



ESTATE AGENTS • VALUER • AUCTIONEERS



Stone Barn Warton Lodge Farm Preston Rd, Lytham

- Stunning Barn Conversion
- Three Reception Rooms
- Dining Kitchen
- Utility & Cloaks/WC
- Ground Floor 5th Bedroom & Bath/WC
- Four 1st Floor Bedrooms & Study
- En Suite Bath/WC & Bathroom/WC
- Gardens & Open Views
- Three Car Garage & Off Road Parking
- Viewing Essential

£975,000

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

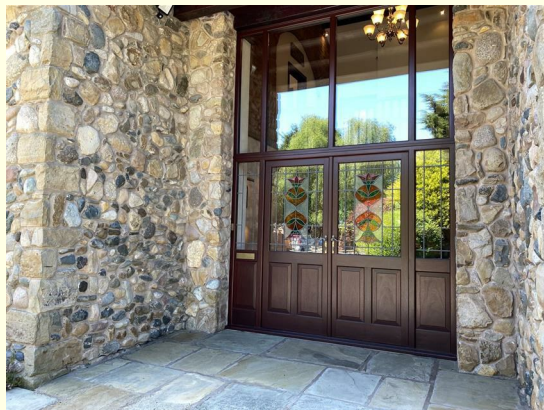


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Stone Barn Warton Lodge Farm Preston Rd, Lytham

GROUND FLOOR COVERED ENTRANCE



Very impressive covered entrance with external lighting and central double opening hardwood doors with inset stained glass and leaded decorative panels leading to the Hallway.

HALLWAY 19'1 x 14'10 max



Spacious central hallway with turned staircase leading to the feature minstrel galleried landing. Wall and picture lights. Double panel radiator. Panelled doors lead off.

LOUNGE 22'1 x 19'8 max



(max measurements into alcove) Well presented principal reception room, approached through double opening glazed doors from the hallway. Two double glazed windows overlooks the front elevation with side opening lights. Double glazed double opening French doors lead on to the side lawned garden. Single panel radiator below. Focal point of the room is fireplace with marble display surround, with matching raised hearth supporting a gas coal effect living flame fire. Set in an illuminated alcove with stone arch and two matching stained glass double glazed windows. Television aerial point. Wall lights and inset ceiling spot lights. Additional double panel radiator. Telephone point

SITTING ROOM 16' x 14'6



Second large reception room. Double glazed double opening French doors give direct access to the front of Stone Barn. Matching full length double glazed picture windows with side opening light. Double panel radiator. Overhead light and inset ceiling spot lights. Television aerial point. Wall light

DINING ROOM

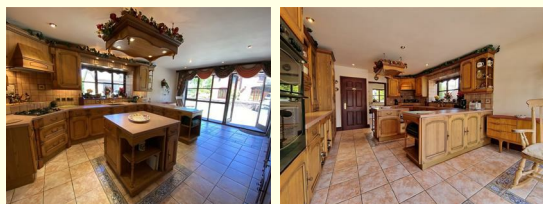
13' x 12'6



Two double glazed windows to the rear elevation with deep display sills. Single panel radiator. Four wall lights. Door leads to the Dining Kitchen

DINING KITCHEN

20'9 x 13'5



Spacious family dining kitchen. Double glazed window overlooks the rear with two side opening lights. Good range of eye and low level cupboards and drawers. Incorporating corner shelving units, plate and wine racks. Two illuminated stained glass display units. Sink unit with centre mixer tap set in heat resistant roll edged work surfaces with splash back tiling and concealed downlighting. Matching island unit with further cupboards and drawers below. Canopied lighting above. Built in appliances comprise: Stoves four ring gas hob with feature decorative tiled display behind and an illuminated extractor canopy above. Stoves electric oven and grill. Integrated fridge and Bosch dishwasher, both with matching cupboard fronts. Feature ceramic tiled floor. Double panel radiator. Inset ceiling spot lights. To the dining area are double opening double glazed doors leading to the front of the barn. Matching full length double glazed picture windows to the side. Side opening light. Television aerial point. Leading off the kitchen is a very useful walk in PANTRY store 5'2 x 4'7 with matching tiled floor. Fitted display shelving and overhead spot lights.

UTILITY ROOM

7'9 x 7'9

Separate utility room with continuing tiled floor. Double glazed window with side opening light. Door with inset obscure and stained glass leaded panel gives external access. Plumbing for washing machine and space for tumble dryer and freezer. Wall mounted Worcester gas central heating boiler (5 years old) with wall mounted programmer control. Single panel radiator. Inset ceiling spot lights. Door leads to the cloaks/WC.

CLOAKS/WC

5'3 x 4'5

Obscure double glazed opening window. Ceramic tiled walls and floor. Low level WC. Pedestal wash hand basin with tiled display. Single panel radiator. Inset ceiling spot lights

FAMILY ROOM/BEDROOM FIVE

15' x 11'1



Very useful ground floor bedroom, ideal for guests or extended family with the benefit of an adjoining Bathroom. If preferred this room could easily be used as a fourth reception room. Double glazed oriel square bay window overlooks the side lawned garden with deep display sill and two side opening lights. Single panel radiator. Inset ceiling spot lights. Television aerial point. Telephone point

BATHROOM/WC

12'5 x 9'3 min



Obscure double glazed window with side opening light. Four piece bathroom suite comprises: Corner panelled bath with side tiled display. Wide step in shower cubicle with a Mira Advance electric shower and tiled display. Pedestal wash hand basin with wall mounted shaving socket. Low level WC. Double panel radiator. Ceramic tiled walls. Inset ceiling spot lights.

FIRST FLOOR LANDING

17'6 x 14'8



Feature galleried landing with polished wood spindled balustrade and exposed brick wall and ceiling beams. Raised reveal with feature circular stained glass window. Ceiling spot lights. Double panel radiator. Matching panelled doors lead off.

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MASTER BEDROOM SUITE

20'2 x 14'6



Very spacious principal bedroom with two Velux double glazed pivoting roof lights. Further obscure double glazed window and circular window with feature stained glass panel. Single panel radiator. Exposed ceiling beams and spot lights. Television aerial point.

DRESSING ROOM

12'4 x 4'8

Walk in dressing room with open wardrobes with hanging rails and display shelving. Power points. Access to the large boarded loft space via a pull down ladder with lighting.

EN SUITE BATHROOM/WC

11'9 x 8'7



Large five piece bathroom suite. Comprising a panelled bath with tiled display surround. Wide step in shower cubicle with pivoting glazed door and a Mira Event electric shower. Ceiling extractor fan. Low level WC. Adjoining bidet. Pedestal wash hand basin with wall mounted shaving socket. Double panel radiator. Inset ceiling spot lights. Double glazed window with deep display sill and a Velux pivoting roof light.

STUDY

14'4 x 9'3 max

Currently furnished as a study but could be used as a further bedroom if required. Two Velux pivoting roof lights. Single panel radiator. Access to roof void. Exposed beams and ceiling spot lights.

REAR LANDING

Single panel radiator. Second access to the boarded loft space via a pull down ladder. Large built in airing cupboard housing the insulated hot water cylinder and providing linen storage space

BEDROOM TWO

17'3 x 13'5 max



Second double bedroom. Double glazed window overlooks the front elevation. Two side opening lights. Double panel radiator. Two further double glazed windows enjoy open rural views. Telephone point. Television aerial point. Ceiling spot lights.

BEDROOM THREE

14'6 x 14'3



Third well proportioned bedroom. Double glazed window with two side opening lights. Single panel radiator. Ceiling spot lights. Television aerial point

BEDROOM FOUR

13'6 x 10'1



Double glazed window enjoys rural views, side opening light. Deep display sill. Single panel radiator. Ceiling spot lights

BATHROOM/WC

12'4 x 9'7



Large family bathroom. Feature vaulted ceiling with double glazed Velux roof light. Five piece suite comprises: Corner panelled bath with tiled display surround. Wide step in shower cubicle with a pivoting glazed door and a Mira Event electric shower. Low level WC and adjoining Bidet. Pedestal wash hand basin with wall mounted shaving socket. Recessed displays. Ceiling extractor fan. Double panel radiator. Ceramic tiled walls.

OUTSIDE



Stone Barn stands in a large plot with an open plan front lawned garden with stone cobbled border. Adjoining York stone flagged patio area and matching pathway leading down the side of the property with apple tree, external security lighting, gas and electric meters, leading to rear courtyard. A concrete driveway provides excellent off road parking and leads directly to the detached garaging. External all weather power points.

Beyond the garages is a private lawned garden with stone chipped patio area and external lighting. The garden enjoys superb open rural views.



GARAGE ONE

20'9 x 20'2

Double garage approached through two up and over electric doors. Pitched and tiled roof. Part glazed rear personal door. Power and light supplies connected. Two Velux double glazed roof lights provide natural light.

GARAGE TWO

20'2 x 10'8

Third single garage, again with a matching electric up and over door. Two garden water taps. Power and light supplies connected. Velux double glazed roof light. Double glazed window to the rear of the garage provides further natural light with adjoining part glazed door.

GARDEN STORE ROOM

13'3 x 9'1

Situated to the rear of the garage block is a useful separate garden room with a double glazed window enjoying the rural views. Two side opening lights. Power and light connected. Part glazed side door.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (5 years old) serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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DRAINAGE

There are separate top water and foul water drains and the latter is routed via a 'Biotech Sewage Treatment Plant' which is discretely located underground approximately 150 feet away from the property near to the end of the driveway. The outflow from the treatment plant then joins with the top water and exits the site en-route to the local drainage network.

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



Stone Barn is a very attractive and spacious five bedroomed detached barn conversion built under the supervision of the current owner from 1992 and enjoys a stunning semi rural location on the boundary of Lytham within a small private hamlet of just five properties and being only 5 minutes driving distance to the centre of town with its well planned tree lined shopping facilities and town centre amenities. Lytham St Annes and South Fylde are well served with local primary and senior schools and four championship golf courses. The M55 motorway is also within a few minutes driving distance. An internal inspection is strongly recommended to fully appreciate the well planned family accommodation this property has to offer.

VENDORS COMMENTS

"The original barn was built in the early 1800's and was part of a working farm until its closure in the 1980's. Built on firm clay, the external walls were constructed of random stone boulders, believed to be from the riverside but with brick gable ends and a couple of brick lean-tos. A pitched slated roof was supported by timber purlins which sat on two internal brick cross walls and a king post truss. Hay lofts existed at each end of the building constructed over the original cattle stalls.

The current 'Stone Barn', whilst standing on the original footprint, retains only the two internal cross walls from the original barn, both having been underpinned with reinforced concrete footings. The original external walls were demolished and rebuilt but faced using the original stone boulders, all on a foundation of reinforced concrete footings and floor slabs. The king post truss and a number of purlins are the only other items which have been retained from the original barn".

VIEWING THE PROPERTY

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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 2021



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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