



ESTATE AGENTS • VALUER • AUCTIONEERS



Old Vicarage Church Road, Weeton

- Spacious Detached Period House
- Standing in Approximately 4.4 Acres
- Two Reception Rooms
- Kitchen, Utility & Cloaks/WC
- Cellar
- Ground Fl En Suite Bedroom/Reception Room
- Four 1st Floor Double Bedrooms
- Bathroom & En Suite Bathroom
- Two Original Garages & Outbuildings
- Freehold & EPC Rating G

£825,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Old Vicarage Church Road, Weeton

GROUND FLOOR



ENTRANCE PORCH

7'7 x 5'8

Approached through a hardwood outer door. Sash window overlooks the private gardens. Corniced ceiling and centre rose. Inner part glazed panelled door leads to:

HALLWAY

26'8 x 6'8



Spacious central hallway with stripped and polished floorboards. Double panel radiator. Corniced ceiling. Two wall light points. Turned staircase with spindled balustrade leads off to the first floor. Understair door leads down to the Cellar. Additional single panel radiator. Doors lead off to all ground floor rooms.

CLOAKS/WC

7'6 x 3'2

Sash window to the side elevation. Two piece white suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling. Ceramic tiled floor. Heated chrome ladder towel rail.

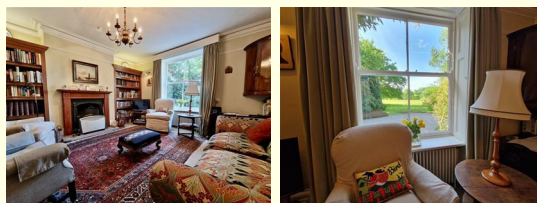
CELLAR

13'8 x 10'5

Approached via a stone turned staircase with side hand rails. One main chamber with power and light supplies connected. Wall mounted electric meter. 'Main' hot water cylinder. A 2nd smaller chamber/wine cellar leads off.

SITTING ROOM

15'9 x 13'8



Sash window enjoys views over the private gardens. Period cast iron radiator below. Corniced ceiling and picture rails have been retained. Television aerial point. Focal point of the room is a fireplace with polished wood surround, raised stone hearth and cast iron inset and open grate. Fitted open display matching shelving to either side of the chimney breast.

DINING ROOM

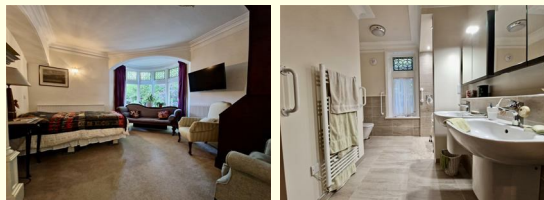
19'8 x 14'8



Second spacious reception room. Sash windows enjoy the garden views with field beyond. Hardwood glazed panel door leads directly to the raised SUN TERRACE. Double panel radiator. Corniced ceiling and picture rails. Two picture wall lights. Fitted display shelving. Parquet wood flooring. Again the focal point is a fireplace with polished wood display surround, raised hearth and open grate.

EN SUITE BEDROOM/RECEPTION ROOM

23'10 x 13'10 plus bay



(overall measurements) Originally a large third reception room, now furnished as a ground floor bedroom with modern Wet Room area. Feature walk in corner bay window overlooks the front stone chipped driveway. Upper stained glass leaded lights. Two double panel radiators. Corniced ceiling. Power point and aerial socket for a wall mounted TV. Two wall lights. Original painted fire surround has been retained with inset oval mirror. To the corner of the room is a large modern Wet Room comprising a four piece white suite. Roca semi concealed low level WC. Showering area with mosaic tiled floor, overhead and additional hand held shower. Inset ceiling spot lights above. Twin wall hung wash hand basins with matching mirror fronted bathroom cabinets above. Heated ladder towel rail. Wall mounted extractor fan. Ceramic tiled floor and part tiled walls. Window to the front elevation with matching upper stained glass leaded panel.

KITCHEN

14'7 x 12'6



Approached from both the Hallway and Dining Room. Double glazed hardwood window with two side opening lights overlooks the side sun terrace. Further UPVC double glazed window with side opening light overlooks the rear courtyard. Range of eye and low level cupboards and drawers incorporating obscure glazed display units. Stainless steel one and a half bowl single drainer sink unit with centre mixer tap. Set in work surfaces with concealed downlighting. Electric cooking range with five ring burners, double oven and grill below. Display plinth above. Space for a fridge and freezer. Plumbing for dishwasher. Ceramic tiled floor.

UTILITY ROOM

11'3 x 6'8

Useful separate laundry area. UPVC double glazed window. Laminate display working surfaces. Belfast style ceramic sink with centre mixer tap. Plumbing for washing machine. Space for tumble dryer and additional fridge/freezer. Glazed door leads to:

REAR PORCH ENTRANCE

5'9 x 3'5

Double opening outer doors give direct access to the rear courtyard. Ceramic tiled floor. Wall light. Door leads to:

GARDEN WC

4'5 x 2'8

Useful garden WC. Hardwood outer window with top opening light. Tiled floor. Low level WC. Wall light.

FIRST FLOOR LANDING

21'9 x 6'7



Spacious central split level landing approached from the previously described staircase with matching spindled balustrade. Corniced ceiling. Obscure glazed roof light provides natural light to the landing area. Panelled doors lead off to all first floor rooms.

Old Vicarage Church Road, Weeton



MASTER BEDROOM

16'1 x 12'9



UPVC double glazed sash window enjoys the panoramic views over the gardens and field beyond. Corniced ceiling. Fitted double wardrobe with storage above. Additional single wardrobe with adjoining display shelving. Two wall lights. Door leads to the En Suite and archway to the Dressing Area.

DRESSING ROOM/STUDY AREA

6'8 x 5'7 + wardrobes

Sash window overlooks the landscaped gardens. Fitted wardrobes to one wall with sliding mirrored doors.

EN SUITE BATHROOM/WC

11'11 x 8'6



Opening window to the front elevation. Five piece bathroom suite comprises: Panelled bath. Corner step in shower cubicle with a pivoting glazed doors and a Mira Excel shower. Twin vanity wash hand basins with cupboard below and display surround. Illuminated wall mirror above. Wall mounted shaving socket. Low level WC completes the suite. Corniced ceiling and picture rail. Glazed display shelving.

BEDROOM TWO

14'2 x 14'



Second double bedroom with sash window enjoying the garden views. Corniced ceiling. Two wall mounted reading lights. Painted fire surround has been retained. Built in cupboard. Twyford's pedestal wash hand basin with splash back tiling. Display shelf above. Strip light over.

BEDROOM THREE

14'10 x 12'3 plus bay



Third spacious double bedroom with feature walk in corner bay window enjoys views of the Weeton St Michaels traditional village church. Corniced ceiling. Picture rails. Fireplace surround has been retained with attractive period tiled inset.

BEDROOM FOUR

14'2 x 12'8



Fourth larger than average double bedroom. UPVC double glazed window with side opening light overlooks the rear elevation. Additional sash window with views of the village church. Twyford's pedestal wash hand basin with splash back tiling. Glass display shelf above. Built in cupboard. Two wall lights.

BATHROOM

10'4 x 8'



Sash window to the rear elevation with attractive church views. Three piece coloured suite comprises: Panelled bath. Period style ceramic wash hand basin. Step in shower cubicle with a pivoting glazed door and a Mira shower. Single panel radiator. Access to roof space. Built in airing cupboard houses a hot water cylinder. Two wall lights.

SEPARATE WC

5'5 x 2'8

Obscure glazed window. Low level WC. Overhead light.

STORE ROOM

10'5 x 5'1

Useful walk in store room leading off the Landing. Overhead light.

OUTSIDE



Old Vicarage is approached through a large timber gate with stone chipped driveway providing excellent off road parking. The property stands on a plot of approximately 4.4 acres with stunning landscaped private gardens, with mature trees and Rhododendrons, other mature shrubs and flowering plants. There is a raised stone flagged sun terrace with trellis work and mature Wisteria. Bordering the gardens is a large field and timber gate leading to an apple orchard. The gardens must be inspected to be fully appreciated.

Stone chipped pathways lead to a rear 'kitchen' garden with timber framed Alton greenhouse. Garden taps and outside lighting. A rear courtyard contains a host of brick built outbuildings and two original garages. One outbuilding contains the oil fired boiler.



CENTRAL HEATING

The property has oil fired central heating to the Ground Floor and 1st floor Bathroom from a boiler serving panel radiators and domestic hot water. Note: There is no gas to the property.

PART DOUBLE GLAZING

Where previously described some windows have been DOUBLE GLAZED

DRAINAGE

Old Vicarage is connected to a Septic Tank.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band G

LOCATION

A unique opportunity to purchase this spacious detached period house

Old Vicarage Church Road, Weeton

adjacent to Weeton St Michaels Church and small local primary school. The centre of Weeton Village is nearby with it's local pub/restaurant. The Vicarage was originally constructed in the 1840's and stands in a plot of approximately 4.4 acres including private landscaped gardens, field and orchard. The grounds have to be inspected to be fully appreciated. The property itself is in need of some updating but offers huge potential of which an internal viewing will confirm. Old Vicarage enjoys an ideal rural location situated in one of the Fylde Villages and yet being within a 10 minute drive to the M55 motorway and to Kirkham town centre and well placed within 15/20 minutes drive to Lytham St Annes and Blackpool centres.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any

electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared May 2022



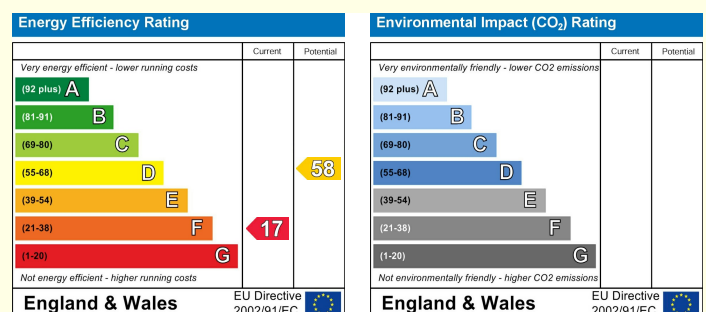
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