



Leyland Hall Farm

A Stunning Extended Five Bedroom Detached Family House, Undergone Professional Development.

Offering Spacious Living Accommodation.

Beautiful Large Living Dining Kitchen, Utility, W.C, Four Reception Rooms, Four Double Bedrooms, Master Bedroom Suite, Dressing Room & Luxury En Suite, Study, State of the Art Cinema Room, W.C,

Private Gardens, Surrounding the Central Cobbled Courtyard Lie the Outbuildings Which Include, Shippon - Which Comprises Three Loose Boxes, Workshop/Garage Area, and Open Shippon, Detached Barn, and a Steel Framed Building.

The Property Sits Within 9.7 acres and Includes Three Separate Grazing Enclosures. (potential for further development) , Gated Drive, Garage & Gym. Call For Further Information.





Lytham
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Entrance

Wooden panelled front door with opaque glass inserts, leading to:

Entrance Hall

Chequered tiled flooring, high level skirting boards, picture rail and cornice. Ornate archway, radiator, door to storage cupboard under stairs. Doors leading to;

Second Reception Room

29'6" x 11'5" (8.99m x 3.48m)

UPVC double glazed window to the front and side. UPVC double glazed patio doors to the side. Original teak fireplace with exposed brick inserts and hearth. Built in original storage cupboards, fitted storage shelves to alcoves, two radiators, cornice and ceiling rose.

Lounge

14'11" x 14'10" (4.55m x 4.52m)

UPVC double glazed window to the front and side. Period fireplace with matching hearth and open fire in grate. Picture rail, cornice and ceiling rose. TV aerial point and two radiators. Doorway to:

Dining Room

17'3" x 13'3" (5.26m x 4.04m)

UPVC double glazed window to the rear. Original mullion fireplace with exposed brick chimney breast. Built in original storage cupboards, radiator, cornice and ceiling rose, suspended ceiling mounted light fitting. Staircase leading to first floor.

Ground Floor WC

Comprising low level flush WC with soft closing lid, contemporary wall mounted washbasin with vanity unit under and chrome mixer tap. Fully tiled walls and floor, double opening louver doors to storage cupboard housing condensing combination boiler.

Side Entrance Porch

Stable type exterior door and two UPVC double glazed windows. Chequered tiled flooring, ceiling mounted light fitting, radiator, interior door with glass inserts leading back into the Dining Room.

Living Kitchen

32'11" x 16'6" (10.03m x 5.03m)

Four UPVC double glazed windows to the sides and retractable bi-folding patio doors to the side. An extensive range of bespoke wall and base units with Quartz work tops, incorporating matching fixed centre island and

accompanying built in Quartz dining table, matching Quartz splash back inserts, free standing range cooker with fitted extractor hood and down lighting, inset ceramic one and half bowl sink with tall mixer tap, integrated double tall fridge freezers, integrated double glass fronted wine coolers, integrated dishwasher, built in micro-wave oven, inset soft down-lighting, ceiling mounted chandelier light fitting, wood effect porcelain tiled flooring with under-floor heating, cornice, high chrome fixed light switches and sockets

Inner Rear Hallway

Two exterior UPVC double glazed doors. Wood effect porcelain tiled flooring, designer Milano Aruba horizontal anthracite radiator and inset soft down-lighting.

Second Ground Floor WC

UPVC double glazed window to the side. Comprising of designer Villeroy & Boch push button low level W/C with soft closing lid and pedestal wash basin with chrome mixer tap. Tiled splash-backs, wood effect porcelain tiled flooring, ceiling mounted pendant light fitting and tall wall mounted chrome ladder style heated towel rail.





Utility Room

UPVC double glazed window to the side. A range of matching wall and base units with dapple slate type work surface, inset stainless steel sink and drainer with tall mixer tap. Plumbed in for automatic washing machine, tiled splash-backs, wood effect porcelain tiled flooring and tall wall mounted chrome ladder style heated towel rail.

First Floor Landing

Approached by the aforementioned staircase and staircase also leading to the second floor. Inset lighting. Doors to the following rooms;

Master Suite

16'0" x 11'4" (4.88m x 3.45m)

Two UPVC double glazed windows to the side. Cornice, ceiling rose, TV aerial point and radiator. Door leads to;

Dressing Room

12'2" x 11'4" (3.71m x 3.45m)

UPVC double glazed window to the front. An extensive range of bespoke wardrobes and built in dressing table.

En Suite

16'5" x 9'10" (5.00m x 3.00m)

Two UPVC double glazed windows to the side. Four piece suite comprising;

raised Duravit Master tiled panelled bath with centre wall mounted chrome mixer taps and fitted shower attachment, matching inset Duravit washbasin with chrome mixer taps, inset wall mounted TV screen, separate walk in wet room shower with Hansgrohe Raindance rainfall shower head - three in one controls comprising - a soft rain, a massaging downpour and a powerful waterfall (with Kohler push button personalised settings for each user). Inset soft down-lighting to the ceiling and floor level, wall mounted anthracite heated towel rail, fully tiled walls and floor with under-floor electric time and temperature zone control.

Bedroom Two

14'10" x 13'7" (4.52m x 4.14m)

UPVC double glazed windows to the front and side. Ceiling mounted suspended light fitting, ceiling rose and cornice, radiator.

Bedroom Three

13'7" x 13'4" (4.14m x 4.06m)

UPVC double glazed window to the rear. Radiator and cornice.

Shower Room

UPVC double glazed window to the front. Three piece suite comprising; glass walk in shower with mixer shower attachments, built in low level flush WC with soft closing lid and pedestal washbasin with chrome mixer tap. Tiled walls and floor, inset soft down-lighting and wall mounted heated towel rail.

Study

16'5" x 6'8" (5.00m x 2.03m)

UPVC double glazed window to the side. A range of bespoke built in wardrobes and desk. Radiator and inset soft down-lighting. Double doors to:-



Cinema Room

22'1" x 16'6" (6.73m x 5.03m)

Two UPVC double glazed windows to the left hand side, three UPVC double glazed windows to the right hand side and two UPVC double glazed windows to the rear. Inset soft down-lighting and two designer Milano Aruba horizontal black radiators. Door leading to;

Shower Room

Three piece suite comprising; glass walk in shower with mixer shower attachments, built in low level flush WC with soft closing lid and pedestal washbasin with chrome mixer tap. Tiled walls and floor, inset soft down-lighting and wall mounted heated towel rail.

Second Floor

Approached via the aforementioned staircase. Inset soft down lighting, inset floor level lighting and skylight ceiling window.

Bedroom Four

16'4" x 9'10" (4.98m x 3.00m)

A range of bespoke built in wardrobes into eaves and fitted desk. Wall mounted ceiling light, two skylight ceiling windows and radiator.

Bedroom Five

16'4" x 9'10" (4.98m x 3.00m)

A range of bespoke built in wardrobes into eaves and fitted desk. Wall mounted ceiling light, two skylight ceiling windows and radiator.

Shower Room

Three piece suite comprising; glass shower cubicle with wall mounted electric shower and attachments, wall mounted wash basin with chrome mixer tap, low level push button flush WC with soft closing lid. Fully tiled walls and floor, inset soft down-lighting, skylight ceiling window and wall mounted heated towel rail.

Exterior

Set in approx 10 acres. Paddock, stables and large barn which could potentially be developed, cobbled courtyard, landscaped grounds to three sides including children's play area, large orchard, security gate with coded access to the side, exterior welcome lanterns and security lights, fitted CCTV.

Garage

22'3" x 17'5" (6.78m x 5.31m)

Remote controlled electric up and over door. UPVC double glazed window and exterior door. Power and lighting, staircase leading to converted storage room.

Gym

17'5" x 11'3" (5.31m x 3.43m)

UPVC double glazed window. Inset soft down-lighting and fitted full length wall mirrors.

Additional Information

Tenure -

Council Tax Band -

EPC Results

Current Energy Efficiency Rating - E (39)

Potential Energy Efficiency Rating - D (64)

Current Environmental Impact Rating - F (33)

Potential Environmental Impact Rating - E (52)



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

