

DRAFT



## WHITTAM HOUSE FARMHOUSE & STABLES

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

Price: £685,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Comprising a traditional stone built/slate roofed 4 bedroomed detached farmhouse thoroughly renovated to the very highest standards throughout together with a detached double garage, purpose built detached 8 stables block with tack room and a generous sized curtilage providing turnout area and ample private parking. The property enjoys an elevated position with rural views and shares a private driveway with just one other equally prestigious property (**a 3 bed detached barn conversion (Whittam Barn) which is available by separate negotiation if desired**).

*Enjoying excellent access to Westgate amenities and the M6 Motorway network via the new Lancaster Gateway.*

Council Tax Band F

Energy Performance Certificate Band D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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## Accommodation Comprising

(Accommodation featuring bespoke solid Ash staircase, door casings, skirtings' and architraves throughout; Energy efficient LED down lighting throughout).

### Ground Floor:

#### **Front Porch:**

6' x 5'7 approx. (1.83m x 1.70m approx.) Impressive open front porch featuring ornate twin stone pillars and tiled flooring.

#### **Front Entrance Vestibule:**

7'9 x 4'3 (2.36m x 1.30m)

#### **Reception Hall:**

20'1 x 11'7 min (6.12m x 3.53m min) LED down lighting, under stairs storage area.

#### **Lounge:**

22'6 x 14'5 max (6.86m x 4.39m max) Ornate marble fireplace (*sealed off*), cornice, LED down lighting, 2 x radiators, dual aspect windows.

#### **Kitchen Diner:**

31'1 x 13'5 (9.48m x 4.09m) **Bespoke comprehensively fitted kitchen in light Oak** incorporating inset twin bowl porcelain sink, "**Rangemaster**" farmhouse style oven range with 6 burner gas hob, combined work island/ breakfast bar and work surfaces with **unique ornate Gold and Black granite work surfaces**. LED down lighting, 2 x radiators, tiled flooring.

#### **Sitting/Dining Room:**

31'2 x 11'7 (9.50m x 3.53m) Large windows and patio doors, LED down lighting, Velux roof windows.

#### **WC:**

4'3 x 3'8 (1.30m x 1.12m) Wash hand basin, fitted vanity cupboard, LED down lighting, fully tiled walls and tiled flooring.

#### **Utility Room:**

12'3 x 8'11 max (3.73m x 2.72m max) Fitted Oak cupboard and units incorporating appliance recesses, 1½ bowl inset sink and granite work surfaces, LED down lighting, radiator, tiled flooring.

#### **Rear Entrance Vestibule:**

5'6 x 4'4 (1.68m x 1.32m) Stone flag floor.

### First Floor: (Via feature bespoke solid Ash open staircase).

#### **Landing:**

10'3 x 4'7 (3.12m x 1.40m) LED down lighting, radiator.

#### **Main Bedroom 1:**

14'5 x 13'5 (4.39 m x 4.09m) Comprehensive fitted bedroom units, LED down lighting, radiator, TV point.

**En-suite Shower Room:** 9'4 x 4'10 (2.84m x 1.47m) Contemporary WC and pedestal wash hand basin, king sized shower cubicle, fitted vanity mirror, LED down lighting, fully tiled walls and tiled floor, auto vent.

#### **Bedroom 2:**

16'2 x 13'7 max (4.93m x 4.14m max) Comprising fitted bedroom units, LED down lighting, radiator, TV point.

**En-suite Shower Room:** 6'10 x 3'7 (2.08m x 1.09m) Contemporary WC and wash hand basin, king sized shower cubicle, LED down lighting, fully tiled walls and tiled floor, chrome heated towel ladder, auto vent.

### Bedroom 3:

14'2 x 13'2 (4.32m x 4.01m) Fitted bedroom units, LED down lighting, radiator, TV point.

### Family Bathroom:

14'1 x 12'11 (4.29m x 3.94m) **Fabulous bathroom suite comprising king size step in shower, Jacuzzi bath, WC and twin wash basins**, LED down lighting, radiator, fully tiled walls and tiled floor, auto vent.

### Second Floor: (Via continued feature bespoke solid Ash open staircase).

### Loft Bedroom 4:

27'7 x 10'7 (8.41m x 3.23m) Velux windows, LED down lighting, 2 x radiators, TV point, under eaves storage cupboards.

**En-suite Shower Room:** 9'6 x 4'2 (2.90m x 1.27m) Comprising king size shower cubicle, contemporary WC and wash basin unit, LED down lighting, fully tiled walls and tiled floor, chrome heated towel ladder, auto vent.

### Outside

Ornate twin wrought iron security gated entrance and tarmac driveway leading to tarmac yard/parking area. Lawned garden.

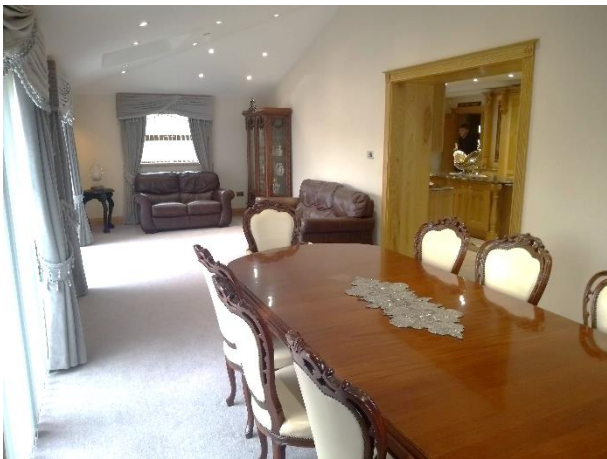
Ornate wrought iron frontage boundary fencing.

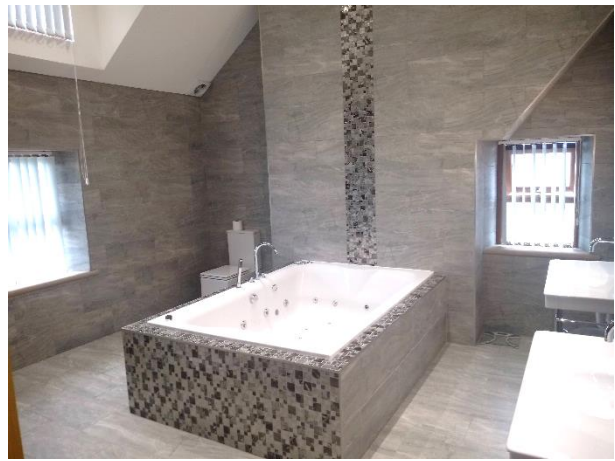
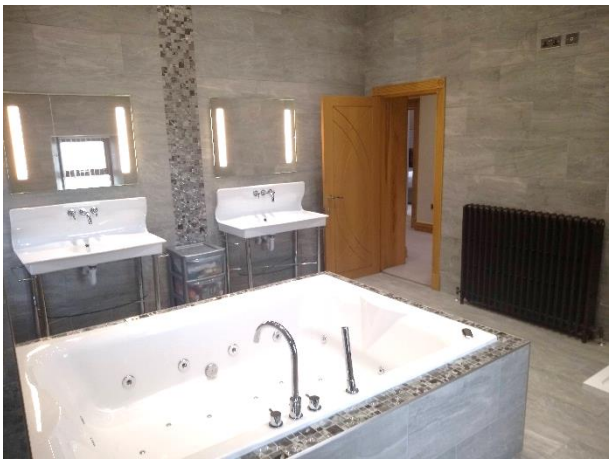
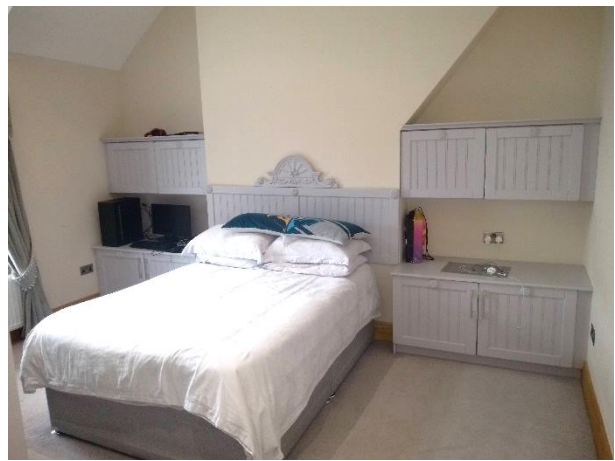
**Detached stone faced garage** 18'4 x 18'3 internal measurements (5.59m x 5.56m int. meas.) with slated roof; auto roller shutter door, light, power and alarm system installed.

Purpose built **8 stables block** all with light, water drinkers and security system installed; tack room and feed barn.

Turnout area.









**Services:** Mains water, electricity and gas connected. Modern private drainage system installed.

**Tenure:** Freehold with vacant possession upon completion.

**Solicitors:** To be decided.

**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		
55-68	D	60   D	65   D
39-54	E		
21-38	F		
1-20	G		

### Floor Plans





### Boundary Plan



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