



# Inglewood

6 South Road | Morecambe | LA4 5RA

MATTHEWS  
BENJAMIN



INGLEWOOD  
6

# INGLEWOOD

## 6 SOUTH ROAD

An impressive and statuesque period residence dating back to the late 1890's with a dressed golden sandstone front elevation complete with an ornate porch atop the front door and a slated roof with contrasting terracotta ridge tiles; it's a very handsome property which stands well in a corner position.

Over Inglewood's history, it has had an eclectic list of former owners and uses. Originally it was built as a private residence, it was the home of a Reverend of Morecambe's methodist church, who was an overseas missionary and renamed the property 'Tioga' a word he brought back from his travels as it translates to 'Happy Home'. The property later passed to a lady fondly known locally as 'The Cat Lady' as she took injured animals and nursed them back to health. The present owners bought the property in 1993 and ran it as a residential care home as well as being their own private residence. The care home closed in 2003, since which time it has been lovingly restored back to a private family home.

Inglewood offers well proportioned accommodation over four floors with large spacious rooms all enjoying great ceiling heights even in the cellars and on the second floor. The original tall sash windows have now been replaced with modern PVC double glazed units but the result is the same, lovely light rooms. Whilst it has been modernised, plenty of period features have been retained as the house has changed hands over the years such as the stately period staircase which extends between ground and second floors, leaded and stained glasswork around the inner entrance door, a lovely tessellated tiled floor in the entrance vestibule, heavy weight solid panel doors on the ground floor and in many of the rooms, deep skirting boards, picture rails and substantial ceiling corning.

Having thoroughly enjoyed their time at Inglewood the family are now looking to downsize, over their time at the house they have seen themselves as custodians for this fine Victorian property and are keen to see it in the hands of new owners who will look after it and cherish it as they have done themselves.

The extensive accommodation offers an impressive entrance into a wide hall, four reception rooms, a breakfast kitchen, a hobby room, wet room and cloakroom on the ground floor. Rising to the first floor there are four double bedrooms, a dressing room, shower room and ensuite cloakroom. On the second floor there are three further attic bedrooms, all doubles and a house bathroom. The cellarage is no less extensive with a range of exceptionally useful rooms.

Outside there is a pair of single garages and an in and out drive offers plenty of scope for parking as well as maneuvering. The south facing rear garden is enclosed and private offering space for garden furniture.





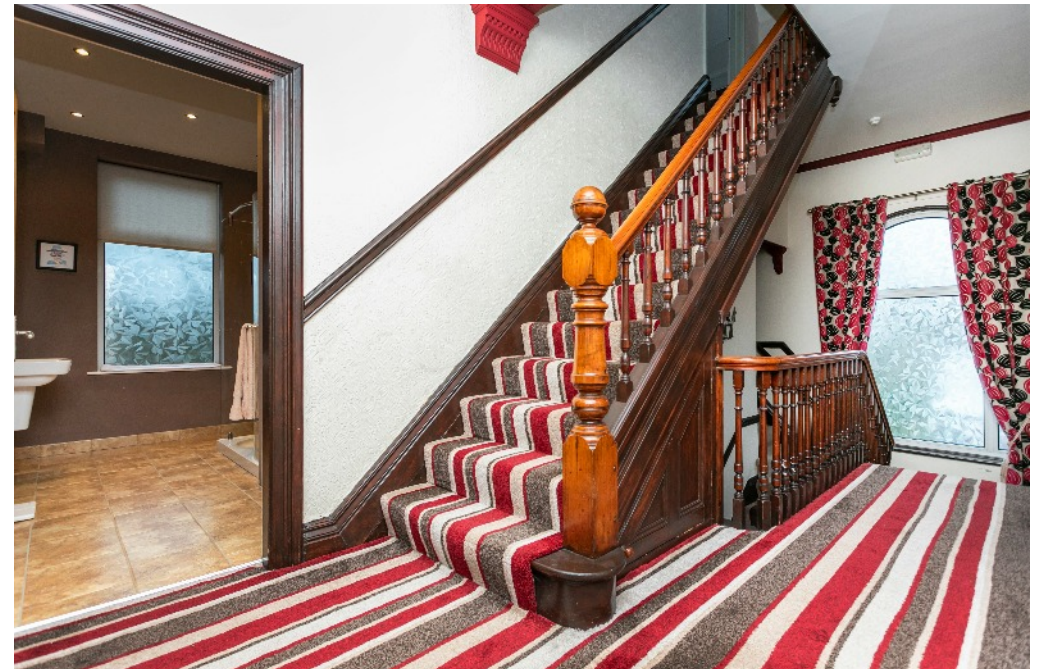
Double doors are painted a cheerful red and make for a welcoming entrance to this fine period building. Opening into the entrance vestibule the floor has the original Victorian tessellated tiles, the inner door and panels either side have leaded and stained glass; with the outer doors open, daylight floods into the hall through these panels in a myriad of colours.

With a reassuringly traditional 'four square' floorplan the wide entrance hall is central to the layout and proves to be a great place for greeting guests as well as an everyday circulation space. From floor to ceiling there are character architectural details (skirting boards, dado rails, picture rails and cornicing) with plaster corbels and a decorative arch marking the foot of the wide and graceful staircase. There are reception rooms either side of the hall; the sitting room has a bay window and a lovely period fire surround with 1930s tiles in which is set a gas fire for convenience. Opposite it, the dining room would make an atmospheric venue for any get together where family and friends gather around the table.

The traditional Victorian back parlour has been extended (in around 1998) to create a super family room and has the original fireplace with tiled hearth and fender. There's also a decorative frieze between the picture rail and cornice in the older part of the room. Likewise forming part of this extension is a lovely garden room with full height windows to two sides giving sunny south facing views over the back garden. The breakfast kitchen was extended by the present owners (in 2004 approx) and is well equipped with contemporary cabinets and incorporates a Stoves range cooker (five ring gas hob and hot plate, two ovens, a grill and warming drawer) all with a fan over, Zanussi fridge, Bosch dishwasher, wine store and extendable hose style tap over the sink. Completing the ground floor tour is a hobby room/office with fitted workstations, a walk-in store, wet room and cloakroom.

Cellars extend under most of the ground floor and provide a useful suite of rooms including a laundry, workroom and three stores.

The first floor enjoys similarly grand proportions, the doors on this floor have been replaced with pine panel ones and the accommodation provides a principal bedroom on the rear elevation with a lovely splayed bay window and fitted dressing table and drawers. There are three further double bedrooms, one of which has an ensuite cloakroom and for the use of all is a dressing room with fitted open shelves and rails and a shower room with a modern suite of large shower, floating wash basin and a loo with a very useful built in generous store cupboard and a chrome heated towel rail. Rising to the top floor there are three further double bedrooms, all set within the roof space the sloping ceilings add great character. There is highly accessible storage in a box room and access to the under eaves spaces. A family bathroom serves this floor.





## STEP OUTSIDE

The grounds extend around Inglewood with the north facing front area mainly devoted to parking – there's lots of space for numerous vehicles to park as well as navigate the in and out drives providing access to both South Road and Hawarden Avenue for maximum convenience. There is a pair of single garages (semi detached with a neighbouring garage) being brick built with a tiled roof and both having power, light and a roller shutter door.

Walking round the westerly elevation of the property, double gates open to a paved side yard which has both a wooden shed and a child's playhouse. There's outside lighting around the house, but here there is also an outside water tap. The rear garden is approached by a further gate, there's ramp access from the garden room and a pond, rockery, space for a greenhouse and paved area for seating.













## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the laundry room. Electric heating in the garden room.

14 solar panels which generate income which is then sold back to the national grid. Fire alarm system.

External CCTV capable of being accessed remotely via an App.

## INTERNET SPEED

Superfast speed available of 8 Mbps download and for uploading 20 Mbps.

Ultrafast speed available of 1000 Mbps download and for uploading 50 Mbps.

## TENURE

Freehold

## INCLUDED IN THE SALE

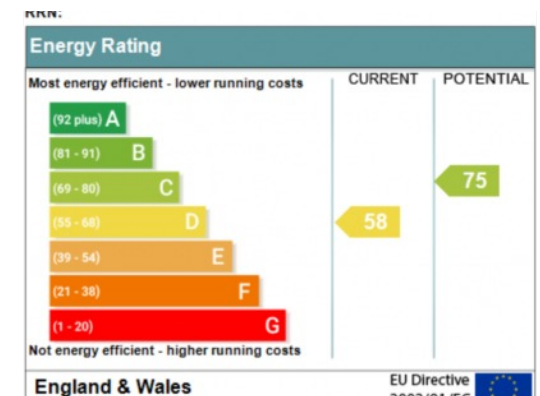
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed. Please note the greenhouse is not included in the sale.

## LOCAL AUTHORITY CHARGES

Lancaster City Council - Council tax band D

## GUIDE PRICE

£645,000



**Inglewood**

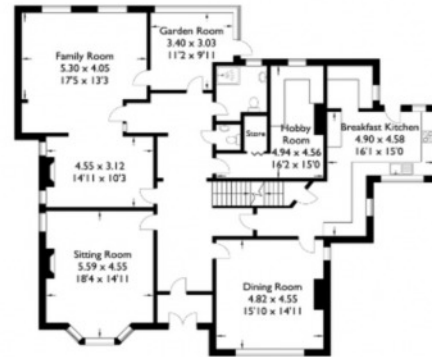
Approximate Gross Internal Area : 501.90 sq m / 5402.40 sq ft

Garages : 24.81 sq m / 267.05 sq ft

Total : 526.71 sq m / 5669.45 sq ft



----- Reduced Headroom 1.8m



Ground Floor



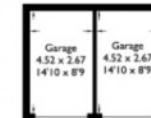
First Floor



Second Floor



Cellars



Garages

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.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.