



Shenstone

This Imposing Detached Gentleman's Residence Sits Proudly On Lytham's Popular Inner Promenade, Boasting Fabulous Views. Being Offered To The Market For The First Time As A Whole House Since Being Built In 1926. Retaining A Wealth Of Original Features, Traditional Brick Construction With Beautiful Cornish Slate Roof, The Property Is Currently In Two Apartments & Would Easily Convert Back Into A Superb Family Home Offering Spacious Living Accommodation With Five Reception Rooms, Seven Double Bedrooms, Four Bathrooms, Beautiful Gardens, Triple Garage And Horseshoe Driveway. VIEWINGS ON THIS LANDMARK HOME BY STRICT APPOINTMENT





Lytham
Estate Agents

Entrance

Grand feature open porch with double archway, unique circular brick column and steps up to the house. Fabulous views of the lake, estuary and beyond. Original tiled floor and light. Glazed door leads to:

Entrance Vestibule

Individual handmade glass and leaded lights. Original glazed door leads to:

Spacious Reception Hallway

Oak panelled walls. Concealed original staircase behind wall mounted mirror. Parquet flooring and original glazed leaded windows. Space for dining table and chairs. Door to under stair storage cupboard with light and shelving. Doors leading to:

Morning Room (Currently used as a bedroom)

Walk in bay leaded Venetian glass windows. Feature fire place with open fire. Fitted storage cupboards and radiator. Feature original coving.

Bathroom

Original glazed windows. Two piece suite comprising: cast iron bath and pedestal wash hand basin. Chrome heated towel rail and wall mounted extractor/heater. Door to WC and storage area.

WC

Low level flush WC.

Lounge

Original glazed Venetian windows overlooking the front and side of the property. Feature marble fireplace with open fire. Unique original coving and high level skirting boards. TV aerial point.

Dining Room

Original glazed Venetian windows to the side of the property. Oak panelled walls. Original fireplace with stone surround, tiled back and hearth and open fire. TV aerial point.

Inner Hallway

Doors to:

Butlers Pantry

Fully fitted original cupboards and original glazed window to side.

Dining Kitchen

Original glazed windows. Half oak panelled walls. Wide range of wall and base units with contrasting granite work surface incorporating sink and drainer unit. Built in display cabinet with drawers and cupboards below, matching fitted desk. Integrated appliances include: fridge and dishwasher. Fitted AEG cooker. Built in Gaggenau induction hob with extractor above. Inset down lighters. Steps up to dining area with space for table and chairs.

Store Room

Glazed windows to the side and rear of the property. Door leading to cupboard housing Potterton boiler.

Utility Room

Glazed window to the rear of the property. Base units with work surface incorporating original Belfast sink. Space and plumbing for washing machine and dryer. Fitted slate shelving and original white tiles to the walls. Door to:

Rear Hallway

Doors to:

Store Room Two

Accessed via the rear hallway. Light

Triple Garage

Lighting, power and store rooms.

Walled Garden

Private garden mainly laid to lawn with well established borders of plant, trees and shrubs and paved pathway. Door giving access to the first floor.

Garden Store

WC

WC and light





Entrance to First Floor

Double outer doors leading to first floor. Tiled flooring.

Entrance Vestibule

Venetian glazed window to side. Limestone flooring. Staircase leading to first floor

First Floor

Leaded window and radiator. Double opening glass doors leading to:

L-Shaped Spacious Landing

Range of glazed windows, including magnificent original stained glass window, flooding the staircase and hallway with natural light. Original cornices, two radiators and space for seating area. Door to lift access and further door to large cupboard housing pull out bar with shelving and storage. Doors leading to:

Bathroom

Glazed window to rear and side of the property. Two piece Villeroy & Boch suite comprising: bath and pedestal wash hand basin. Chrome heated towel rail and under floor heating. Doors leading to:

Dressing Room

Inset down lighters and fully tiled floor

WC

Glazed window to the side. Villeroy & Boch WC

Bedroom Two

Glazed window to front with fantastic views of Fairhaven lake, The Estuary and beyond. Original cornice, radiator, telephone point and inset down lighters.

Bedroom Three

Glazed window to front with fabulous views. Original marble fireplace with open fire. Original cornice, built in wardrobe and inset down lighters.

Bedroom One (Currently used as a lounge)

Glazed windows to front and side with breath taking views of The Estuary and beyond. Feature marble fireplace incorporating gas fire. Built in window seating area. Original cornice, two radiators, inset down lighters and TV aerial point.

Bedroom Four (Currently used as a dining room)

Glazed window to side. Feature original marble fire place with gas fire and built in storage cupboards to the alcoves. Original cornice, radiator and high level wooden skirting boards.

Inner Landing

Loft access with pull down ladder. Door to store cupboard housing Worcester boiler and hot water cylinder. Doors to:

WC

Double glazed window to the side and inset down lighting.

Bedroom Five

Glazed window to the side. Original cornice, built in wardrobe, radiator and inset down lighters. Steps leading to:

En-Suite

Glazed window to side. Three piece Keramag suite comprising: Walk in mains shower, wall mounted wash hand basin and WC. Heated towel rail, under floor heating, tiling to the floor and walls and inset down lighting.

Dining Kitchen

Glazed windows to the front and rear of the property. Range of ALNO wall and base units with contrasting granite work surface incorporating sink and drainer unit with mixer tap. Built in oven and grill. Fitted Neff induction hob with Neff extractor above. Integrated fridge, freezer and dishwasher. Radiator and space for table, chairs and sofas.





Annexe Above Garages

Annexe Lounge

Velux windows and window to the front allowing lots of natural light. Two radiators and inset down lighters. Open to:

Snug Area

Velux window and radiator.

Annexe Bedroom

Four Velux windows. Radiator and fitted wardrobes. Door leading to:

Annexe En-Suite

Velux window. Three piece Duravit suite comprising: Walk in mains shower, wall mounted wash hand basin with cupboards below and low level flush WC. Heated towel rail, underfloor heating and fully tiled floor.

External

Rear oak staircase to porch area with double doors garden. Horseshoe driveway leading to triple garages and private courtyard to the back of the property, providing ample off road parking. Private, sunny mature gardens mainly laid to lawn with well established borders of plants and shrubs to the front, side and rear of the property. Gate leading to the private walled garden.

Additional Information

Tenure - Freehold

Council Tax Band - Currently band E for each floor

EPC Results

Ground Floor: Current Energy Efficiency Rating - E (44)

Potential Energy Efficiency Rating - C (77)

Current Environmental Impact Rating - E (40)

Potential Environmental Impact Rating - C (76)

First Floor: Current Energy Efficiency Rating - D (56)

Potential Energy Efficiency Rating - C (74)

Current Environmental Impact Rating - E (45)

Potential Environmental Impact Rating - D (68)



Lytham
Estate Agents

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

