



The Croft, 1 Middle Highfield Halton, Lancaster, Lancashire, LA2 6PQ

The perfect property for those looking for a balance between rural, countryside living whilst having easy access to amenities and urban civilisation. Situated at Middle Highfield in the picturesque hamlet of Aughton and set within a private courtyard in breathtaking surroundings whilst being a mere ten minute drive to Lancaster City Centre, this outstanding barn conversion really does offer the best of both worlds. The living accommodation which is all on one level, comprises a beautifully appointed and spacious lounge with a wood burning stove as it's centrepiece, a smart family bathroom, a handy WC, a contemporary and intelligent;y designed fitted kitchen and three well proportioned double bedrooms, the master of which has it's own ensuite. Externally the property has a multi-functional detached barn which could lend itself to annexe accommodation subject to obtaining the relevant planning permissions, off street parking for up to six vehicles and a well maintained rear garden laid to lawn and with a patio sun terrace. The vendors are also prepared to include the sale of an additional plot of 1.1 acres* by separate negotiation. Additional features include oil fired central heating, double glazing and B4RN super fast broadband. Aughton as a village is a short drive into Halton where there are several handy, local amenities as well as being within easy access of the Bay Gateway Heysham link road and Junction 34 of the M6 for the commuting professional. With so much to offer we anticipate a strong level of interest. Contact our office as soon as possible to arrange your viewing appointment.

*Estimated measurement. Buyer must satisfy themselves of actual plot size before commitment to purchase.



Hallway

Accessible by wooden double glazed door to the front elevation and with twin wooden double glaze windows to the front, a pair of ceiling light points, a double panel radiator, a ceiling light point, a wall mounted central heating thermostat and offering access to the boiler cupboard which houses the oil central heating boiler and the electricity meter.

Kitchen

11'8 x 11'10 (3.56m x 3.61m)

A stylish and intelligently designed fitted kitchen comprising wall and base units with laminate worktop surfaces and tiled splash backs, a ceramic hob and overhead extractor, an electric oven with microwave, a one and a half bowl sink and drainer and integrated appliances including a washing machine, dishwasher and fridge freezer. This is all complemented by ceiling spot lighting, a double panel radiator, two double glazed wooden windows to the side elevation and a wealth of electricity points..

Lounge

11'9 x 22'2 (3.58m x 6.76m)

A beautifully presented lounge with the feature wood burning stove at its heart with an antique cast-iron surround and a York stone hearth. Natural daylight is provided by three double glazed windows to the side elevation and lighting is provided by a mixture of ceiling light points and wall sidelights. In addition the property has wooden double glazed patio doors, two double panel radiators, both TV and telephone points and a ceiling light point.

WC

A useful facility comprising a low flush WC, a double panel radiator, a ceiling light point and with a wooden double glazed window to the rear.

Bedroom Two

13'5 x 9'1 (4.09m x 2.77m)

A tastefully appointed double bedroom with a wooden double glazed window to the rear, a double panel radiator, a ceiling light point, electricity points and both telephone and TV points.

Bathroom

6'11 x 9'2 to widest points (2.11m x 2.79m to widest points)

A modern three-piece family bathroom suite in white

comprising a panel bath, a pedestal wash handbasin and a low flush WC. Further features include a wall mounted vanity unit with mirrored door, a shaver point, a double panel radiator and a ceiling light point.

Bedroom Three

10'6 x 9'1 (3.20m x 2.77m)

Another double bedroom with a wooden double glazed window to the rear, a double panel radiator, a ceiling light point, a TV point and electricity points.

Master Bedroom

20'4 x 11'5 to widest points (6.20m x 3.48m to widest points)

A quite outstanding master bedroom with wooden double glazed windows to the front and side, a double panel radiator, both TV and telephone points, a ceiling light point and electricity points.

Ensuite

8'4 x 4'10 (2.54m x 1.47m)

A charming ensuite comprising a corner shower, a low flush WC and a pedestal wash handbasin. The room also has a shaver point, a double panel radiator, a ceiling light point and a wooden double glazed window to the rear.

Externally

The property has an extremely well maintained and enclosed garden laid to lawn with a patio sun terrace. The plot also has a large multifunctional detached barn with power, light and its own electricity supply, off street parking for up to six vehicles, two external water points, electricity points and security lighting.

Optional Additional Land

The vendor is prepared to include an additional parcel of land by separate negotiation of approximately 1.1 acres. Contact the office to discuss this option further. Buyers are advised to satisfy themselves of the size of this plot as it is estimated only.

Additional Information

The property is freehold but the owner is part of a management committee for the courtyard development. A payment of £40 per month is made for maintenance of the driveway, communal grass areas and drainage.





