

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

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

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Accommodation Briefly Comprising:-

Full sealed unit double glazing and calor gas central heating throughout.

Ground Floor:

Generous lounge featuring electric fire, large modern fitted kitchen with "Belling" oven range with gas hob and granite worktops, dining area with full length window, oak flooring. WC and utility room with fitted units and plumbed for auto washer and tumble dryer.

First Floor:

Three double bedrooms all with fitted wardrobes incorporating main bedroom with en-suite shower room, family bathroom with four piece bath suite including twin shower cubicle.

Outside:

Low maintenance paved patio area with stone built BBQ and lawned garden. Parking for several vehicles.

Services:

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

Tenure:

Freehold with vacant possession upon completion.



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		

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