



1 SLYNEWOODS Halton, Lancaster, LA2 6EL

Guide Price: £625,000

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

No 1 Slynewoods is located just outside the Historic village of Halton. Halton is three miles East of Lancaster, on the banks of the River Lune. Slynewoods is an exclusive Hamlet of just eight properties built approx. 25 years ago by Frank Clark Construction. This deceptively spacious home has been owned by the same family since it was built and is truly a testament to how well loved this home has been.

The accommodation comprises: Entrance porch, hallway, lounge, sunroom, farmhouse style dining kitchen, utility, ground floor WC and integral garage. To the first floor are the main bedroom 'suite' two double bedrooms, bathroom and a study. On the second floor is a further double bedroom and a fantastic games room or further reception room/bedroom. Outside is off road parking and a delightful rear garden with far reaching views over open countryside.

VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE AND LOCATION OF THIS SUPERB HOME.

Council Tax Band **F**

Energy Performance Certificate Band **C**

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

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Accommodation Comprising:

Ground Floor:

Entrance Porch:

6'08 x 5'96 (2.03m x 3.96m) The front entrance door is a timber "stable" style door. Tiled floor, central ceiling light and timber glazed door through to the hallway.

Hallway:

16'45 x 8'44 (6.02m x 3.56m) Wood floor, radiator, two ceiling lights and smoke alarm. Two telephone points, feature exposed stone arch leading to stairs for first floor with under storage cupboard, door to Utility and door to WC.

Utility Room:

8'88 x 8'35 (4.67m x 3.33m) Stainless steel sink with unit below, part tiled walls and central ceiling light. Plumbed for washing machine and space for tumble dryer.

Ground Floor WC:

8'73 x 3'73 (4.29m x 2.77m) Two piece suite comprising: - Low flush WC, pedestal wash hand basin with tiled splash backs. Timber tongue and groove ceiling, extractor fan, radiator and central ceiling light.

Lounge:

20'37 x 15'02 (7.04m x 4.62m) Feature stone fireplace with wood mantle over, stone hearth and inset "wood burner" effect gas fire. Radiator, four wall light points, telephone point and television point. Timber floor, patio doors, glazed double door through to Dining Kitchen.

Dining Kitchen:

18'35 x 15'39 (6.38m x 5.56m) Having a range of "farmhouse style" wall and base units with contrasting work surfaces and part tiled walls. Built in oven and grill, gas hob with extractor over, ceramic sink with mixer tap, plumbed for dish washer and space for fridge freezer. Timber floor, radiator, double glazed window to the side and one to the rear. Ceiling spotlights and central ceiling light. Opening into the Sunroom.

Sunroom:

23'11 x 11'19 (7.29m x 3.84m) Stone flagged floor with underfloor heating, exposed stone walls and built in book shelf. Beams to the ceiling and spotlights. Door leading to Integral Garage.

Integral Garage:

18'09 x 10'58 (5.72m x 4.52m) Up and over door and personnel door. Wall mounted "poly pump" boiler (*separate to main house boiler, this was installed when sunlounge and garage was added approx. 15 years ago*). Double glazed window to the rear, mezzanine storage, power and light.

First Floor:

Landing: Built in book shelves, ceiling light and smoke alarm.

Family Bathroom:

10'11 x 8'7 (3.33m x 2.62m) Three piece white suite comprising:- Low flush WC, pedestal wash hand basin and paneled bath with shower over and glass screen. Laminated flooring and part tiled walls. Radiator and extractor fan. Double timber doors concealing large airing cupboard with shelving.

Inner Landing: Central ceiling light and radiator.

Main Bedroom Suite:

Bedroom: 15'22 x 13'86 (5.13m x 6.15m) Double glazed window to the rear, radiator, telephone and television point and central ceiling light.

En-suite: 7'93 x 6'16 (4.50m x 2.24m) Three piece white suite comprising:- Corner shower cubicle with "Mira" shower over, low flush WC and pedestal wash hand basin. Part tiled walls, extractor fan, radiator and wood laminate flooring.

Walk-In Wardrobe: 6'73 x 6'04 (3.68m x 1.93m) Fitted with shelving, hanging rails and a central ceiling light.

Bedroom 2:

12'34 x 10'79 (4.52m x 5.05m) Two double glazed windows, radiator, central ceiling light and television point.

Bedroom 3:

12'12 x 10'87 (3.96m x 5.26m) Two double glazed windows, radiator, central ceiling light and television point.

Study:

9'23 x 6'95 (3.33m x 4.24m) Double glazed window, radiator and telephone point.

Second Floor:

Landing:

Eaves storage, loft access, ceiling spotlights and smoke alarm.

Bedroom 4:

10'39 x 9'54 (4.04m x 4.11m) Built-in desk to one side of the eaves and storage area to the other side. Fitted double wardrobe with sliding doors, television point, radiator. Velux window with fitted blind.

Bedroom 5/Games Room:

19'42 x 13'90 (6.86m x 6.25m) Feature circular window providing stunning views to the gardens and open countryside beyond. Velux window with fitted blind, eaves storage and loft access. Television point, radiator, fitted shelves and ceiling spotlights.

Outside:

Front: Off road parking and access to the integral garage.

Gate leading down the side of the garden providing a right of way to access the water treatment plant.

N.B. The waste treatment is for only 7 properties in the Hamlet.

Rear: A superb mature garden with a selection of flowers, trees and shrubs. There is an "Orchard area" to the left of the garden with apple, pear, cherry and plum trees. The rest of the garden is mainly laid to lawn and a paved patio for relaxing and Alfresco dining is directly off the Lounge through patio doors.









Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession upon completion.


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

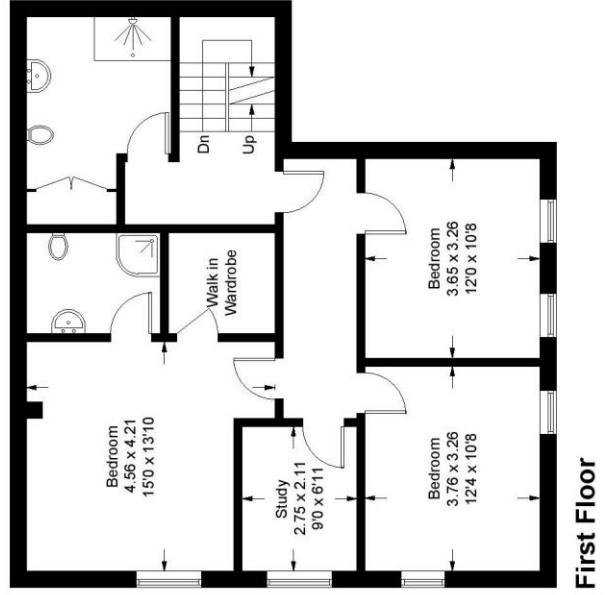
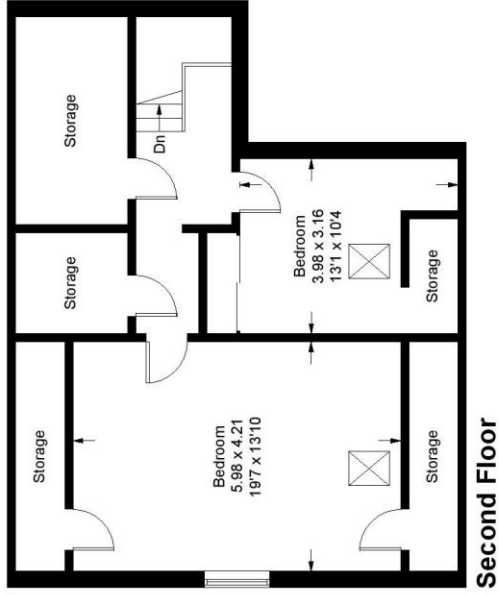
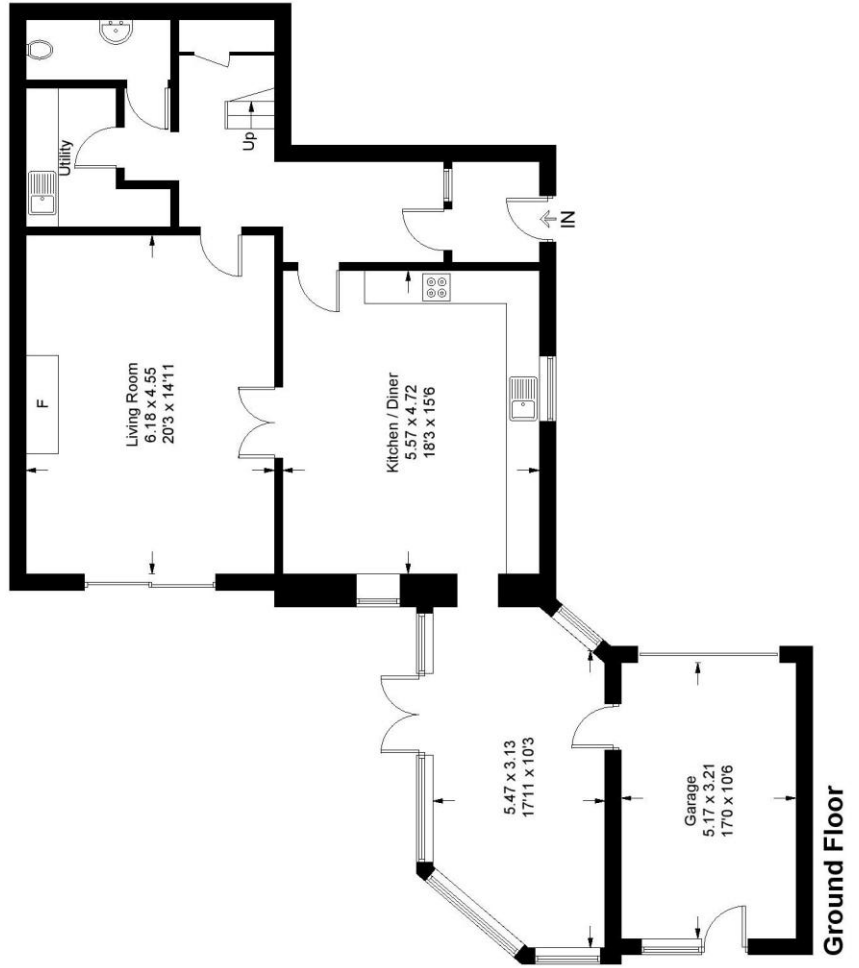
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plans

Slynewoods

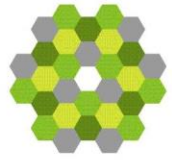
Approximate Gross Internal Area = 274.5 sq m / 2955 sq ft
(Including Garage)



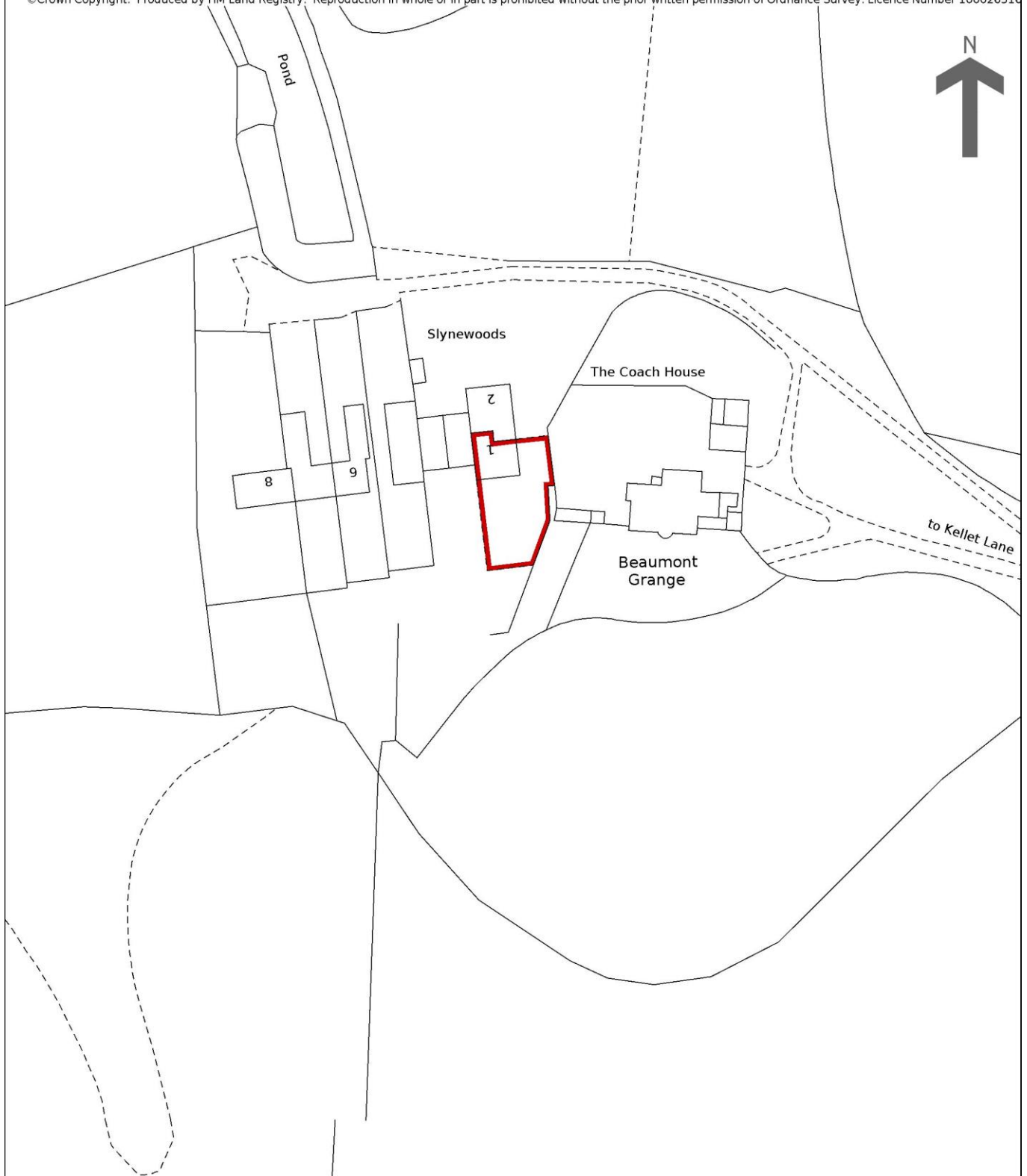
Copy Title / Boundary Plan

HM Land Registry
Official copy of
title plan

Title number **LA829815**
Ordnance Survey map reference **SD4865SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Lancaster**



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