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Hall Cross Farm 199 Kirkham Road, Freckleton

- Beautiful Grade II Listed Link Detached Georgian Farmhouse
- Boasting Lawned Gardens to the Front & Rear with Rural Views
- Attractive Central Entrance with a Feature 1777 Date Stone
- Reception Hallway with a Feature Original Stone Fireplace
- Two Further Reception Rooms, Kitchen, Utility & Cloakroom/Study
- 1st Floor Sitting Room, Three Bedrooms & Family Bathroom/WC
- Large 2nd Floor Suite with Kitchen/Living Room, 4th Bedroom & En Suite Shower Room/WC
- 2nd Floor 5th Bedroom/Hobby Room
- Garage with 1st Floor Workshop & Good Off Road Parking
- Freehold, Council Tax Band E & EPC Rating E

£675,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

Attractive outer porch with a feature date stone of 1777 situated above the hardwood outer door with an external wall light. Inner door leading to the Reception Hall.



RECEPTION HALLWAY

4.75m x 4.70m (15'7 x 15'5)

Very impressive central Hallway currently furnished as a family sitting room with a beamed ceiling and a hardwood double glazed window overlooking the front garden with a centre opening light and a padded window seat. Original stone flagged floor. The real focal point of the room is the feature period stone fireplace with a raised hearth, supporting as cast iron wood burning stove (approx 2 years old). Wooden display plinth above. Double panel radiator. Built in store cupboard with shelving to the chimney recess. Feature arched door leads off to the Inner Hall together with a door to the adjoining Kitchen. Double opening arched doors lead to the principal Lounge.



LOUNGE

4.70m x 4.65m (15'5 x 15'3)

A second tastefully presented reception room. Double glazed window overlooking the front garden with a central opening light. Beamed ceiling and picture rails. Oak plank flooring. Double panel radiator. Television aerial point. Focal

point of the room is a second period fireplace with a decorative surround, raised hearth and decorative tiled inset with an open grate.



INNER HALLWAY

Turned staircase leads off to the 1st floor. Single panel radiator. Stone flagged floor. Useful understair store with a wall light. Feature cottage latch door leads to the Cloakroom/Study.

DINING/MORNING ROOM

5.00m x 2.69m (16'5 x 8'10)

Third well proportioned reception room with double glazed double opening French doors, overlooking and giving direct access to the rear gardens. Two double glazed windows also enjoy the rear views. Stone flagged floor and exposed brick walls. Cast iron radiator. Television aerial point. Fireplace with a pine display surround, raised tiled hearth and decorative tiled inset. Cupboard conceals a wall mounted Worcester gas central heating boiler. Brick archway leading to the Kitchen.



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KITCHEN

5.00m x 3.00m (16'5 x 9'10)

Family 'Laurel Farm' Kitchen approached from both the Reception Hall and Dining Room. Two double glazed windows overlooking the landscaped rear gardens, both with side opening lights. Good range of eye and low level cupboards and drawers. Incorporating a wall mounted display plate rack. Ceramic one and a half bowl single drainer sink unit with a centre mixer tap. Set in working surfaces with splash back tiling. Rangemaster 110 cooking range with five gas ring burners and electric hot plate, electric double oven and grill below. Illuminated extractor canopy above and display shelving. Space and plumbing for both a dishwasher and washing machine. Oak plank flooring. Inset ceiling spot lights. Period door leading to the Utility.



UTILITY ROOM

3.00m x 1.80m (9'10 x 5'11)

Two double glazed windows to the rear aspect, one with a side opening light. Ceramic tiled floor. Space for a fridge/freezer. Hardwood outer door with an inset glazed panel gives rear garden access.

STUDY/CLOAKROOM

3.61m x 3.00m (11'10 x 9'10)

Delightful family snug/cloakroom, also ideal as a home office/playroom etc. Double glazed window overlooks the front aspect with a central opening light and padded window seat. Feature stone and exposed brick fireplace with a stone hearth and open grate. Double panel radiator. Picture rails. Side cloaks hanging space. Side meter cupboard. Telephone point. Inner door leads to the Garage.



FIRST FLOOR FRONT LANDING

Approached from the previously described staircase with a spindled balustrade. Feature obscure glazed window to the front elevation. Corniced ceiling and overhead light. Wood panelled doors leading off.



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SITTING ROOM

4.70m x 4.50m (15'5 x 14'9)

Beautiful 1st floor Sitting Room making the most of the rural views to the front aspect. Double glazed window with a central opening light. Feature tiled fireplace with a wooden surround and open grate. Double panel radiator. Beamed ceiling and overhead light. Television aerial point. Telephone/internet point. Dado rails. Double doors reveal a large airing cupboard with a hot water cylinder and shelving for linen storage. Doors leading off to Bedrooms One and Two.



BEDROOM ONE

4.70m x 4.70m (15'5 x 15'5)

Principal double bedroom with a double glazed window overlooking the front elevation with open views. Central opening light. Beamed ceiling and overhead light. Wall mounted display shelving. Double panel radiator.



BEDROOM TWO

4.90m x 3.00m (16'1 x 9'10)

Second good sized double bedroom. Two double glazed windows enjoy the views to the rear of the property. Both with side opening lights. Part pitched panelled and beamed ceiling. Two double panel radiators. Bank of wardrobes to one wall with a central shelving.



BEDROOM THREE

3.61m x 3.00m (11'10 x 9'10)

Currently furnished as a Study but could easily be used as a further Bedroom if required. Double glazed window overlooks the front of the property with a central opening light. Single panel radiator. Decorative fireplace to the chimney breast with a stone hearth and wooden display plinth.



INNER LANDING

Turned staircase leads to the 2nd Floor accommodation. Understair store cupboard. Feature small period door leading to the 2nd Bedroom and latch door to the Bathroom.

BATHROOM/WC

3.40m x 2.69m (11'2 x 8'10)

Spacious family bathroom with two double glazed windows enjoying the rural views to the rear elevation. Both with side opening lights. Four piece white suite comprises: Heritage wood panelled bath with a tiled display sill and display shelving. Step in shower cubicle with a folding glazed door and a Triton electric shower. Heritage pedestal wash hand



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basin with a centre mixer tap. Wall mounted shaving point. Low level WC completes the suite. Double panel radiator. Part tiled walls. Inset ceiling spot lights.



SECOND FLOOR LANDING

4.29m x 1.50m (14'1 x 4'11)

With a Velux double glazed pivoting roof light providing good natural light to the Landing and Stairs. Beamed ceiling, Period latch panelled doors leading off.

BEDROOM SUITE

Spacious suite ideal for Teenagers, extended family, guests etc. Comprising a Sitting Room with Kitchen area, Shower Room and Bedroom leading off.



LIVING ROOM/KITCHEN

4.75m x 4.50m (15'7 x 14'9)

With a beamed pitched ceiling. Single glazed window overlooks the front open aspect with a central opening light. Additional Velux double glazed window provides further excellent natural light. Double panel radiator. Television aerial point. To the Kitchen area are low level cupboards and

drawers. Ceramic single drainer sink unit with a centre mixer tap. Splash back tiling. Built in appliances comprise: Zanussi four ring electric ceramic hob. Zanussi electric oven below. Integrated fridge with a matching cupboard front.



BEDROOM

4.70m x 4.70m (15'5 x 15'5)

Large dual aspect double bedroom with a pitched beamed ceiling. Single glazed window to the front elevation with a side opening light. Two Velux double glazed pivoting roof lights to the rear and an additional hardwood double glazed window with a side opening light, overlooking the rear aspect. Double panel radiator. Fitted corner television display with a cupboard below. Fitted kneehole dressing table with a cupboard to the side. Two fitted double wardrobes with matching glass topped bedside tables and further overbed storage.



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SHOWER ROOM/WC

Beamed pitched ceiling with a Velux roof light. Three piece white suite comprises: Corner step in shower cubicle with a pivoting glazed door and a Mira Play electric shower. Rak Ceramics pedestal wash hand basin with splash back tiling. Rak Ceramics low level WC. Part tiled walls. Chrome heated ladder towel rail.



BEDROOM FIVE/HOBBY ROOM

5.59m x 5.11m (18'4 x 16'9)

Further double bedroom which has more recently been used as a Hobby Room. Single glazed window overlooks the front elevation with a centre opening light. Double panel radiator. Pitched beamed ceiling and a Velux double glazed pivoting roof light to the rear. Bank of pine fitted wardrobes with overbed storage and display headboard. Fitted desk unit to the roof eaves with a number of power points and spot lights over and cupboard. Television aerial point.



OUTSIDE

Hall Cross Farm is approached through a central wooden gate with stone steps leading down to an attractive cobbled path and having lawned gardens to either side and well stocked flower and shrub borders and wrought iron railings. A stone flagged driveway provides good off road parking for two cars and leads to the large garage which leads to a further rear parking area approached through a 2nd set of double doors at the rear of the Garage. A stone chipped pathway leads down the right hand side of the house which leads through a timber door and access to the rear gardens.

The immediate rear are stunning enclosed family gardens laid mainly to lawn with a good sized stone flagged sun terrace leading off the Morning Room. Note: There is an original 30ft well with a secured metal grid and padlock (not used to supply any water to the property). The garden has security lighting and a garden tap. Very well established shrub and tree borders. Stone flagged pathways and a large timber garden store to the rear of the garden along with the new (March 2025) sewage treatment plant.





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INTEGRAL GARAGE

8.61m x 3.43m (28'3 x 11'3)

Large Garage approached through double opening front hardwood doors. A second set of double doors to the rear of the Garage lead to an additional secure parking space if required and useful bin store area. The Garage has power and light connected. Garden tap. An open tread timber staircase leads to the 1st floor Workshop.

1ST FLOOR WORKSHOP

8.61m x 3.48m (28'3 x 11'5)

Very useful Workshop with a high level pitched roof. Power and light connected. Glazed windows to the front and rear aspects provides some natural light. Useful garden WC. Stainless steel sink unit with cold water tap.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Morning Room serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with hardwood frames.

DRAINAGE

The vendors have had a new sewage treatment plant installed in March 2025

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

LOCATION

Nestled in this charming rural area known as Hall Cross on the outskirts of Freckleton, Hall Cross Farm is a stunning link-detached Grade II Listed Georgian house that dates back to 1777. This remarkable property boasts an impressive array of features, making it an ideal family home or a splendid retreat for those seeking a touch of history. The generous layout set over three floors, allows for versatile use of space providing ample accommodation for family and guests. Hall Cross Farm is a home filled with character and charm, waiting for the right owner to appreciate its history and potential. With its convenient location on Kirkham Road with rural views to both the front and rear aspects, remains within easy reach of local amenities, schools and transport links in both Kirkham town centre and Freckleton Village. Lytham town centre and the Fylde coast together with the M55 motorway access are all within an easy drive away. Internal and external viewing essential to appreciate what this unique property has to offer.





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VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Digital Markets, Competition & Consumers Act 2024

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	53



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