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Fir Tree Barn Ballam Road, Lytham, Lancashire FY8 4NG

Guide Price
£750,000

Fantastic Potential For Development Into a Detached Barn Conversion With Detached Garage & Subterranean Swimming Pool.



Entrance Vestibule

External wooden door to the side. Windows to the front and rear. Ceiling light, tiled flooring and glazed door to:

Reception Hall/Dining Room

Window to the side. Contemporary turned staircase leading to the first floor. Under stairs storage cupboard, wall lights, radiator and feature beam. Doors leading to the following rooms:

Lounge

Bay windows to the front and side, with fitted window seats. Feature brick-built fireplace with open fire. Radiators with decorative covers, feature beams, wall lights, TV aerial point and telephone point.

Breakfast Kitchen

Double glazed bi-folding doors to the rear. Window to the side. Range of fitted wall and base units incorporating matching island, breakfast bar, bespoke work surface and 1 ½ bowl sink and drainer with chrome mixer tap and instant boiling and filtered water tap. Integrated appliances include: Neff double oven/grill with warming drawer, Neff induction hob with illuminated extractor above, fridge freezer and Neff dishwasher. Spot lighting, tiled flooring and TV aerial point.

Utility/WC

Obscure windows to the side. Two piece white suite, comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Space and plumbing for washing machine and tumble dryer. Ceiling lights, tiled flooring, wall mounted mirror and Vaillant boiler.

First Floor Landing

Leaded stained glass window to the side. Velux skylight window. Loft hatch. Original wood doors leading to the following rooms:

Master Bedroom

Windows to the front and side, with fantastic rural views to the front. Range of fitted furniture incorporating wardrobes, drawers, dressing table and over bed storage. Feature beams, ceiling lights, radiators, TV aerial point and small loft hatch. Door to:

En-Suite

Obscure window to the side. Four piece white suite, comprising: panelled bath with mixer tap and handheld shower attachment; step-in shower enclosure with glass screen door, wall mounted controls and handheld shower attachment on riser rail; pedestal wash hand basin with twin taps; and WC. Antique style towel radiator, spot lighting, shaver point, tiled flooring and part tiled walls.

Bedroom Two

Window to the side. Feature beams, ceiling lights, radiator and fitted wardrobes and drawers.

Bedroom Three

Windows to the side and rear. Feature beams, radiator, ceiling light and fitted wardrobes.

Bedroom Four

Window to the rear. Feature beams, ceiling light, radiator and high level cupboard.

Shower Room

Obscure window to the side. Three piece white suite, comprising: corner shower with glass sliding doors, wall mounted shower unit incorporating handheld shower attachment on riser rail, body massaging jets and shower controls; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls, laminate flooring, chrome ladder style towel radiator, ceiling light, wall mounted mirror and cupboard housing hot water cylinder.

Shower Room

Obscure window to the side. Three piece white suite, comprising: corner shower with glass sliding doors, wall mounted shower unit incorporating handheld shower attachment on riser rail, body massaging jets and shower controls; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls, laminate flooring, chrome ladder style towel radiator, ceiling light, wall mounted mirror and cupboard housing hot water cylinder.

External

To the front, there is a large stone chipped driveway providing ample off road parking for several vehicles, leading to the garage. Two sets of double gates lead to the rear garden. Electric car charging point.

To the rear, there is a private paved courtyard giving access to two outhouses (both with power and lighting), with an archway between leading to the rear garden. The main garden area is laid to lawn with a variety of bordering plants, trees and shrubs. Raised decked area ideal for entertaining, with steps up to the hot tub. Large summerhouse, paved and stone chipped paths and external power, lighting and water tap.

Garage

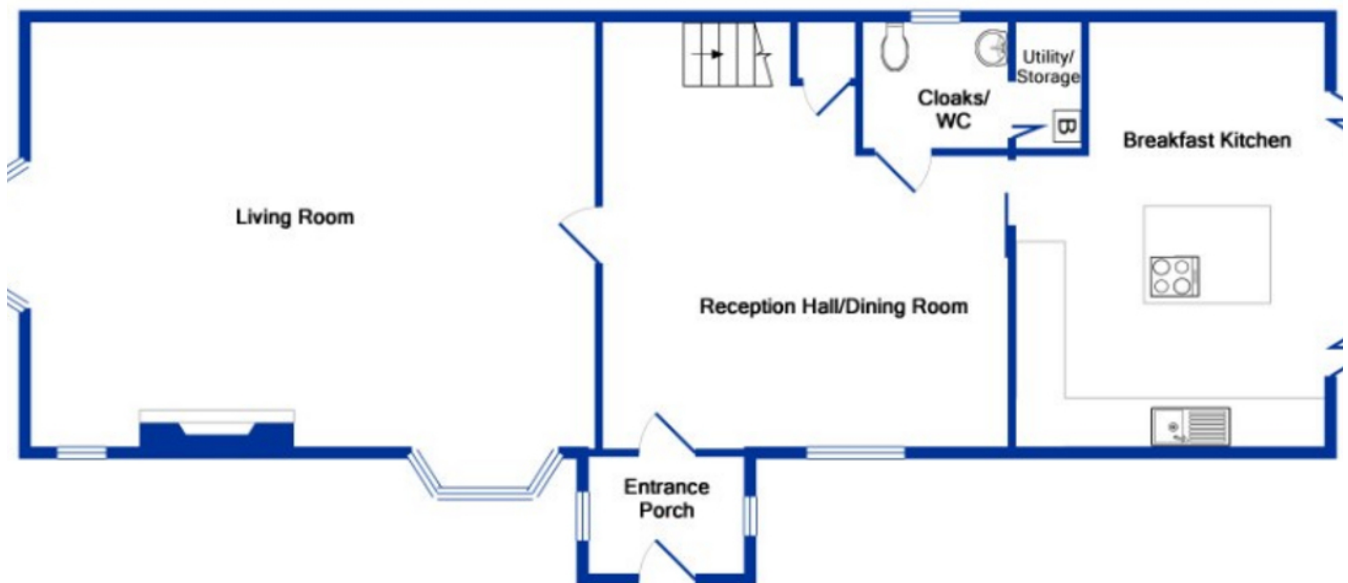
Double garage with up and over electric door to the front. Power and lighting.



Floor Plans



1st Floor



Ground Floor