



## 2 Derby Hill, Weeton, Weeton Road, PR4 3WG

**£399,000**

*A Charming Superbly Appointed Barn Conversion, Occupying An Envidable Rural Location & Enjoying Fabulous Views Over The Local Countryside. Superb Lounge With Feature Fireplace, Contemporary Dining Kitchen, Oak Flooring to ground floor, Three Double Bedrooms, New Refurbished Master En-Suite by Porcelanosa, Stunning New Family Bathroom by Porcelanosa, Ample Parking & garage & Beautiful Large 160ft Garden Which Enjoys A Sunny Aspect Amidst This Countryside Location*



### Entrance Hall



Double glazed window, natural polished oakwood floors throughout, reclaimed Lintel beams to ceiling, windows and door. Halogen spotlights to ceiling, fixture store cupboard housing Baxi Calor gas fired combination boiler, cast iron style radiator.

### Lounge 18'1" x 16'6" (5.51m x 5.03m) (measured to widest point)



French doors and separate window overlooking the rear garden and countryside beyond. Feature arched floor to ceiling window and separate smaller window overlooking courtyard. Centre reclaimed brick chimney breast and open fire with inset log burning stove on a stone hearth. Polished natural oakwood floor, halogen spotlighting to ceiling, cast iron style radiators.

### Dining Kitchen 13'6" x 12' (4.11m x 3.66m)



Double glazed window and rear stable door overlooking rear garden. Contemporary white gloss eye and low level fitted units, reclaimed beamed ceiling, Chinese slate flagged floor, Halogen spotlights to ceiling. Stainless steel Smeg range cooker with six burner hob and matching cooker hood. Integrated automatic washer dryer, fridge, freezer and dishwasher.

### First Floor

Landing with Velux window, exposed beamed ceiling and separate loft access.

### Master Bedroom 14' x 17'9" (4.27m x 5.41m)



Two double glazed windows to front and rear, exposed A frame and beamed ceiling. Halogen spotlights to ceiling and cast iron style radiators.

### Ensuite Shower Room 7'1" x 5'9" (2.16m x 1.75m)

Glazed free standing shower, contemporary wash hand basin with vanity storage unit and WC. Porcelanose tiles to walls and floor, extractor fan, radiator and storage cabinet.

**Bedroom Two** 9'1" x 10'2" (2.77m x 3.10m)



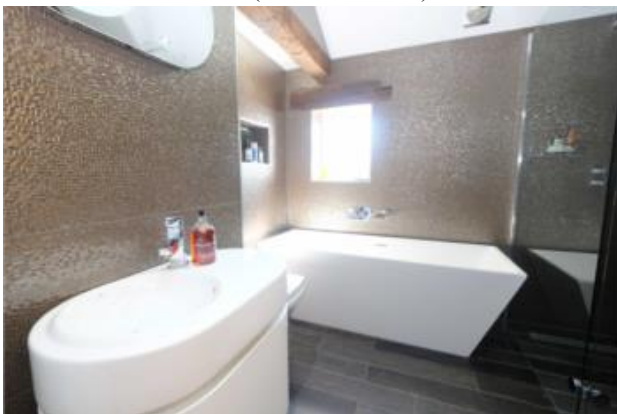
Double bedroom with double glazed window to rear, exposed part A frame and beamed ceiling. Halogen spotlights to ceiling, radiator, TV aerial and Sky multi room connection.

**Bedroom Three** 10'7" x 8'2" (3.23m x 2.49m)



Double glazed window overlooking courtyard, A frame and exposed beamed ceiling, radiator and Halogen spotlights to ceiling.

**Bathroom** 8'2" x 9'1" (2.49m x 2.77m)



Walk in wet room shower area, wash hand basin, WC and contemporary freestanding bath. Porcelanosa tiles to walls and floor, underfloor heating, Halogen spotlight and separate mood lighting. Radiator, extractor fan and wired in speaker sound system.

**External**



Brick built garage, ample parking for additional car/visitors within mews courtyard area. To the front, extensive flagged patio area with Southerley aspect and planters. To the rear, 160 foot long landscaped garden, laid to lawn with extensive flagged patio and bordering trees and shrubs. Outdoor spotlights and speaker system (connected to living room sound system).

**Garage**

Private lock up brick garage with up and over door, lighting, power and water.

**Additional Information**

Tenure - Leasehold - residue of 999 year lease  
Council Tax Band - D  
Service Charge - £20.00 per month  
Drainage to a modern shared septic tank  
Barn converted in 2003

**EPC Results**

Current Energy Efficiency Rating C (74)  
Potential Energy Efficiency Rating C (80)  
Current Environmental Impact Rating C (75)  
Potential Environmental Impact Rating C (80)

**Disclaimer:**

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

**Details Printed:** 20/04/16 04:04

## Floor Plans

