom
- MODERN shower room
- SEMI-RURAL location
- PARKING space

Award winning property sales since 1948.



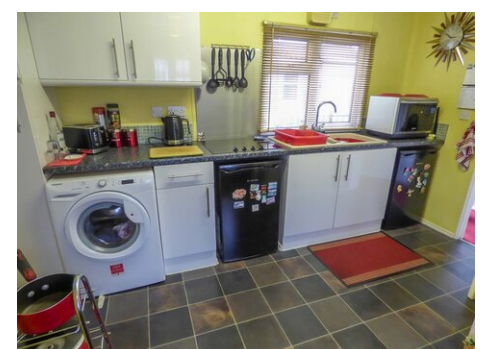
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## Ground Floor:

**Hall:** Cloaks cupboard, UPVC double glazed door, Radiator.

**Dining Kitchen:** 12'6" x 11'10" (3.80 m x 3.60 m) Modern

**Lounge:** 11'10" x 11'10" (3.60 m x 3.60 m) Feature fireplace with brick effect fire surround and electric warm air heater, Cottage style beamed ceiling, UPVC double glazed window, and bow bay window with views over

**Shower Room:** Modern shower room comprising; Shower cubicle, Integrated vanity wash basin and low flush WC, UPVC double glazed window, Heated towel rail/radiator.

**Bedroom:** 11'10" x 7'10" (3.60 m x 2.40 m) Fitted wardrobes, Drawer unit and overhead storage, UPVC double glazed window, Double radiator.

**Outside:** Mainly lawned with surrounding paved path and patio.

**Parking:** Concreted allocated parking space.

**Location:** The property is just 150 yards from the locally famous Cartford Bridge and Cartford Inn. The Cartford Inn, originally a 17th century coaching inn located at the historic crossing of the River Wyre, is a multi award-winning pub, restaurant and boutique hotel. Their location boasts enviable views of the surrounding Fylde countryside, looking across to the quietly beautiful Bowland fells. (URL: <https://www.thecartfordinn.co.uk/>)

**Heating:** Gas central heating (NOT TESTED).

**Council Tax:** Band - A £1504.26 (2024/25)

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

There is a 10% charge to site owner upon re-sale. / Service charges as at Feb 2024 are c. £185.08pcm / Water is 1/10th of site water bill / Owner must be 55 years young / No dogs allowed / Cats allowed.

**Additional Information:** Numerous items of furniture may also be available (subject to separate negotiation)

**Maintenance:** In recent months the property has had £6100 spent on general maintenance and upkeep from a static home specialist company. (Receipt dated Sept 23 available for review)



**Directions:** Take Garstang Road (A586) away from Blackpool for some distance upon reaching turn offs for Little and Great Eccleston, turn left into Blackpool Old Road, first left into Cartford Lane, and follow the road around towards the bridge. Second to last left is the site entrance sign posted 'Hurst Lea' and 'Meadowgate' which is DIRECTLY opposite the Cartford Inn.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

#### Ground Floor



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#### Cartford Lane

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