

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

HABERFIELD

Price: £795,000



Council Tax Band: **F**

Tenure: **Freehold**

Energy Performance Certificate Band: **F**

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HABERFIELD, Old Moor Road, Wennington, LA2 8PD

A fine example of a Victorian Detached Villa dating back to 1894. Sympathetically restored to its former glory retaining many original features including: Imposing front door, ornate tiled entrance vestibule and hallway. Stain glass windows in the vestibule door, ceiling coving, picture rails and central ceiling roses to name but a few! The accommodation briefly comprises: Entrance vestibule, hallway, lounge, dining room, dining kitchen, garden room, wc, ground floor bedroom (or further reception room), utility room and wood store. To the first floor are three double bedrooms, dressing room, study and house bathroom. Outside is a detached garage, driveway, gardens to all sides of the property and approx. 1 acre of 'scrub land' that is mainly planted with trees, this could be cleared and utilised as an extension for the current garden, forming a secluded lawn or play area for children. The property which is of stone and slate roof construction, has outstanding views from most of the windows with far reaching views over open countryside and beyond.

Viewing is highly recommended to truly appreciate the effort and sympathetic renovations the current owners have carried out.

Accommodation Comprising:

Ground Floor:

Entrance Vestibule:

Original imposing timber door, leading into the entrance vestibule. Central ceiling point and a dado rail. Original "encaustic" tiled flooring. Ornate panelled wall with inset stained glass panels to either side and door leading through to the hallway.

Hallway:

The decorative tiled floor continues throughout the hallway. Stairs leading to the first floor, radiator, ceiling light point and dado rail extending up the stairs. The stairs are dark wood with panelled detail to the side and the original balustrade.

Main Lounge:

15'8 x 13.5 (4.78m x 4.09m) Feature cast iron fireplace with decorative sides, stone hearth and inset cast iron wood burning stove. Box bay window to the front with double glazed sliding sash windows and 'fret' work paneling below. Central ceiling point, coving and dado rail. Television point, radiator and CO detector.

Dining Kitchen:

12'5 x 12'6 (3.78m x 3.81m) Having a range of wall and base units incorporating a plate rack and contrasting Silestone work surfaces. Integrated dishwasher, washing machine and fridge. Stainless steel sink unit with mixer tap and part tiled walls. "Falcon" range cooker (black and stainless steel) with five burner gas hob, two electric ovens, plate warmer and grill. Two double glazed windows, under unit lighting, integrated recycle bins storage and travertine flooring. Ceiling spotlights and ceiling light point over the dining area.

Utility Room: *(Incorporating the ground floor WC, boiler room and wood store).*

12'8 x 11'5 (3.86m x 3.48m) With a range of extra wall and base units and worksurfaces. Plumbed for a washing machine, space for a tumble dryer and space for an extra fridge/freezer. Radiator, tiled floor, coat hooks and central ceiling light point. Double glazed window.

Ground Floor WC:

Two piece white suite incorporating toilet and sink. Double glazed casement window.

Boiler Room:

Floor mounted 'Worcester' boiler installed in 2015, hanging space for drying outdoor footwear and coats.

Wood Store

7'6 x 5'5 (2.29m x 1.65m) Stone flagged original 'coal' hatch with timber shutter. Power and light.

Dining Room:

16'3 x 13'8 (4.95m x 4.17m) Victorian cast iron fireplace with decorative tiles to either side and stone hearth. Box bay window with double glazed sliding sash windows and panelling below. Ceiling coving, dado rail and picture rail. Radiator and central ceiling light point.

Reception Room 3: (Currently used as a downstairs Bedroom)

13'0 x 12'6 (3.96m x 3.81m) Double glazed sliding sash window to the side, radiator, dado rail and central ceiling light point. Inset shelving to either side of the chimney breast. Electric wall mounted fire with a tiled hearth.

Garden Room: (Constructed in 2001)

18'1 x 12'8 (5.77m x 3.86m) Unlike most conservatories this is a lovely room where you can enjoy the garden and views from the generous double glazed windows and also have a cosy space in the winter with the fire lit and fully tiled roof to keep the heat in. Two wall light points, two radiators, timber beams to the ceiling, television point and CO detector. Cast iron wood burning stove on a tiled hearth. Door leading to the utility room, wc and separate opening leading to the dining kitchen.

First Floor:**Landing:**

Original staircase and wood flooring. Feature 'Arch' window on the half landing and a dado rail. Radiator, two ceiling lights and loft access.

Main Bedroom:

13'8 x 13'1 (4.17m x 3.99m) High ceiling with picture rail, ceiling coving and ceiling rose with central light. Cast iron ornamental fireplace with tiled hearth. Double glazed sash window to the side, radiator and pull-down light switch over the bed.

Dressing Room:

9'10 x 10'1 (3.00m x 3.07m) Built in wardrobes and dressing table with mirror over. Radiator, double glazed sash window to the front and central ceiling light.

Bedroom Two:

13'7 x 12'7 (4.14 x 3.84m) Double glazed sash window to the front, picture rail and ceiling coving. Radiator with cover over, central ceiling light and pull-down light switch over the bed.

Bedroom Three:

12'5 x 13'1 (3.78m x 3.99m) Double glazed sash window to the rear, radiator, central ceiling rose, light and pull-down light switch over the bed.

Bedroom Four: (Currently used as a study)

9'9 6'6 (2.97m x 1.98m) Double glazed sash window to the front, radiator, central ceiling light and coving.

Bathroom:

13'4 x 6'6 (4.06m x 1.98m) Four piece white suite comprising: Walk-in shower with fixed shower head and separate attachment. 'Burlington' sink with chrome taps, low flush WC and a free-standing bath with shower attachment and mixer tap. Under floor electric heating, part tiled walls, double glazed sash window to the side with granite sill below. Black and chrome heated towel rail, fixed mirror with light over and shaving point. Tiled floor, double glazed window to the rear, inset ceiling spotlights, fitted soap dish and toothbrush holder. Extractor fan and pull-down switch for the lights.

Outside:

Gardens:

Gardens surrounding the house are approx. 3/4 of an acre, with a lawn to the front and trailing wisteria around the original Victorian front door. Stone walls form raised beds with a selection of 'cottage' garden planting, including lupins, roses, delphiniums to name a few. From the sunroom - through double doors is a paved patio area that has amazing views over open countryside and benefits from the morning sun. To the other side of the house is a larger patio area that captures the sun most of the day but is particularly lovely in the evenings. To the side of this area is a timber shed. Back around to the front are raised beds, polytunnel and another timber shed. Beyond the formal gardens is an area of copse and scrub land and is mainly planted with trees to form a woodland of approx. 1 acre. This could be utilized to form extra gardens, subject to clearing and seeding – an ideal football pitch in the making !! Outside lights and water tap.

Driveway:

Timber '5' bar gate and personnel gate, leading to off road parking.

Garage:

20'1 X 15'10 (6.12m x 4.83m) The garage was built in 2014, having power, light, up and over manual garage door and personnel door to the side. Mezzanine storage and electric fuse box.

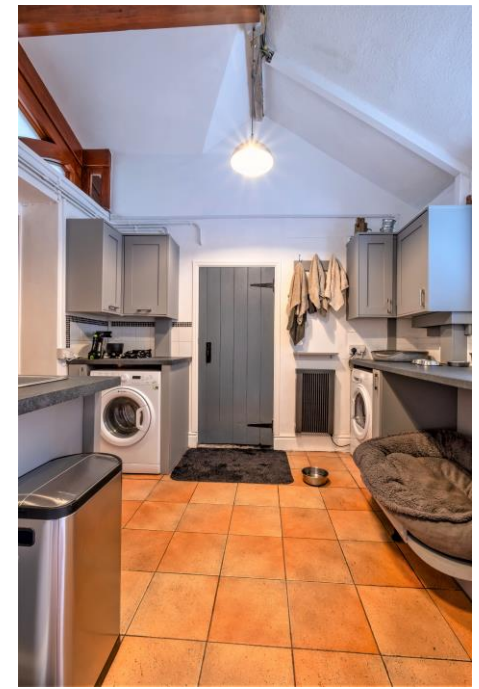
Services: Mains water and electricity connected. LPG Gas supply (currently Calor). Septic tank drainage installed to Klargester tank (located in the front garden curtilage) B4RN Hyperfast Broadband Connected..

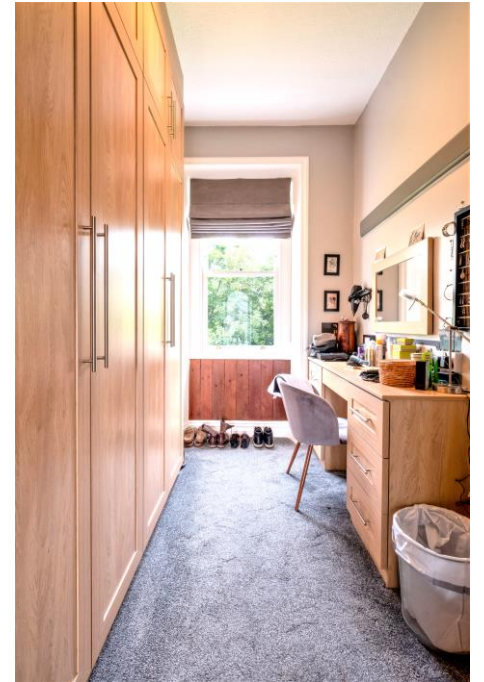
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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.







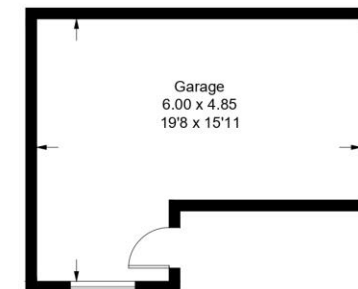
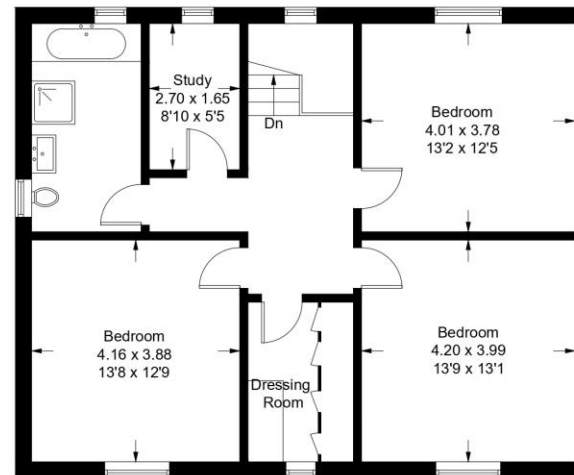
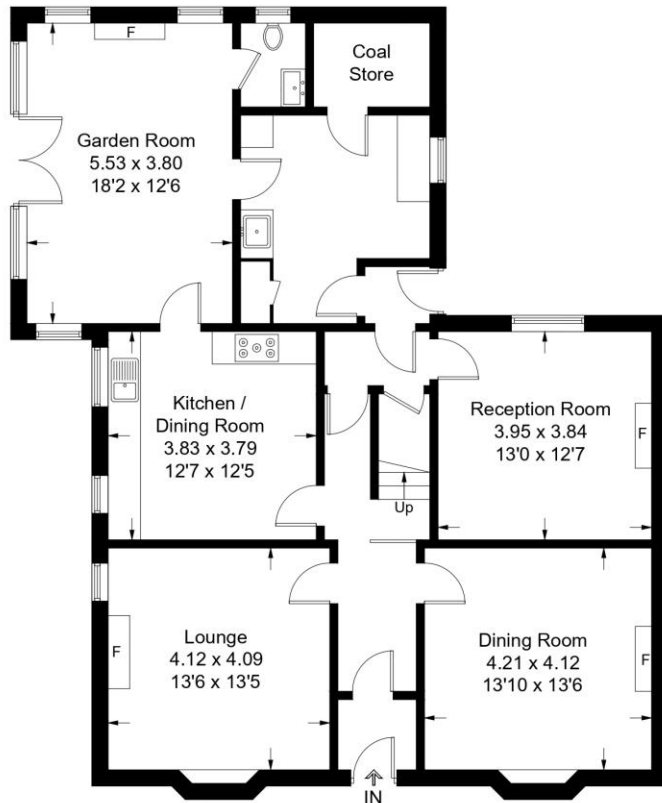


Floor Plans

Energy Performance Certificate

Haberfield

Approximate Gross Internal Area = 205.6 sq m / 2213 sq ft
 Garage = 23.8 sq m / 256 sq ft
 Total = 229.4 sq m / 2469 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Energy Efficiency Rating


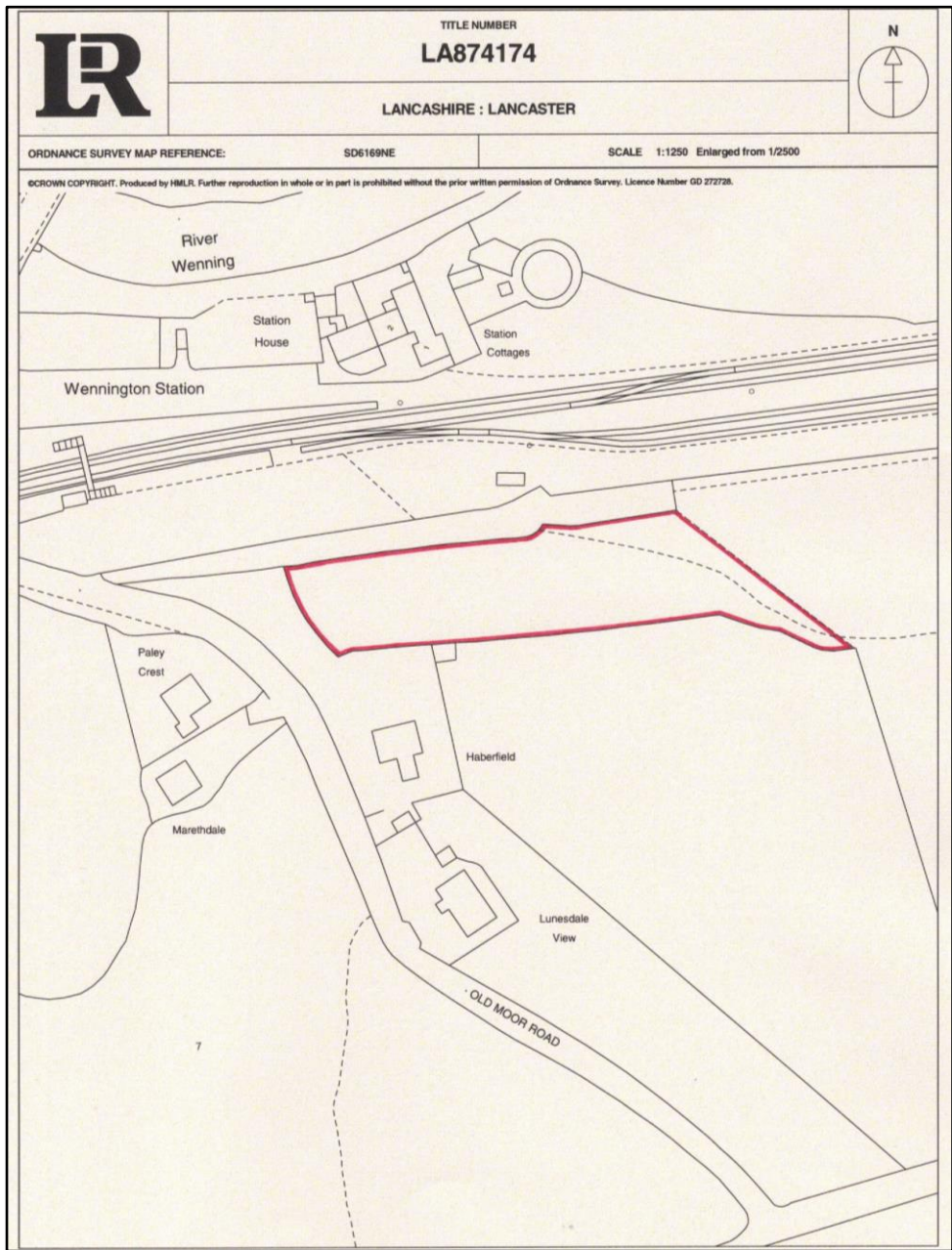
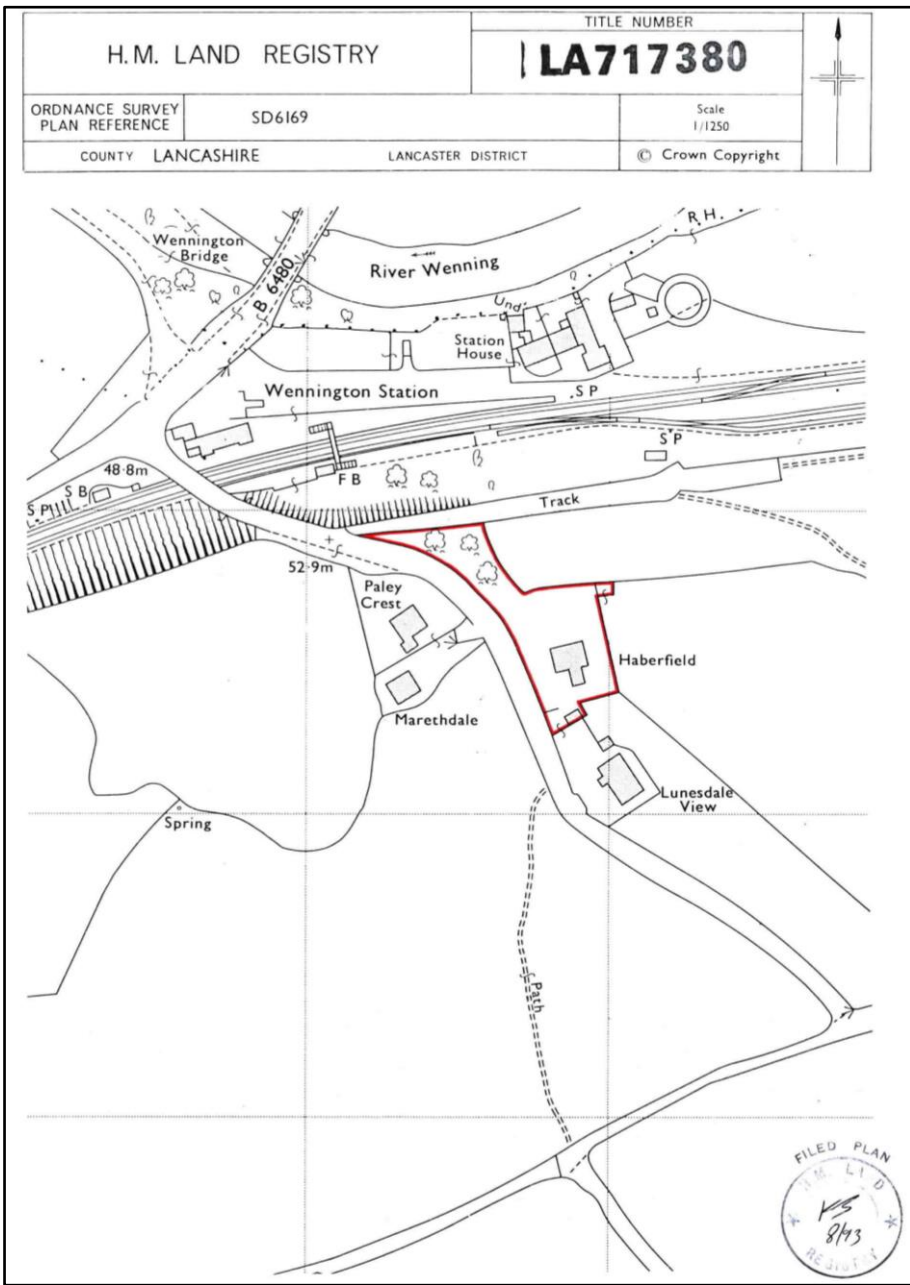
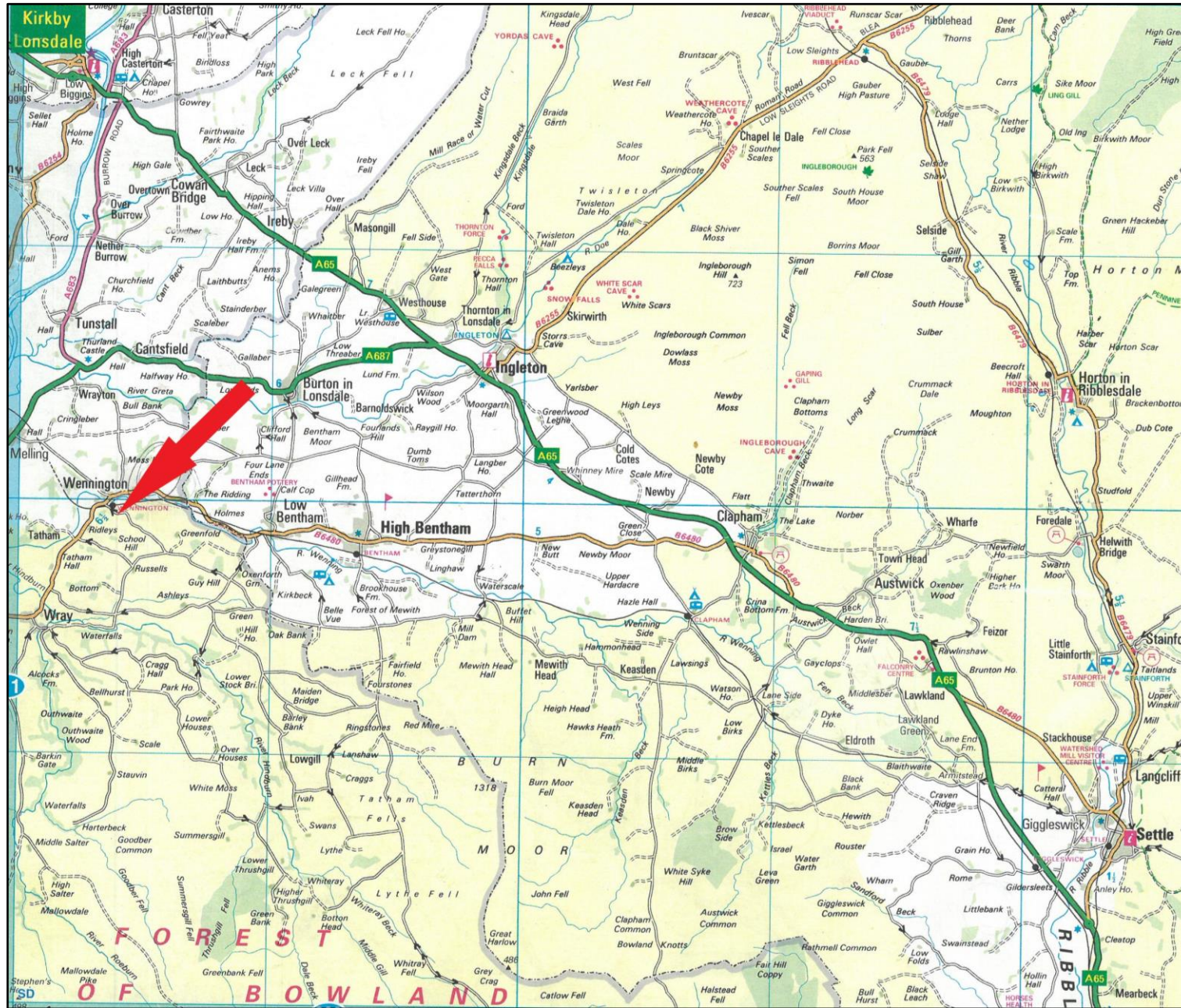
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101485)

Copy Title / Boundary Plan



Location Plan





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