

01704 500 008

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Southport Road, Scarisbrick, Southport PR8 5LF

Viewing: Strictly by arrangement with the Agents (01704) 500 008

£780,000

Subject to Contract

An excellent opportunity has arisen to acquire this outstanding detached converted Barn of considerable charm and character which stands in large landscaped gardens with the added benefit of a paddock to the rear included in the sale.

On by an internal inspection may the many impressive structural features of this property be appreciated fully. The property is installed with double and triple glazing together with gas central heating and briefly comprises Enclosed Vestibule, Hall, Shower Room/wc, large full height Sitting Room with vaulted ceiling, exposed King post trusses and inglenook fireplace, additional Living Room, Dining Kitchen with gas AGA and double Bedroom to the ground floor with galleried Landing to the first floor leading to the principal Bedroom, En Suite Bathroom, two further double Bedrooms and large Bathroom.

- Impressive Detached Barn Conversion
- Four Double Bedrooms
- Outstanding Full Height Sitting Room
- Large Landscaped Garden & Paddock
- Many Structural Features
- Detached Double Width Garage
- Ample Parking
- Gas Central Heating
- Double & Triple Glazing
- Planning Permission for Ancillary Bungalow

Outside, there are established, landscaped gardens to the front and rear, the rear south facing, the front incorporating a driveway leading to the detached double garage and extending alongside the large rear garden to ample parking and turning space. There is a paddock included in the sale at the end of the rear garden and prospective purchasers will be interested to note planning permission has been granted for a one bedroom detached bungalow to provide ancillary accommodation to the main house and within the rear garden.

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Enclosed Vestibule

Hall

Cloakroom/Shower Room

Magnificent Sitting Room 8.08m x 5.03m (26'6" x 16'6")

Front Living Room - 6.2m x 5.23m (20'4" x 17'1")

Dining Kitchen - 7.26m x 3.86m (23'9" x 12'7")

Front Bedroom 4 - 5m x 4.52m (16'4" x 14'9")

First Floor:

Landing with Gallery/Study Area

Principal Bedroom 5.28m x 4.89m (17'3" x 16'0")

En-Suite Bathroom – 2.49m x 1.24m (8'2" x 4'1")

Rear Bedroom 2 – 4.97m x 4.66m (16'3" x 15'3")

Rear Bedroom 3 5m x 3.29m (16'4" x 10'9").

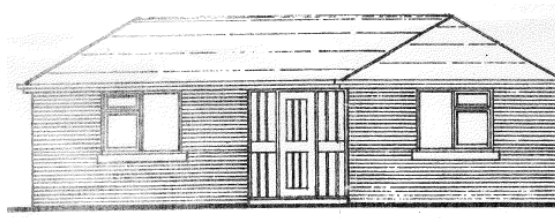
Bathroom - 81m x 2.95m (12'6" x 9'8")

Detached Double Width Garage - 6.88m x 5.84m (18'55" x 19'2") with storage loft, electric light and power, pitched slate roof and remote controlled, electrically operated door.

Tenure: Freehold

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G.

Prospective purchasers will be interested to note Planning Permission has been granted by West Lancashire Borough Council for the erection of Ancillary Accommodation under application number 2023/1023/FUL and plans can be downloaded here <https://pa.westlancs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=547Z7LRH06100>. This would provide a one bedroom detached bungalow within the rear garden on the condition it is ancillary accommodation to the main house:-

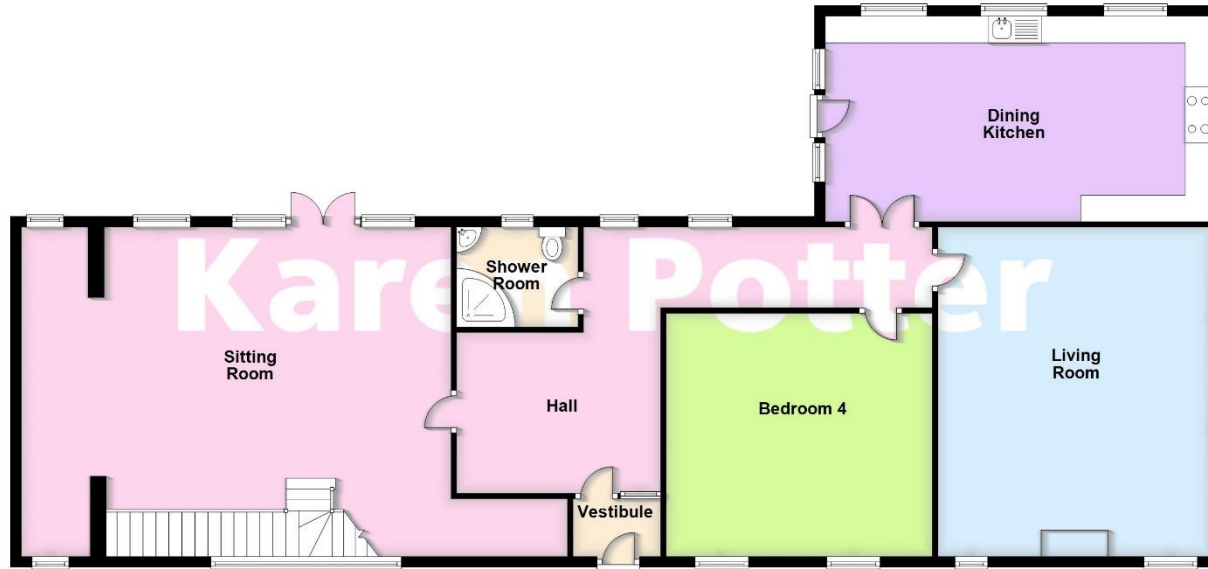


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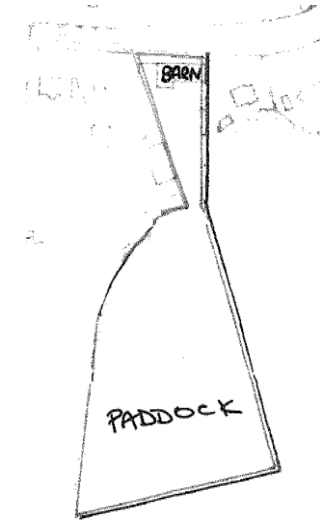


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Ground Floor
Approx. 167.2 sq. metres (1800.1 sq. feet)



Sketch Plan
(for identification purposes only)



First Floor
Approx. 113.2 sq. metres (1218.0 sq. feet)



Total area: approx. 280.4 sq. metres (3018.1 sq. feet)

Karen Potter Limited.
Registered Address: 5 Hill Street,
Southport PR9 0NW
Registered in England & Wales.
Company Registration Number 7931209
Managing Director - Karen L E Potter

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