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**The Shippon, Warton Lodge Farm, Preston Road, Lytham St.  
Annes FY8 5RW**

**£749,000**

*A Unique Four Bedroom Detached Barn Conversion, Superbly Appointed And Refurbished,  
Set Within A Private Hamlet Of Five Houses Just One Mile From Lytham Centre. Featuring  
Unique Design Features And Benefiting From Countryside Views.*



### **Entrance Hall**

Impressive double height entrance to the property with large double glazed doors surrounded by matching full length side panels, with an additional window to the roof fitted with rechargeable electric blinds, giving plentiful light to the entrance hall of this delightful property. The entrance hall provides access to the carpeted stairs, and leads round through to the dining area.

### **Dining Area**

Spacious second reception room with seating area. Feature fireplace with living flame gas fire and marble hearth. Matching UPVC double glazed French doors, with matching side panels and a window to the roof fitted with rechargeable electric blinds, giving access to side patio area. Archways leading to bedroom suites. Doors leading to the following rooms;

### **Sitting Room**

Accessed from Kitchen. Three fully double glazed windows overlook front aspect, two radiators, large walk in cupboard of which has one side houses the Worcester central heating boiler.

### **Kitchen**

German 'Rationale' kitchen with range of wall and base units with designer handles and superb black granite work surfaces incorporating 1 ½ stainless steel sink unit with granite drainer, chrome mixer tap. Matching breakfast island with black granite work surface and cupboards beneath. Integrated appliances include; induction hob with stainless steel extractor above with stainless steel splash back, Neff dishwasher, Neff microwave, Neff electric oven, Whirlpool American fridge freezer. Spot lighting, tiled flooring, panel radiator. Double glazed door leading out to the front of the property and a new full length double glazed picture window with views of the breakfast patio area with lawn beyond. Two further windows to the side.

### **Utility Room**

Double stainless steel sink unit with cupboards underneath. Space and plumbing for washer dryer. Tiled flooring. Radiator. Door leading to rear patio garden.

### **Bedroom Two**

Carpeted double bedroom with a large double glazed window looking out to the rear patio garden, with two further windows overlook the rear garden. Radiator, ceiling light. Door to;

### **En Suite**

Four piece bathroom comprising; step in Daryl corner shower with sliding circular panels, low level WC, wash hand basin set in a large vanity unit with chrome mixer tap, panelled bath with chrome mixer tap. Fully tiled.

### **Bedroom Three**

Carpeted double bedroom with double glazed window overlooking north patio garden. Radiator.

### **Bedroom Four**

Double bedroom with carpeted flooring, double glazed window overlooking north patio garden. Radiator.

### **Bathroom**

Three piece suite comprising; panelled bath with centre chrome mixer tap, low level WC, pedestal wash hand basin with chrome mixer tap. Fully tiled.

### **Cloakroom/WC**

Window to front. Low level WC. Pedestal wash hand basin. Tiled flooring and fully tiled walls.

### **First Floor**

Approached via the aforementioned spindled staircase. Open plan to;

### **Principal Reception Room**

Stunning galleried principal reception room with brand new feature arched floor to ceiling window fitted with electric blinds, enjoying the panoramic views of local countryside. Four Velux windows give additional light to the bright room. Full length windows from the ground floor, fitted with rechargeable electric blinds, afford further light. Radiators and Aircon. Beamed ceiling. Door leading to;

### **Master Bedroom**

Feature large half circular window enjoys views over the rear patio garden and the countryside to the rear of the property. Range of fitted furniture inclusion wardrobes to the dressing room area. Large under eaves storage areas with light and radiators. Beamed ceiling. Radiators and Aircon. Door to;

### **En Suite**

Four piece suite comprising; panelled bath with centre mixing tap and shower attachment, low level WC, pedestal wash hand basin, step in Daryl shower cubicle with glass doors and power shower. Tiled flooring and tiled walls.

### **External**

The property sits on a large plot with walled wrap around gardens providing sectional spaces for dining and entertaining.

To the front of the property there is ample off-road parking with York paving stones in front of the principal entrance and landscaped areas, with a walled pathway leading to the front door.

The South side of the property benefits from a large walled garden, consisting of laid to lawn area with a variety of shrubs. Also featuring a paved patio, perfect for Alfresco dining with access to the kitchen diner. There is also a gate leading to the front driveway, as well as a further gate providing access to the rear patio garden.

The rear of the home features a paved patio with access into the dining hall via double glass doors. The patio enjoys the sun throughout the day and is laid to York stone. External power and lighting, as well as security lighting. Private pathway across rear of the property. Shed for additional garden storage and external power sockets.

To the North side of the home, you'll find another decorative patio area, with a paved pathway continuing round the back of the home, and round to the front.



# Floor Plans



Total Area: 266.5 m<sup>2</sup> ... 2891 ft<sup>2</sup>  
All measurements are approximate and for display purposes only