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## **ROSEWOOD HOUSE**

Long Lane, Bickerstaffe  
L39 9EE

## **ROSEWOOD BUNGALOW**

Long Lane, Bickerstaffe  
L39 9EE

**Two detached properties with detached garages on a site of three acres including one acre of woodland and a one acre paddock, with far reaching views in a quiet rural position.**

**Rosewood House needs some improvement and modernisation.**

**FOR SALE BY PRIVATE TREATY**

## ROSEWOOD HOUSE

A detached property built of brick under a pitched slate roof, with a single storey flat roof extension to the side and four **Garages** to the rear.

Accommodation provides 2705 sq ft (251.3 sq m) including garages.

The ground floor provides: **Sitting Room, Kitchen, w.c., Pantry and Games Room.**

The First Floor provides: **Three Bedrooms, w.c. and Bathroom.**

## SERVICES

Oil fired central heating, septic tank drainage, mains electricity and water.

Council Tax Band F.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			←
(55-68) <b>D</b>			←
(39-54) <b>E</b>			←
(21-38) <b>F</b>		←	
(1-20) <b>G</b>		←	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROSEWOOD BUNGALOW

A detached bungalow built of brick under a pitched slate roof. 2812 sq ft (261.2 sq m) plus loft 555 sq ft (51.6 sq m).

The substantial bungalow provides: **Kitchen, Utility Room, Office, Lounge, Dining Room and Three Bedrooms. A Bathroom and separate Wet Room.**

A staircase from the hall leads to a large unconverted loft.

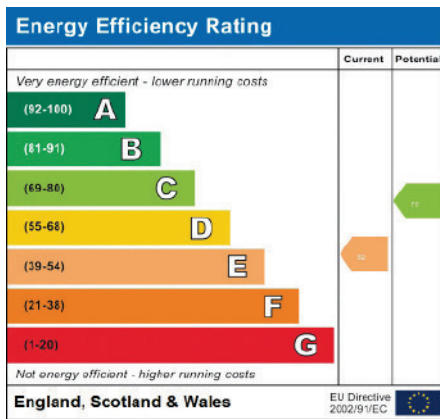
## SERVICES

Oil fired central heating system, mains water, electricity and septic tank drainage.

Council Tax Band G.







## LOCAL AUTHORITY

West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancs. L39 2DF

Tel. 01695 577177

Email: [customer.services@westlancs.gov.uk](mailto:customer.services@westlancs.gov.uk)

## OUTSIDE

The grounds extend to 3 acres or thereabouts. Open fields surround the property on all sides. There is a shared driveway and a large surfaced area between the properties with enough room to park ten cars.





## **PLANNING**

### **ROSEWOOD BUNGALOW**

The bungalow was constructed following the grant of planning permission on 20th June 1980 (Application 8/79/692) for a 'residential annexe' at the side of Rosewood House to provide additional living accommodation and car port.

(A copy of the planning permission and approved plan is provided on our website.)

## **VIEWING**

By appointment with the agents.

### **Agents' Notice**

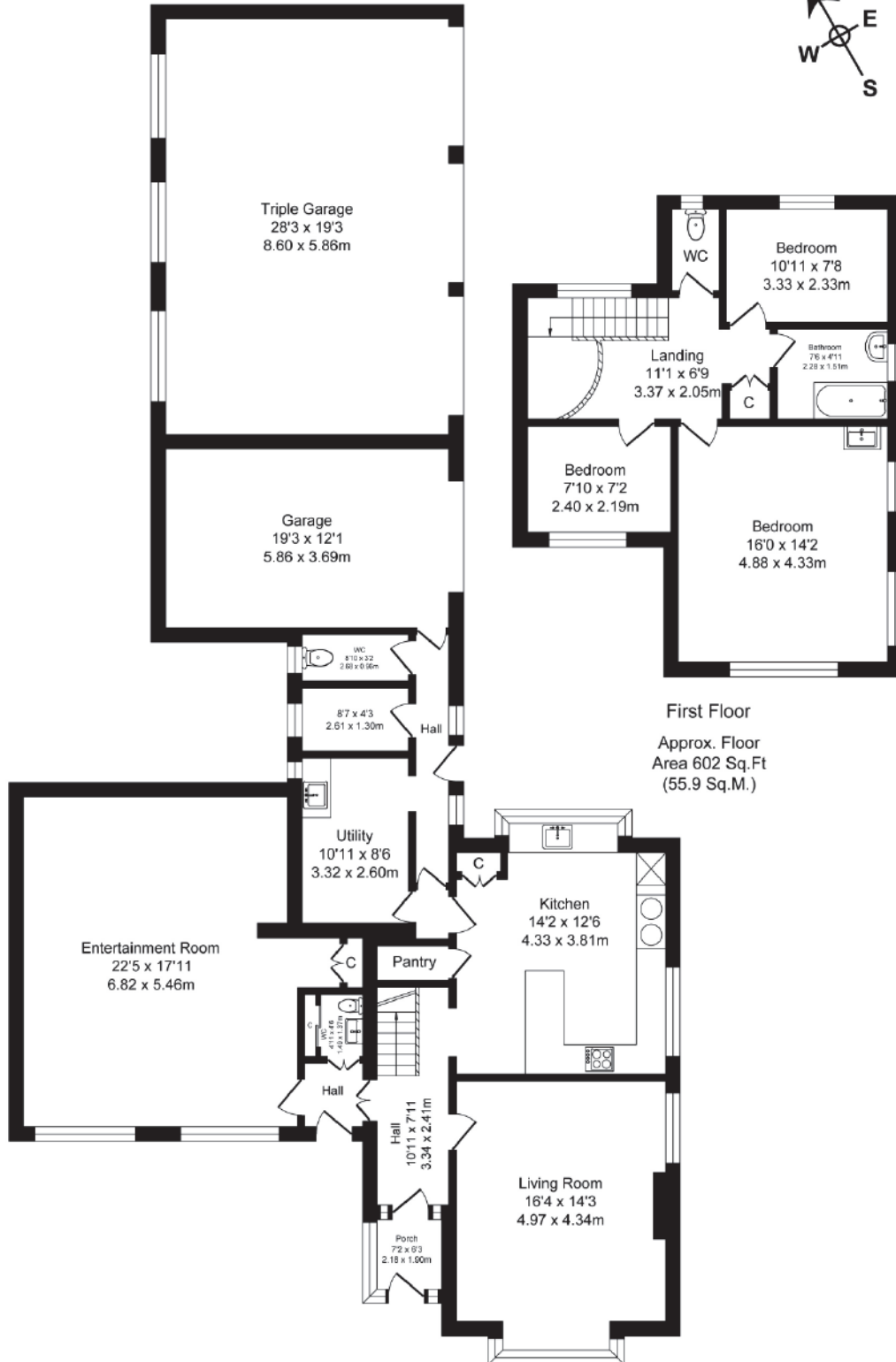
Frank Marshall & Co. for themselves and for the seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

Rosewood

Total Approx. Floor Area 2705 Sq.ft. (251.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor  
 Approx. Floor Area 602 Sq.Ft (55.9 Sq.M.)

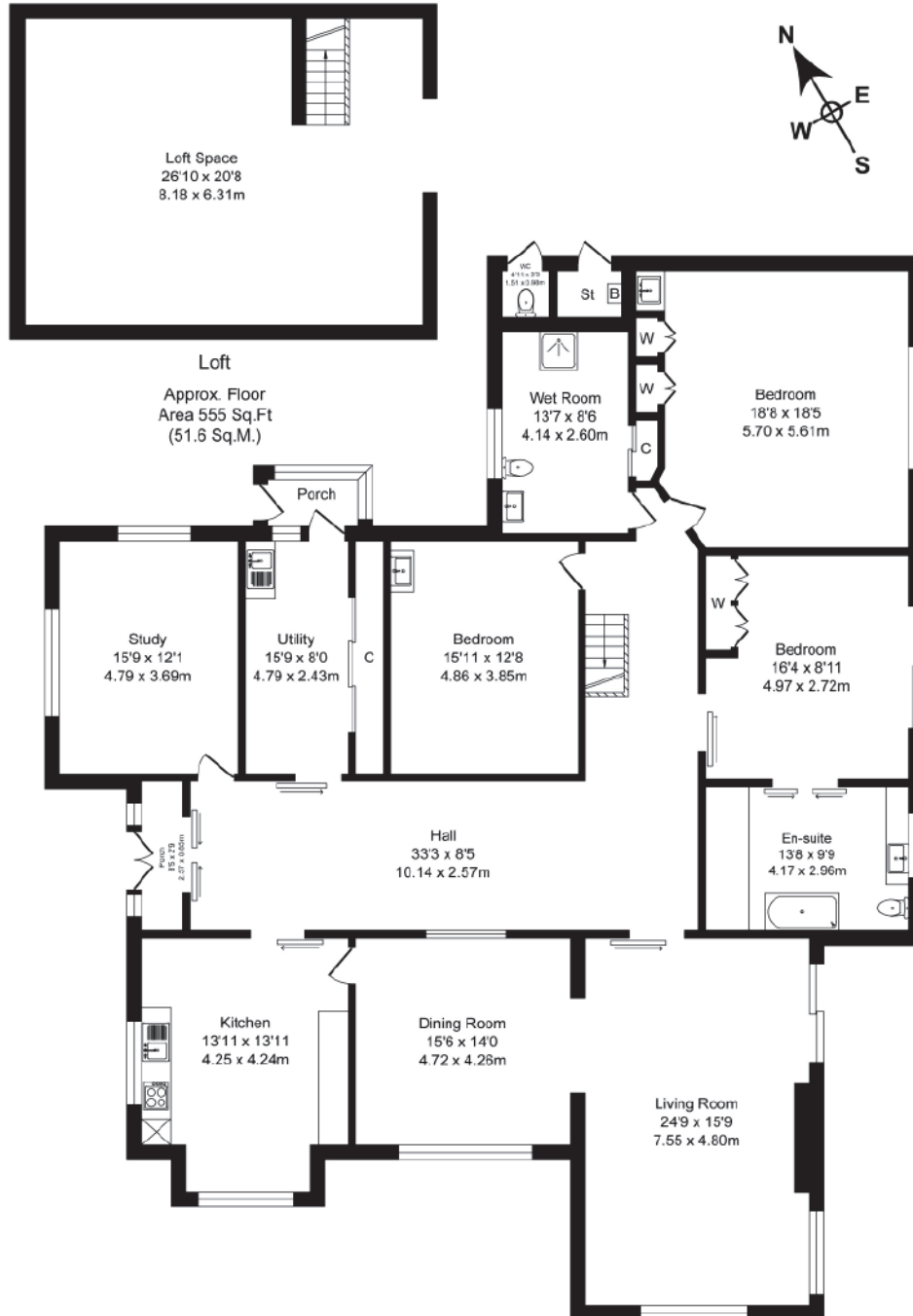
Ground Floor  
 Approx. Floor Area 2103 Sq.Ft (195.4 Sq.M.)



### Rosewood Bungalow

Total Approx. Floor Area 3367 Sq.ft. (312.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 2812 Sq.Ft (261.2 Sq.M.)



**WOODLAND**

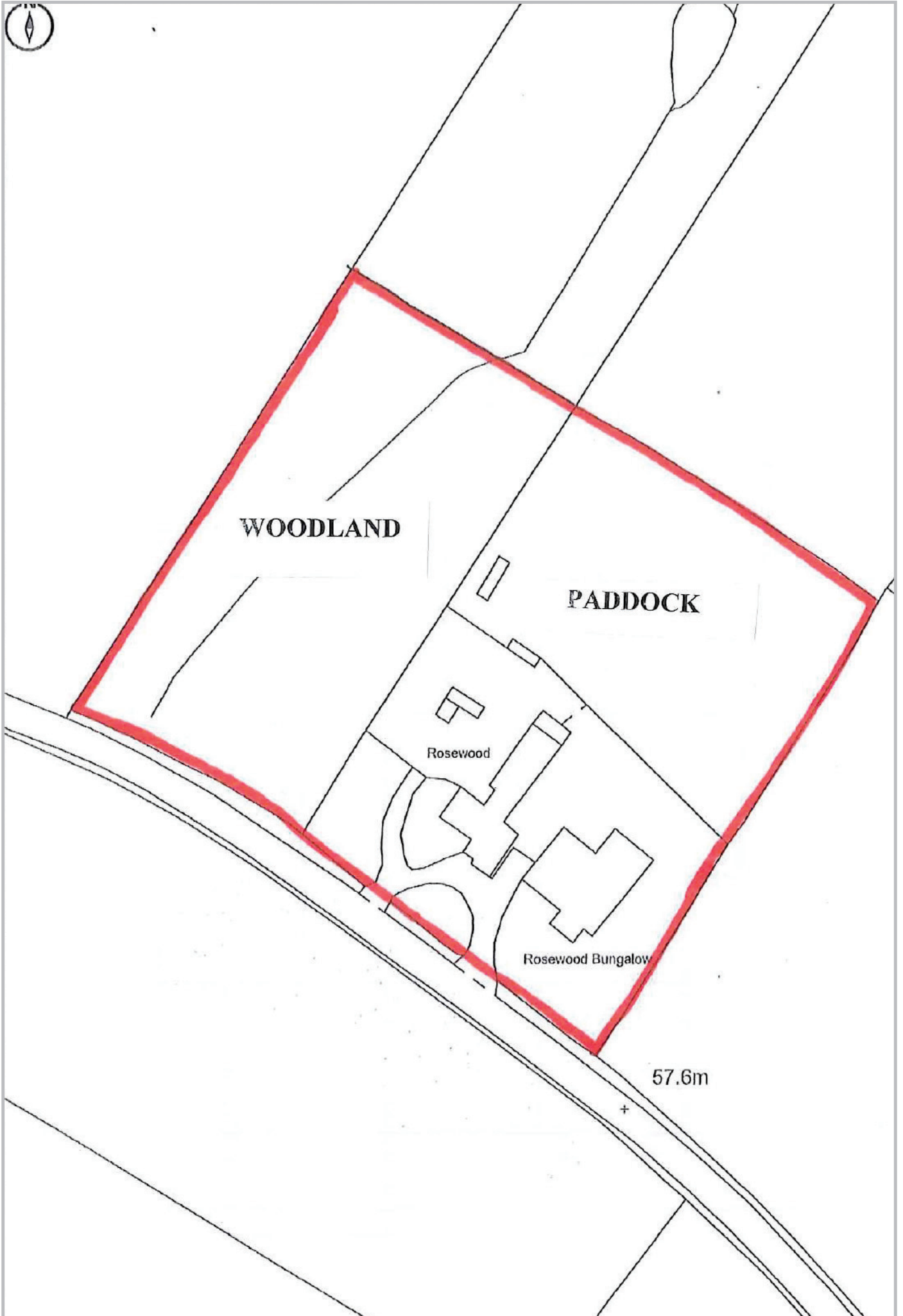
**PADDOCK**

Rosewood

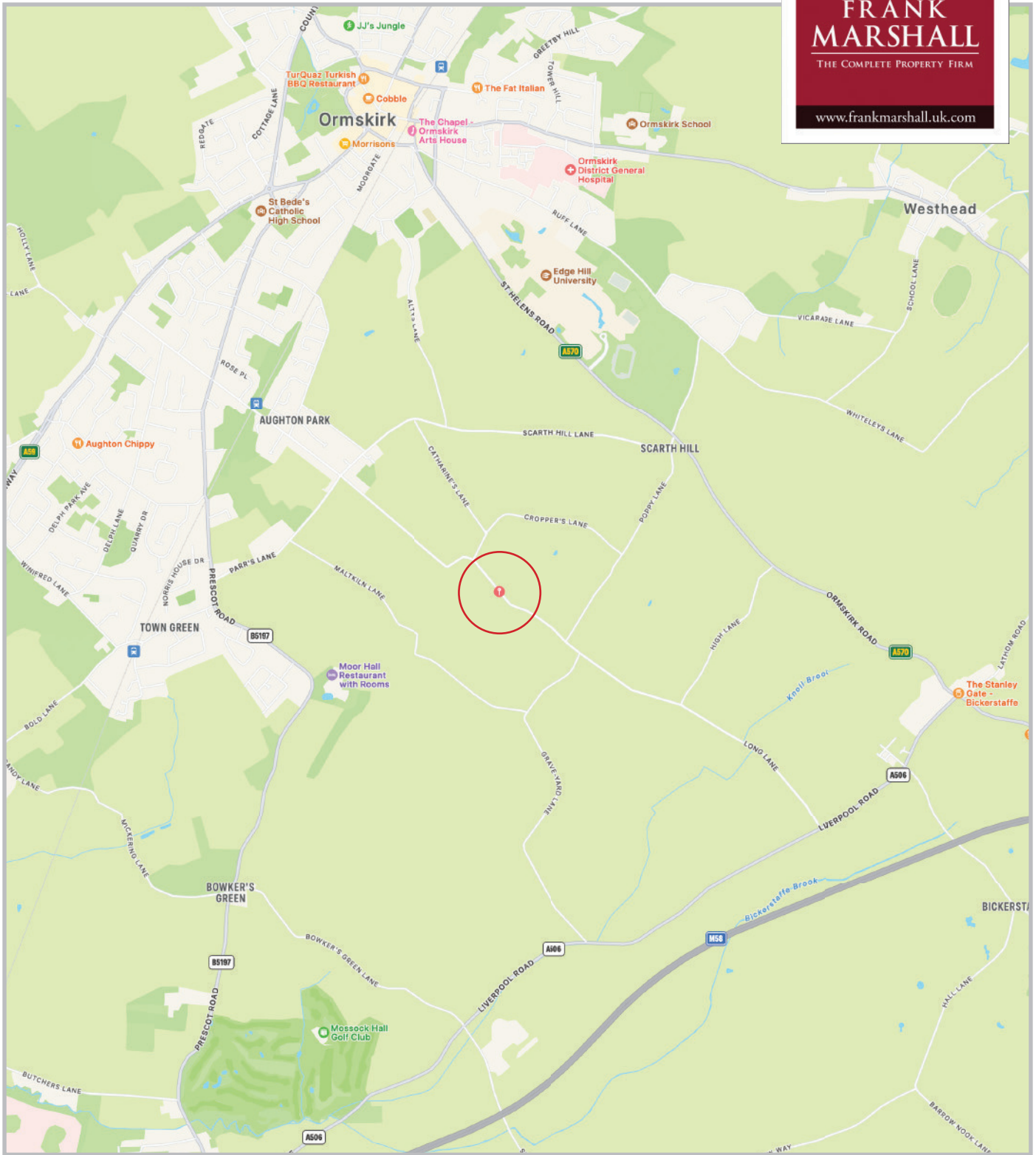
Rosewood Bungalow

57.6m

+







**PLEASE NOTE**

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

**SURVEY & VALUATION**

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.