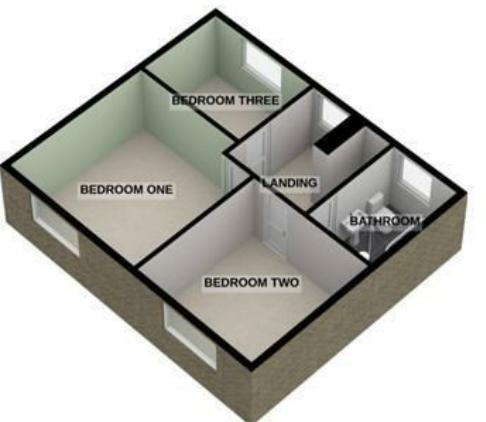




FIRST FLOOR
49.0 sq.m. (527 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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**LEACH LANE, LYTHAM ST. ANNES
FY8 3BZ**

ASKING PRICE £480,000

- ABSOLUTELY STUNNING AND BEAUTIFULLY PRESENTED DETACHED GRADE II LISTED 16TH CENTURY FARM HOUSE
- KITCHEN - LOUNGE - DINING ROOM - THREE BEDROOMS - CONTEMPORARY BATHROOM - SPACIOUS CONSERVATORY WITH LARGE HOT TUB
- LOCATED IN A QUIET, SOUGHT AFTER RESIDENTIAL AREA WITHIN EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- BEAUTIFULLY LANDSCAPED GARDENS - DRIVEWAY WITH PARKING FOR TWO TO THREE CARS AND TWO GARAGES



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, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Entrance

Original cathedral style refurbished solid wood entrance door, leads into:

Porch

Two double glazed cathedral style wooden windows to either side, original beamed ceiling, original solid wood door leads into:

Lounge

13'10 x 21'2

Two double glazed leaded wooden windows, one to the front and one to the rear, feature wall with exposed original stone cobbles, original opaque leaded glass feature window in the wall to the side, real hard wood flooring, deep skirting boards, original beamed ceiling, original stone fire place, wooden mantle with cast iron living flame gas fire, two double radiators, television point, recessed halogen spot lights and wall mounted lights, stairs leading to first floor.

Dining Room

21'2 x 10'10

Two double glazed leaded wooden windows, one to the front and one to the rear, feature wall with exposed original stone cobbles, original opaque leaded glass feature window in the wall to the side, real hard wood flooring, original beamed ceiling, double radiator, large feature fire place, solid wood mantle with tiled hearth, cast iron living flame gas fire, telephone point, recessed halogen spot lights and wall mounted lights.

Kitchen

17'2 x 9'1

Two double glazed leaded wooden windows, one to the side and one to the rear, black slate tiled flooring, feature wall with exposed original stone cobbles, original beamed ceiling, range of solid wood wall and base units, black granite work surfaces, black composite sink with chrome mixer tap, integrated



appliances include: brand new double oven with grill, four ring induction hob with overhead extractor fan - these appliances are inset into the original feature brickwork, dishwasher, fridge and freezer, tiled to splash backs, double radiator, recessed halogen spot lights, original solid wooden stable door, leads into:

Side Porch

Double glazed wooden porch with patio sliding door, black slate tiled flooring, ornate light fitting, tongue and groove wooden ceiling, original wooden door leads to one of the garages.

Stairs and Landing

Afore mentioned staircase with original beamed ceiling, solid wood balustrades, two double glazed leaded wooden windows to the side, recessed halogen spot lights, all doors are original and lead to the following rooms:

Bathroom

8'4 x 9

Opaque double glazed leaded window to the side, fully tiled textured stone walls, grey tiled floor, four piece white suit comprising of pedestal wash hand basin, WC, roll top bath with shower attachment, shower cubicle with waterfall shower and further hand held attachment, wall mounted heated towel rail, recessed halogen spot lights.

Bedroom Two

12'4 x 10'4

Double glazed leaded wooden window to the side, real hard wood flooring, coving, original built in wooden cupboards and drawers, radiator, skirting, ornate light fitting.

Bedroom One

13'8 x 14'1

Double glazed leaded window to the side, real hard wood flooring, coving, double radiator, television point, recessed halogen spot lights.



Bedroom Three

8'4 x 7'5 to front of wardrobes

Double glazed leaded window to the side, real hard wood flooring, coving, double radiator, built in wardrobes, telephone point.

Conservatory

13'4 x 19'5

Very spacious UPVC double glazed conservatory with sliding door and corrugated roof, beige slate tiled flooring, 20 seater hot tub, ceiling light with fan.

Outside

Beautifully landscaped side garden with a paved area, laid to artificial lawn, selection of tree and shrub borders, original covered area and outbuilding.

To the front, the driveway is block paved with room for two to three vehicles, two garages with electric up and over doors, both have power, lighting and plumbing, one garage has an electrical car charge point and measures 10'11 x 19'4 and one houses the boiler and water tank and measures 19'3 x 11'9.

Other details

Tenure: Freehold

Council Tax Band: E (£2,774.00 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC