

DRAFT

**A fabulous modern split level 3 bedroomed detached barn conversion
with private parking, garden and views**



WHITTAM BARN

**Oxcliffe Road, Heaton-with-Oxcliffe,
Morecambe, LA3 3EG**

Only available if purchased concurrent with the purchase of Whittam House Farmhouse and Stables

(OFFERS INVITED)

Council Tax Band E

Energy Performance Certificate Band C

Accommodation Featuring

Full wood effect UPVC doors and windows, security alarm and traditional beamed character.

Ground Floor: Feature fully glazed barn door entrance.

Reception Hall:

12' x 10' (3.66m x 3.05m) Feature solid oak main staircase and small staircase leading to lower level. Exposed wood flooring, ornate upright mirror, radiator.

Lounge:

22'9 x 12'10 (6.93m x 3.91m) Feature wall inset fire, exposed beams, 2x centre light fittings, 2 x radiators, 4 windows (2 leaded glass). Double doors leading to:-

Open Plan Split Level Kitchen Diner:

Upper Level Dining Room 9'9 x 8'11 (2.97m x 2.72m) centre light, feature wood flooring, **feature solid oak staircase, to:-**

Lower Level Kitchen 16'5 x 14'4 (5.00m x 4.37m) Comprehensive fitted cupboards and units with range of fitted integrated appliances, inset sink and granite work surfaces. Centre light, and LED lighting. Feature wood flooring, ornate upright mirror, radiator.

Lower Hall:

11'6 x 5'2 (3.51m x 1.57m) Outside door, feature wood flooring. **Feature solid oak open staircase leading up to reception hall.**

Utility Room:

8' x 7'11 (2.44m x 2.41m) Fitted cupboards and units incorporating inset sink, plumbed washer, tumble dryer recess and granite work surfaces. Centre light, auto vent. Gas central heating boiler, radiator.

WC:

5' x 3' (1.52m x 0.91m) with wash basin

First Floor:

Feature Balcony Landing:

14'0 x 13'0 approx. (4.27m x 3.96m) approx. exposed beams, radiator, centre light, LED lighting.

Bedroom 1:

23'2 x 11'1 (7.06m x 3.38m) twin windows, built in wardrobes. Feature exposed beam, 2 x radiator, 2 x centre light fittings.

En-suite Shower Room:

10'4 x 3'11 (3.15m x 1.19m) Comprising shower cubicle, wc and washbasin vanity unit. Fully tiled walls, tiled floor, ornate chrome towel ladder, LED lighting, auto vent.

Bedroom 2:

13'4 x 10'5 (4.06m x 3.18m) Built in wardrobes, exposed beam, centre light, radiator.

Bedroom 3:

11'1 x 10'4 (3.38m x 3.15m) Built in wardrobes, exposed beam, centre light, radiator.

Bathroom:

9'9 x 7'8 (2.97m x 2.34m) Free standing slipper bath on ball and claw feet, shower cubicle, wc and wash basin vanity unit. Feature circular chrome towel ladder. Fully tiled walls, tiled floor, Led lighting, auto vent.

Outside:

Private electric gated tarmac driveway (shared with Whittam Farmhouse).

Private frontage parking area suitable for several vehicles.

Good sized lawned garden area with feature stone walled and wrought iron fence boundaries; Propane gas tank, stone built/slate roofed dog kennel.

Lower level brick paviour patio / BBQ area. Stone flag and graveled paths to side and rear.









Services: Mains water and electricity connected, propane gas. Private drainage system installed.

Tenure: Freehold with vacant possession upon completion.

Solicitors: To be confirmed.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Copy Title / Boundary Plan

Awaiting Plan

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