



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Sunfield – Priest Hutton





Features

- Offered With No Onward Chain
- 3/4 Bedroom Detached Bungalow
- Versatile Layout Offering Flexible Living Space
- Excellent Scope To Modernise
- Bathroom On The Ground Floor And Shower Room On First Floor
- Elevated Position With Countryside Views
- Sought After Village Location

Sunfield is a spacious 3/4 bedroom detached bungalow, offered with no onward chain, set in the sought-after village of Priest Hutton and offering excellent potential for modernisation. The ground floor features a practical porch leading to a central hallway with storage cupboards. The living room, positioned at the front, enjoys open views over surrounding fields and includes a gas fireplace and patio doors. The kitchen provides ample space for a dining table and

includes fitted units, worktops, and room for appliances. An additional versatile reception room could serve as a second lounge, dining area, or extra bedroom. A double bedroom and a fully tiled wet room-style bathroom complete the ground floor. Upstairs, a bright bedroom with ensuite provides a private guest space, while a smaller room is ideal as a single bedroom, study, or hobby room. Externally, the property is in an elevated position with driveway parking and a low-

maintenance front garden. The rear garden is tiered, backing onto open fields and offering privacy, with a garage providing storage or workshop space and convenient internal access into the home. With its flexible layout, light-filled rooms, and elevated setting, this property offers a great opportunity for those looking to create a modern, comfortable home in a peaceful village location. border.



GROUND FLOOR

Entrance porch - A spacious front porch area welcomes you into the home, offering a practical space for removing shoes and coats before stepping inside.

Hallway - A good-sized central hallway providing access to the main rooms of the property and benefiting from two useful storage cupboards.

Living room - The living room is situated at the front of the property and enjoys beautiful views over the surrounding fields. Featuring patio doors and a gas fireplace as a focal point, it offers a comfortable and spacious area for relaxing.

Kitchen - A good-sized kitchen with space for a dining table for four. Fitted with a range of wood-effect base and wall units complemented by coordinating worktops. A window above the sink provides pleasant views over the large rear garden. The kitchen also offers space for a washing machine and dishwasher, along with an induction hob and a single oven beneath, and a built-in full-height fridge/freezer. Finished with white splashback tiles, the room offers plenty of potential

Dining room/ bedroom 4 - An additional reception room located at the front of the property, offering a versatile space that could be used as a second reception room, dining area, or an additional bedroom. A generous size and filled with natural light, the room also enjoys pleasant countryside views.



Bedroom 1 - Bedroom one is located at the rear of the property, adjacent to the bathroom. A comfortable double bedroom featuring an abundance of storage, including built-in wardrobes and additional storage above the bed.

Bathroom - A practical wet room-style bathroom designed for easy maintenance, featuring a bathtub with an attached shower hose, a walk-in electric shower, wash basin, and WC. Two frosted glass windows provide privacy and natural light, while the room is fully tiled with bright, easy-to-clean tiles.

FIRST FLOOR

Bedroom 2 - Bedroom Two is located on the first floor and offers a versatile space that can be used as a second bedroom or an ideal room for guests. The room benefits from its own ensuite and Velux windows, creating a bright and welcoming space set within the eaves of the property.

En-suite - Located off the second bedroom, the ensuite is half tiled with bright white tiles and features a walk-in shower cubicle with a mains-fed shower. A Velux window provides natural light, and the suite is completed with a wash hand basin and WC.

Bedroom 3 - Currently arranged as the third bedroom, this is the smallest of the rooms and would be ideal as a single bedroom, while also offering flexibility for use as a study, home office, or hobby space.

Garage - A garage provides an excellent space for storage or a workshop and benefits from internal access via the hallway, allowing convenient entry into the home.

Externally

The property enjoys an elevated position. On approach, there is a driveway providing off-road parking for one vehicle. The front garden is designed for low maintenance and features a cherry blossom tree along with a variety of shrubs. The garden continues around to the rear where there is an oil tank. The rear garden is tiered, with a lawned area set on an elevated level and backing onto open fields. Trees to the rear help to shield the garden, creating a pleasant sense of privacy.



Useful Information

Tenure - Freehold.

Council tax band - D (Lancaster City Council).

Heating - Oil central heating.

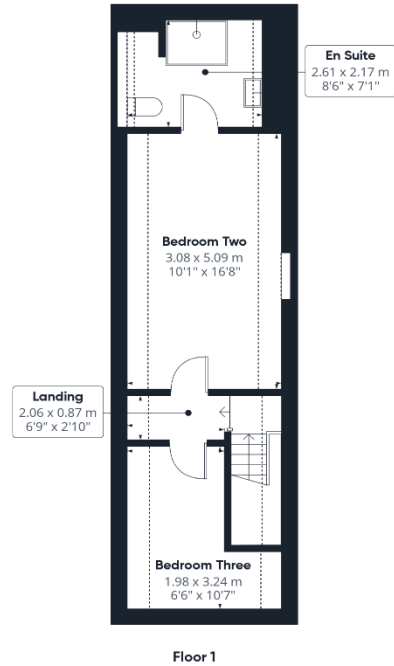
Drainage - Septic tank.

What3Words location - [///spared.canines.zoos](https://www.what3words.com/#!/spared.canines.zoos)





Sunfield – Priest Hutton



Approximate total area⁽¹⁾
 129.5 m²
 1394 ft²

Reduced headroom
 8 m²
 86 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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