



Chapel Barn Houghton Court, Halton, LA2 6QZ

Price Guide £475,000

Superb quality 4 bedroom detached barn conversion, located in a quiet cul-de-sac in the popular village of Halton, close to Lancaster and with easy access to the M6. With a stylish contemporary finish throughout, complimenting the exposed rafters of the original building, this spacious property is ideal for couples and growing families. Key features include a stunning kitchen/diner, large family living room, fantastic entrance hall with galleried landing and low maintenance patio garden with drive and detached garage. Good primary schools available in Halton, Caton and Nether Kellet, Chapel Barn is within the catchment for Lancaster Grammar. Viewing is essential in order to appreciate this unique property.

Chapel Barn



In brief, the ground floor accommodation comprises: stunning entrance hall with central staircase rising to galleried landing; large family living room with recessed large screen TV; utility room; study and fantastic kitchen/diner with huge central island and fully integrated appliances.

On the first floor, the impressive galleried landing provides access to 4 double bedrooms and a stylish house bathroom.

Bedroom one is a really good double with en-suite. Bedrooms two and three are joined by a Jack and Jill en-suite and Bedroom Three also has a good-sized walk-in-wardrobe. Bedroom four is also a double and is an ideal nursery. All the bedrooms have built-in wardrobes.

A pull-down ladder provides access from the landing, to a den on the second floor.

Outside, Chapel Barn has a detached garage with driveway parking for at least 3 vehicles and a good-sized, low maintenance patio garden with decking and bar.

Location

Halton is a charming village with good connectivity to the M6. Amenities include shops, butchers, pub, primary school and community centre.

Close to the historic city of Lancaster, excellent amenities are available, including, highly regarded schools, universities, shopping, dining and attractions such as the

castle and Williamson Park.

The coast at Morecambe Bay is easily reached and the Lake District provides for great days out in stunning landscapes.

Property Information

Freehold Property. Council Tax Band F. All mains services with electric central heating, including underfloor to the ground floor.

Ground Floor

Kitchen/Diner 25'11" x 15'2" (7.89m x 4.62m)



Huge family kitchen/diner with timber double glazed French Doors to the side aspect and windows to the side and front aspects.

Kitchen area with range of sleek wall and base mounted units. Sink with drainer. 2 integral ovens.

Dishwasher. Fridge and freezer. Large central island with storage, 2 wine coolers and induction hob, plus breakfast bar seating.

Dining area with space for family table. Laminate flooring. Radiator. Open to entrance hall.

Hall



Stunning entrance hall with timber double glazed door and windows to the front aspect and central staircase rising to galleried landing on the first floor with 2 Velux skylights.

Built-in double cupboard housing electric combi-boiler.

Laminate flooring. 2 radiators. Access to cloakroom; study; utility and living room.

Study 5'7" x 5'2" (1.70m x 1.57m)



Study with built-in desk. Laminate flooring.

WC



Ground floor cloakroom with vanity unit and WC. Laminate flooring.

Utility 6'9" x 16'9" (2.06m x 5.10m)



Large utility room with plenty of space for coats, boots and storage.

Base mounted units with sink. Plumbing for washing machine. Space for dryer.

Drying rails. Fitted shelves. Laminate flooring.

Living Room 19'0" x 16'9" (5.80m x 5.10m)



Spacious family living room with timber double glazed window to the front aspect.

Feature fireplace with large inset TV over. Fitted shelves.

Carpet. Radiator.

First Floor

Landing



Fantastic galleried landing with glass balustrade and exposed rafters. Carpet. Access to 4 double bedrooms, house bathroom and den on second floor, via pull-down ladder.

Bedroom 1 15'5" x 13'3" (4.70m x 4.03m)



Generous double bedroom with timber double glazed window to the side aspect and Velux skylight. Exposed rafters and stylish painted wall panels. 2 large double wardrobes and fitted dressing table. Carpet. Radiator. Access to en-suite.

En-suite



Bedroom 1 en-suite with Velux skylight and exposed rafters. Shower, vanity unit and WC. Extractor. Laminate flooring. Radiator.

Bedroom 2 10'7" x 16'9" (3.22m x 5.10m)



Another good-sized double bedroom with timber double glazed window to the front aspect and exposed rafters. 2 large double wardrobes. Carpet. Radiator. Access to Jack and Jill en-suite.

Jack and Jill En-suite



En-suite accessed from bedrooms 2 and 3. Shower, vanity unit and WC. Laminate flooring. Heated towel rail.

Bedroom 3 10'0" x 12'7" (3.06m x 3.83m)



Double bedroom with 2 Velux skylights and exposed rafters. Carpet. Radiator. Access to Jack and Jill en-suite and walk-in-wardrobe.

Walk-in Wardrobe

Good-sized walk-in-wardrobe with fitted rails and shelving. Carpet.

Bedroom 4 10'4" x 16'8" (3.14m x 5.07m)



A further good-sized double bedroom with timber double glazed window to the front aspect and exposed rafters. 2 large double wardrobes. Stylish painted wall panels. Loft inspection hatch. Carpet. Radiator.

Bathroom 6'5" x 9'3" (1.96m x 2.81m)



Contemporary house bathroom with Velux

skylight. Bath tub, vanity unit and WC. Extractor. Tiled flooring. Heated towel rail.

Second Floor

Den 8'6" x 13'4" (2.58m x 4.06m)



Den or storage space, accessed via pull-down ladder from first floor landing. Fitted rails and inset shelving. Laminate flooring. Panel heater.

Outside



Low-maintenance patio garden with decking and bar.

Garage and Parking



Detached garage and driveway parking for at least 3 cars.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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FLOOR PLANS

Please note, floor plans are not to scale and
are for illustration purposes only. Plans are
produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

