



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk



Moss Side Hall Farm, Lytham Road, Lytham, FY8 4NB Fixed price £850,000

Beautiful Four Bedroom Detached Family Home, Set In 6.12 ACRES (2.48 Ha) Approx, Together With L Shaped Former Shippon Which Has Alternative Use Potential Subject To Gaining Any Necessary Planning Consents.

Moss Side Hall Farm Boasts An Envious Position Set In Between Lytham Town Centre And The Picturesque Village Of Wrea Green. The Property Briefly Comprises Of: Living Room, Dining Room, Dining Kitchen, Utility And Hallway To The Ground Floor With 4-Bedrooms (Master With En-Suite) And Family Bathroom To The First Floor. In Addition There Is An 'L' Shaped Brick Under Slate Built Outbuilding Which Currently Provides A Double Garage, Storage Facilities And Two Stables. This Building Has Some Alternative Use Potential, Subject To Gaining Any Necessary Planning Consents.

In addition the above the property is set in 6.12 acres, to include 2 paddock enclosures, an orchard, along with lawned and bedded garden areas.



Entrance Hallway

Wood external door with glazed panel to the front. Turned staircase leading to the first floor. Radiator, ceiling light and useful cupboard. Doors leading to the following rooms:

Lounge



UPVC double glazed sash windows to the front and further window to the rear. Brick recess with log burner, wood mantle and granite hearth. Radiators, TV aerial point, coving, ceiling light and wall lights. Door to:

Dining Room



UPVC double glazed window to the side. Inset coal fire with slate surround. Coving, TV aerial point, radiator and ceiling light. Glazed double doors to:

Kitchen



Wooden part glazed external door to the side. UPVC double glazed windows to the rear and sides. Range of fitted wall and base units incorporating Corian work surfaces and inset 1 ½ bowl sink and drainer with chrome mixer tap. Integrated appliances include: gas AGA, Neff dishwasher and Neff fridge. Spot lighting, tiled flooring, tiled splash backs, radiator and TV aerial point. Door to:

Utility Room

UPVC double glaze window and part glazed door to the side. Tiled flooring, wall mounted wash hand basin with twin chrome taps, wall mounted Glow.worm boiler, loft access hatch and space and plumbing for washing machine and tumble dryer. Door to:

WC

UPVC double glazed obscure window to the side. WC, tiled flooring, ceiling light, cloaks area and wall mounted mirrored vanity cabinet.

First Floor Landing

UPVC double glazed sash windows to the front. Aforementioned staircase from the ground floor. Radiator, ceiling lights, coving and loft access hatch with pull down ladder. Doors leading to the following rooms:

Master Bedroom



UPVC double glazed windows to the rear. Range of fitted furniture incorporating wardrobes, dressing table, bedside units and lighting over bed. Coving, ceiling light and radiator. Door to:

En-Suite



UPVC double glazed window to the side. Three piece white suite, comprising: step-in shower enclosure with glass screen door, wall mounted controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin taps; and WC. Wall mounted mirrored vanity cabinet with light and shaver point, extractor fan, coving and spot lighting.

Bedroom Two



UPVC double glazed sash window to the front. Coving, TV aerial point, radiator, ceiling light and wall mounted shelves.

Bedroom Three



UPVC double glazed window to the rear. Fitted wardrobes, radiator, ceiling light, coving and TV aerial point.

Bedroom Four



UPVC double glazed window to the side. Fitted wardrobe, coving, ceiling light, radiator and TV aerial point.

Bathroom



UPVC double glazed window to the side. Four piece white suite, comprising: panelled bath with twin chrome taps; corner shower enclosure with glass sliding doors, splashback panels, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; and WC with push button flush. Part wood panelled walls, extractor fan, coving, spot lighting, corner shelving unit, wall mounted mirror and white ladder style towel radiator.

External

The property sits within a fantastic large plot of approximately 6 acres, incorporating fields, lawned gardens, paved patio areas, a woodland, an orchard with apple, damson and pear trees, a pond, a greenhouse with adjacent vegetable plot, and a wide variety of plants, trees and shrubs. The large stone chipped driveway provides parking for several vehicles. External power, water tap and lighting.

Outbuildings

There are several outbuildings, comprising: double garage with two up and over doors to the front, further garage with double opening wooden doors, storage room and two stables. There is lighting and power connected to the garages and lighting in the stables.



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Additional Information

Tenure - Freehold

Council Tax Band - F

There is a covenant on the pylon to state that it cannot be built underneath

EPC Results

Current Energy Efficiency Rating - D (63)

Potential Energy Efficiency Rating - A (94)

Current Environmental Impact Rating - D (55)

Potential Environmental Impact Rating - B (89)

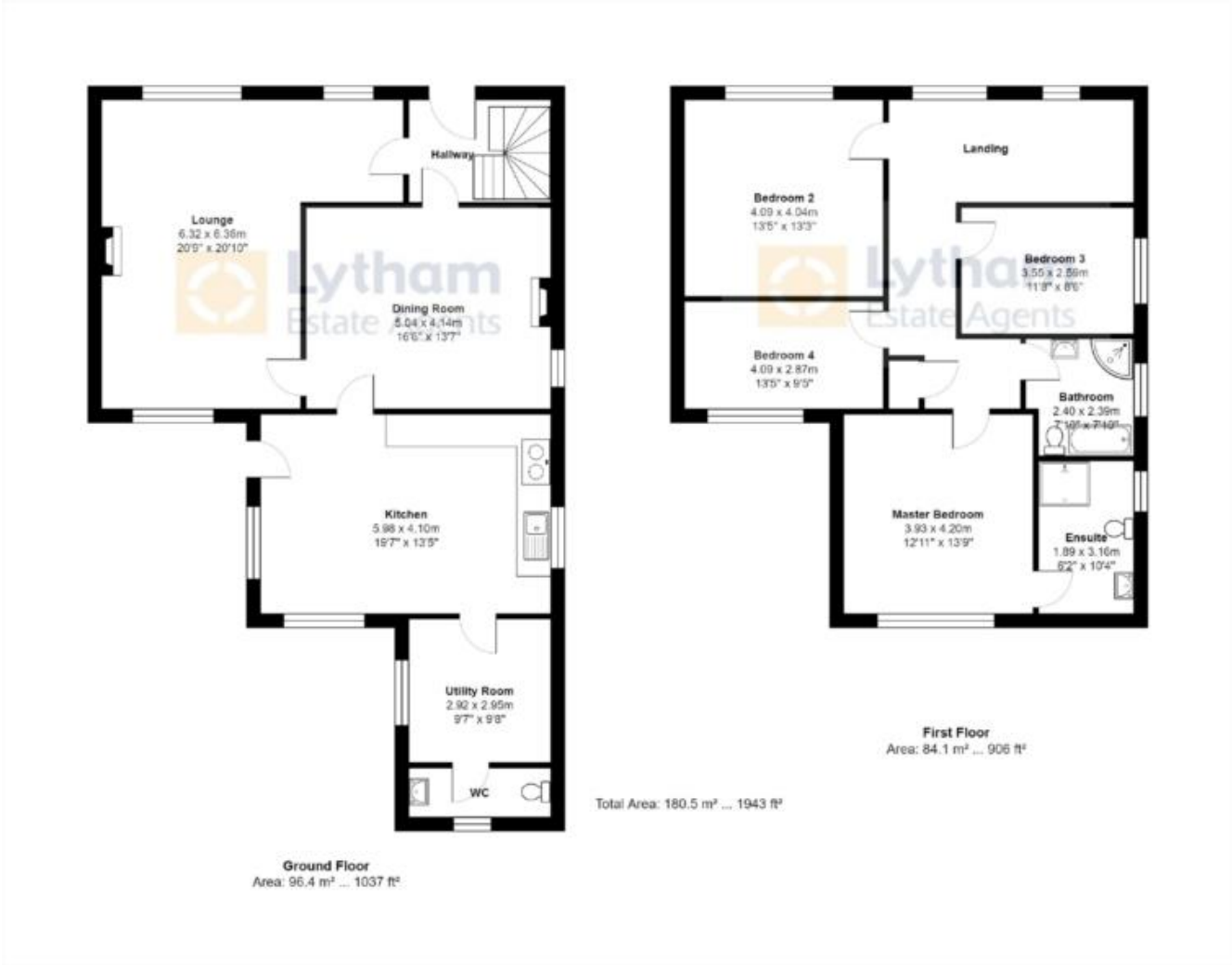
Disclaimer:

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.



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Floor Plans





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