





WALTONS FARM, 190 LONGMEANYGATE

MIDGE HALL, LEYLAND, PR26 7TB

£595,000

FREEHOLD

• Four Bedroom Detached Former Farmhouse • Four Reception Rooms including Stunning Garden Room • Superb Dining Kitchen & Utility Room • Four Bedrooms with Master En-Suite • Modern Family Size Bathroom • Extensive Off Road Parking & Garage • Large Rear Enclosed Garden with Patio Area • Extensive Views Over Open Farmland • Superb Location Close to All Local Amenties & Transport Links • Viewing Comes Highly Recommended

MARIE HOLMES

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Introducing Waltons Farm, 190 Longmeanygate...

Occupying a superb position with far-reaching views across open farmland to the rear, this beautifully presented and generously proportioned detached former farmhouse offers an impressive blend of traditional character and modern-day comfort.

From the moment you enter, the property creates an immediate sense of space and warmth. The welcoming entrance and reception hall features elegant limestone Travertine flooring and an attractive feature fireplace, setting the tone for the character found throughout.

The versatile ground-floor accommodation includes a generous lounge centred around a charming multi-fuel stove and a superb garden room, flooded with natural light and enjoying panoramic views across the surrounding countryside. At the heart of the home is a well-appointed dining kitchen, fitted with contemporary units and integrated appliances with ample space for family dining and entertaining. A separate study, utility room, cloakroom and integral garage complete the ground floor.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with en-suite shower room, complemented by a stylish family bathroom. Exposed timber beams and carefully retained features further enhance the property's farmhouse character.

Externally, a generous driveway provides ample off-road parking and access to the integral garage. The rear garden is a particular highlight, enjoying an enviable open aspect across neighbouring farmland. Predominantly laid to lawn with mature trees and a patio seating area, it provides a wonderful outdoor space from which to appreciate the rural outlook.

Offering excellent dimensions, considerable character and an exceptional setting, viewing is essential to fully appreciate this impressive family home.

Entrance Hall

With staircase leading to all first floor accommodation. Inset spotlights to ceiling. Limestone Travertine flooring leading through to:

Reception Hall

21' x 13'10" (6.41m x 4.22m)

Double glazed window to the front elevation. Adams style mahogany fire surround with cast iron inset, granite hearth and housing living flame gas fire. Exposed timber beam over opening through to Lounge and Garden Room. Opening to Dining Kitchen. Door to Study. Under-stairs storage cupboard. Inset spotlights. Television point. Two radiators.

Lounge

20'11" x 13'5" (6.38m x 4.10m)

Double glazed windows to the front and side elevations. Feature stone ingle style fire surround and hearth with brick inset and housing a multi fuel burning stove. Timber flooring. Inset spotlights. Television point. Two radiators. Opening to:

Garden Room

18'0" x 16" (5.49m x 4.88m)

Double glazed windows to two sides, French doors to rear garden and four Velux windows giving open views over surrounding farmland and beyond. Window giving borrowed light to Landing. Under floor heating runs beneath the marble effect tiles plus two further radiators. Wired for two ceiling lights and two wall lights. Television point. Opening to

Dining Kitchen

25' 5" x 16' 0" narrowing to 8'8" (7.62m 1.52m x 4.88m 0m narrowing to 2.64m)

UPVC double glazed window to the rear elevation. Wired for wall lights and inset spotlights. Exposed timber beams to ceiling. Cupboard housing under-floor heating controls. Timber panelling to dado. Radiator. Slate tile flooring leading through to the Kitchen Area with UPVC double glazed window to rear and atrium style ceiling. Fitted with a range of contemporary style wall and base units to include glazed display shelving and granite effect work surfaces. One and half bowl stainless steel sink unit with mixer tap. Neff appliances including

fan oven with micowave oven/grill over, fiver burner gas hob with Neff chimney style extractor fan over and pan drawers below. Neff eye level microwave oven and grill. Integrated Neff fridge and Neff freezer. Integrated Neff dishwasher. Inset spotlights. Television point. Tiled to splash areas. Radiator. Door to:

Utility Room
9'9" x 7'4" (2.96m x 2.24m)
UPVC double glazed window to rear and door with double glazed panel to rear garden. Fitted with a range of cabinets to complement the kitchen units and to include a stainless steel single drainer sink unit with mixer tap. Plumbed for automatic washing machine and vented for tumble dryer. Slate tiled floor. Inset spotlights. Radiator. Door to:

Cloakroom W.C
6'1" x 3'1" (1.86m x 0.93m)
Opaque double glazed window to the side elevation. Fitted with a white two piece suite comprising pedestal wash hand basin with tiled splash and close coupled w.c. Inset spotlights. Radiator.

Study
11'1" x 7'2" (3.39m x 2.19m)
Double glazed window to the front elevation. Television point. Telephone point. Radiator.

Garage
17'10" x 10'1" widening to 12'2" (5.43m x 3.07m widening to 3.71m)
With electric up and over door, power and light. Wall mounted Ariston under floor heating boiler and wall mounted Ferroli gas central heating boiler.

First Floor Accommodation:

Landing
11'7" x 7'4" (3.54m x 2.24m)
Velux window and window overlooking Garden Room. Exposed timber beams. Inset spotlights. Radiator. Access to the loft.

Master Bedroom
14'5" x 13'9" (4.40m x 4.19m)
Double glazed window to front elevation. Inset spotlights. Television point and telephone point. Door to:

Master En-Suite Shower Room
Velux window. Fitted with a white three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan. Inset spotlight. Exposed timber wall and ceiling beams.

Bedroom Two
13'6" x 10' (4.12m x 3.06m)
Double glazed window to the front elevation. Television point. Loft access. Radiator.

Bedroom Three
10'7" x 9'7" (3.23m x 2.91m)
UPVC double glazed window to the side elevation. Television point. Wired for ceiling light. Radiator.

Bedroom Four
14'2" x 8'5" into eaves (4.32m x 2.56m into eaves)
UPVC double glazed window to rear elevation. Television point. Wired for wall lights. Radiator.

Bathroom
9'11" x 6'11" (3.02m x 2.11m)
UPVC double glazed window to the side elevation. Fitted with a contemporary style bathroom suite comprising tile panelled bath, wall mounted elongated wash hand basin with integrated towel rail and unconnected mixer tap over, concealed cistern wall mounted w.c. and curved glass shower cubicle. The floor and walls are fully tiled. Electric shaver point. Inset spotlights. Extractor fan. Ladder style towel rail/radiator.

Exterior
The FRONT of the property is approached via a Tarmacadam driveway and parking area which features a narrow brook and continues to a lawn area. The REAR garden is mainly laid to lawn with mature specimen trees and bounded by mature hedges with closeboard fencing/post and rail fencing to one side. A York stone patio lies next to the house and the property enjoys extensive views over open farmland. The rear garden is approx 45 metres in length with an overall plot size of approximately a third of an acre.

Agents Notes
VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.







PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

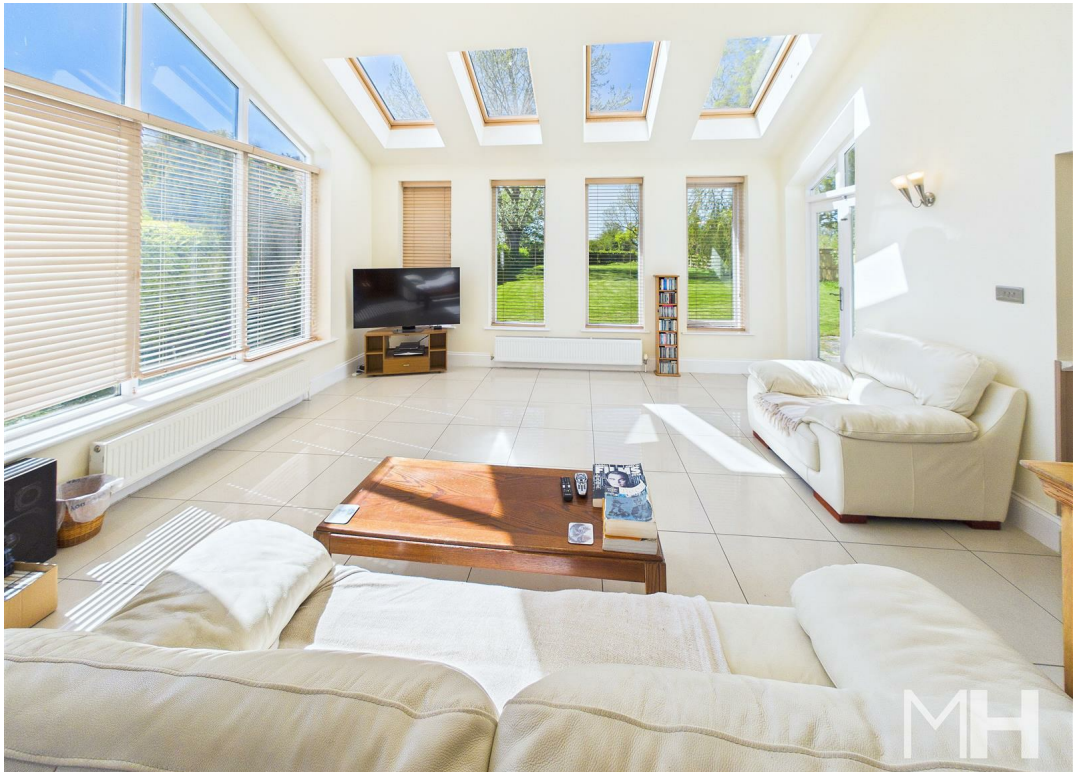
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.



























WALTONS FARM, 190

ADDITIONAL INFORMATION

Local Authority – South Ribble Council

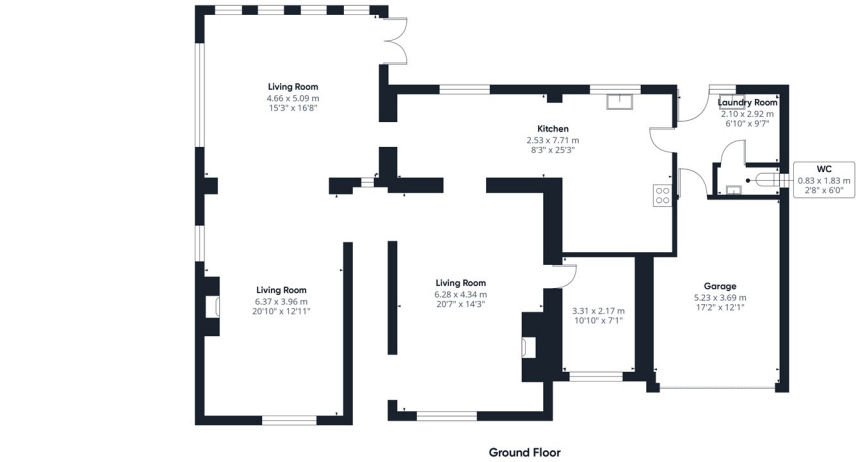
Council Tax – Band F

Viewings – By Appointment Only

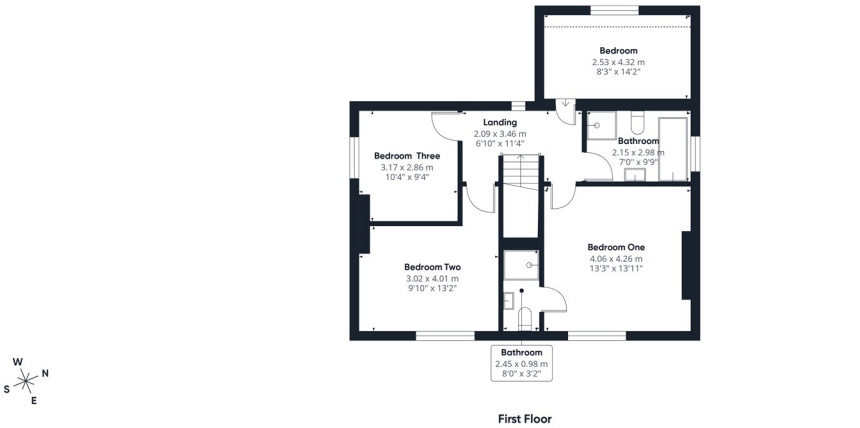
Tenure – Freehold







Ground Floor



First Floor

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Approximate total area(1)

201.9 m²
2173 ft²

Reduced headroom

1.4 m²
15 ft²

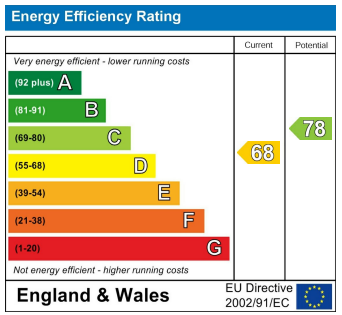
(1) Excluding balconies and terraces

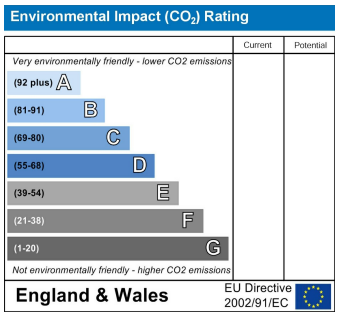
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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