



Oak Barn Chapel Lane,
Overton, Morecambe, LA3

3HTT

Oak Barn, Chapel Lane, Overton, Morecambe

The property at a glance

4  4  1 

- Four Bedroom Detached Home with character features and a contemporary finish
- Renovated throughout, every detail has been meticulously thoughtout
- Ideal for families with fabulous entertaining space
- Master Bedroom with dressing room and beautiful en-suite
- Cinema room with bar and WC
- Two double garages, generous driveway, Brilliant location in Overton
- Wondrwall lighting system, Hansgrohe bathroom fittings, Fitted Neville Johnson furniture
- Tenure: Freehold
- EPC Rating: TBC
- Council Tax Band: TBC



Get in touch today

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£900,000

Get to know the property



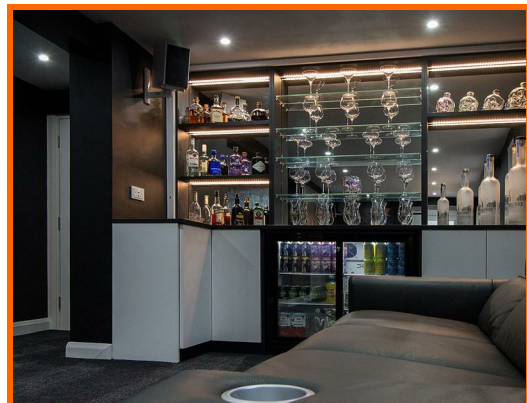
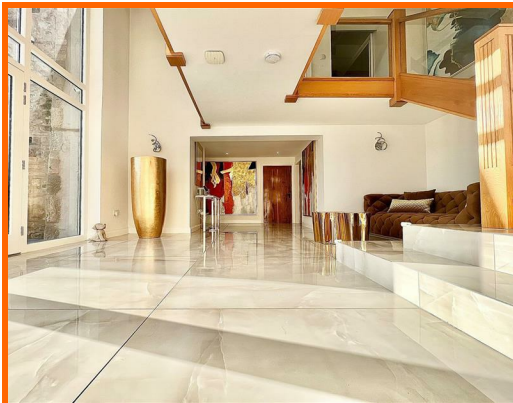
Nestled in the charming village of Overton, Morecambe, this exceptional house offers a blend of modern luxury and thoughtful design. Every aspect of the renovation has been executed with precision, ensuring a home that is stylish, functional and unique.

As you enter, you are greeted by a welcoming atmosphere enhanced by a sophisticated Wondrwall lighting system that sets the perfect mood throughout the property. The heart of the home is undoubtedly the kitchen, featuring custom Brazilian granite worktops and top of the range Neff appliances, making it a dream for any culinary enthusiast. The zone-controlled underfloor heating ensures comfort in every room, while the Hansgrohe fitted bathrooms add a touch of elegance to your daily routine. A full Sonos speaker system makes this home perfect for entertaining.

This property boasts four generously sized double bedrooms, three have their own en-suites, providing privacy and convenience for family and guests alike. The main bedroom is particularly impressive, complete with fitted Neville Johnson furniture that maximizes space and style. For those who enjoy entertaining, the cinema room complemented by a built in bar offers a perfect setting for movie nights or gatherings with friends.

Outside, the landscaped wrap-around garden is a tranquil retreat, complete with perimeter lighting that enhances its beauty in the evenings. The gated entrance provides security and privacy, while the two double garages offer ample storage and parking options. Additional features include electric and water points outside, as well as an EV charger, catering to modern living needs.

This unique home in Overton is not just a property; it is a lifestyle choice, offering luxury, comfort, and convenience in a picturesque setting. Do not miss the opportunity to make this remarkable residence your own.





Ground Floor

Entrance Hall

Wood double glazed floor to ceiling windows x2, wood double glazed door x2, underfloor heating, exposed beams, counter sunk led lights, triple height vaulted ceiling with chandelier, custom oak staircase, two Neville Johnson storage cupboards, doors leading to Cinema room office reception room W/C, open to kitchen, porcelain tile floor.

W/C

Central heating towel radiator, 6x spot lights, tile walls, dual flush W/C, wall mounted vanity top sink with mixer tap, porcelain tile floor.

Reception Room

4X Wood double glazed windows, underfloor heating, 16x spot lights, multi fuel fire, granite hearth, media wall, wood double glazed French doors leading to rear.

Kitchen

Wood double glazed windows x4, zone controlled underfloor heating, High gloss wall and base units, one of a kind Brazilian granite work tops, 2X Neff high rise ovens, Neff high rise microwave, Neff dishwasher, hood extractor, 5 ring gas hob, Inset 1 1/2 sink, integral American fridge freezer, full sized wine cooler, custom marble table, porcelain tile floor.

Office

Wood double glazed window, underfloor heating

Cinema Room

Wood double glazed window x4, 18x spot lights, underfloor heating, built in bar and fridge, doors leading to utility and W/C.

Utility

Wood double glazed windows x3, underfloor heating, one of a kind Brazilian worktop, high gloss base units, plumbing for washing machine, space for tumble dryer, concealed Vaillant combination boiler and concealed hot water cylinder.

W/C

Central heating towel radiator, extractor fan, dual flush W/C, wall mounted sink with mixer tap, tile floor

First Floor

Landing

Wood double glazed velux window, underfloor heating, counter sunk led lighting, doors leading to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

Bathroom

Wood double glazed velux window x2, underfloor heating, central heating towel radiator, 10x spotlights, porcelain wall and floor tiles, floating W/C dual flush plate, vanity top sink with mixer tap, custom inset dual ended bath tub with waterfall tap, led mirror, bathroom fittings are Hansgrohe.

Bedroom One

Wood double glazed velux window, wood double glazed window, underfloor heating, exposed beams, chandelier, walk in wardrobe, Neville Johnson fitted furniture, door leading to en-suite.

Bedroom One En-Suite

Wood double glazed velux, underfloor heating, central heating towel radiator, one off porcelain tile walls and floor, floating W/C with dual flush press plate, wall mounted vanity top sink with mixer tap, walk-in direct feed rainfall shower, bathroom fittings are Hansgrohe.

Bedroom Two

Wood double glazed velux, wood double glazed window, central heating radiator, loft access, door leading to en-suite

Bedroom Two En-Suite

Wood double glazed velux, central heating towel radiator, 4x spot lights, porcelain tile walls and floor, floating W/C with dual flush press plate, wall mounted vanity top sink with mixer tap, walk-in direct feed rainfall shower, bathroom fittings are Hansgrohe.

Bedroom Three

Wood double glazed velux, 6x spot lights, underfloor heating, open to en-suite.

Bedroom Three En-Suite

Wood double glazed window, underfloor heating, central heating towel radiator, 4x spot lights, porcelain wall and floor tiles, extractor fan, floating W/C with dual flush press plate, wall mounted vanity top sink with mixer tap, walk-in direct feed rainfall shower, bathroom fittings are Hansgrohe.

Bedroom Four

Wood double glazed window, central heating radiator

External

Shielded perimeter, lighting all round, cat 7 cable.

Front

Electric gates, two fully insulated double garages with spot lights and electricity, resin driveway, laid to lawn, porcelain tile pathway, hot tub, built in bar and fridge, EV charger, water point

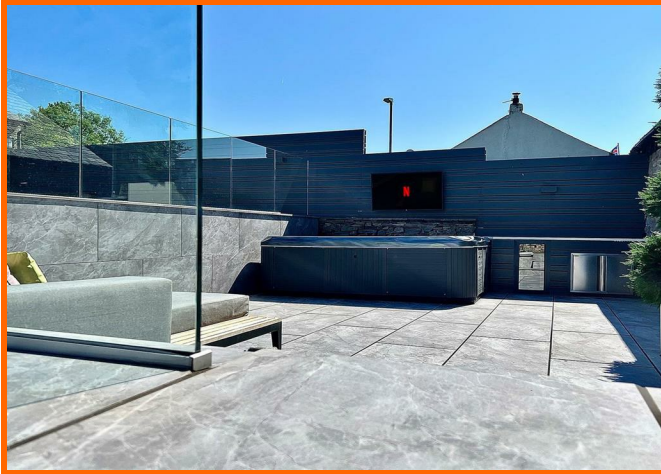
Rear

Hidden storage shed, gate exit, porcelain tile, oak decking, hot and cold water tap.

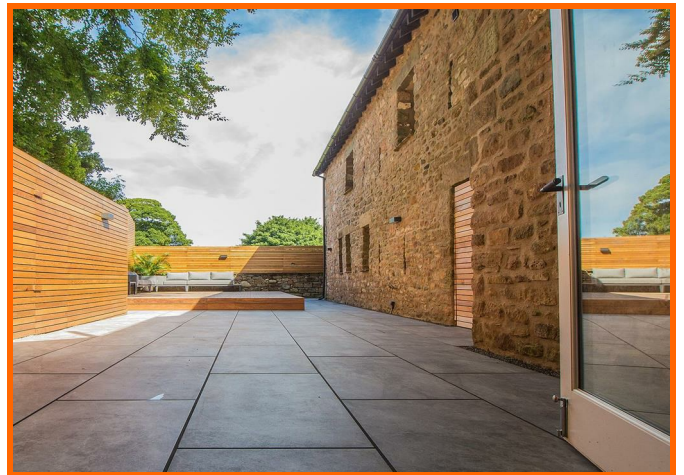
Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

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LA3 3HU**



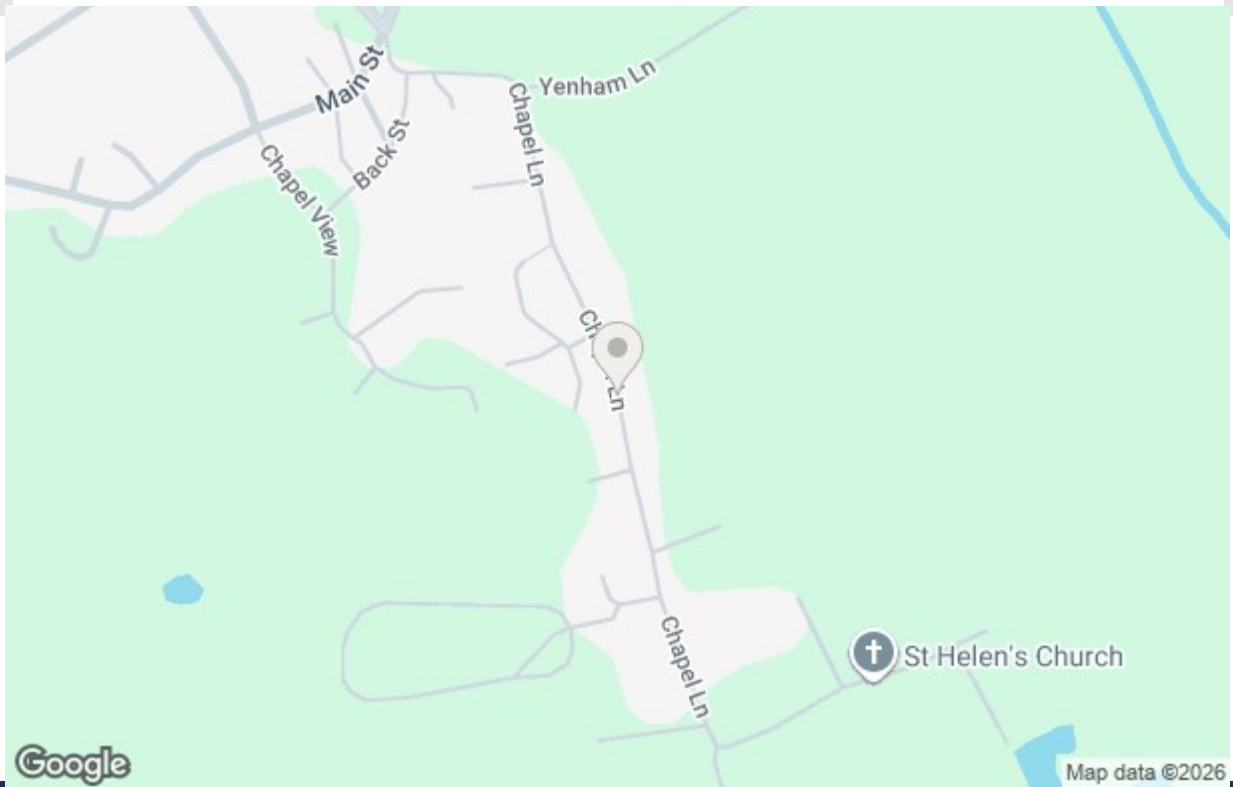
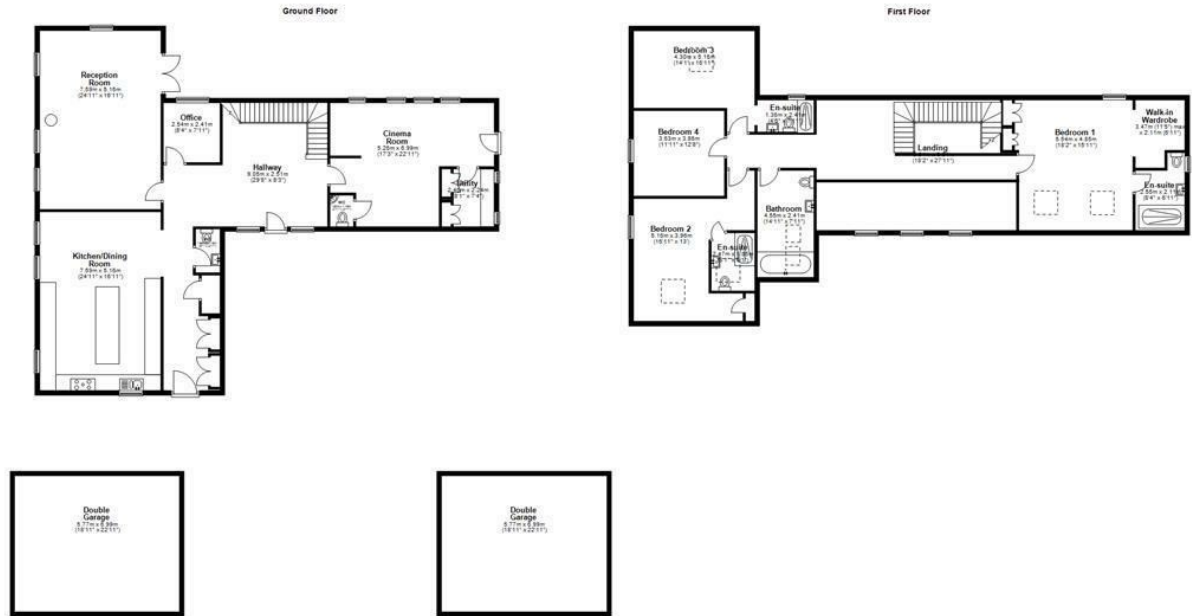
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Take a nosey round



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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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