



Ivy Farm

Ivy Farm Is Set In Approximately 8.2 Acres And Provides A Very Private And Rural Setting, Ideal For Those With Farming And Equestrian Interests. This Beautiful Property Has Been Tastefully Improved And Decorated By The Current Vendors, Creating A Stunning Family Home. This Charming Four Bedroom House Comes With A Range Of Traditional Brick Buildings Which Currently Has Planning Consent For Holiday Accommodation And A Steel Frame Building. The Property Offers An Open-Plan Living Area With Kitchen, Lounge, Orangery, Boot Room, Utility Room And WC To The Ground Floor. The First Floor Comprises: Four Bedrooms With A Master En-Suite And A Family Bathroom.

The Property Is Perfectly Located Between The Upmarket Town Of Lytham And The Sought After Village Of Wrea Green. Wrea Green Is An Attractive Small Village With Amenities Including A Shop, Hairdressers, Public House And Restaurant. Lytham Too Is A Sought After Location Renowned For The Iconic Green And Windmill. There Are Also A Range Of Independent Shops, Healthcare Providers, Good Schools, Parks, Wonderful Restaurants And Bars.





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Entrance Hall

Exterior composite door to the front with double glazed leaded window panel and window above. Staircase leading to the first floor. Ceiling light and coving. Door to lounge and further door to:

Dining Kitchen

Exterior composite stable-style door to the side. UPVC double glazed window to the side and further UPVC double glazed bay window to the front with bespoke large window seat incorporating storage. Range of fitted wall and base units with matching island, incorporating granite work surfaces and ceramic undermount sink with chrome mixer tap. AGA Range cooker and space and plumbing under unit for dishwasher. Feature stone fireplace with log burning stove. Space for table and chairs. Ceiling lights and spot lighting, antique style radiator, useful under stairs storage cupboards, telephone point, wood flooring and secure video phone entry system. Door to Lounge and further door to:

Rear Hall / Boot Room

Exterior composite door and UPVC double glazed window to the rear. Tiled flooring, coving, picture rail and ceiling light. Door to WC and further door to:

Utility Room

UPVC double glazed window to the side. Fitted base unit with laminate work surface incorporating single bowl stainless steel sink and drainer with chrome taps. Space and plumbing under units for washing machine and tumble dryer. Range of shelving, ceiling light and tiled flooring.

Ground Floor WC

Two piece white suite comprising: wall mounted wash hand basin with chrome taps and WC. Ceiling light, picture rail, extractor fan, tiled flooring and radiator.

Lounge

UPVC double glazed window to the front. Feature stone fireplace with open grate log burning fire. Ceiling light, coving, wood flooring, antique style radiator and TV aerial point. Doors to Entrance Hall and Dining Kitchen. Further door to:

Orangery

UPVC double glazed windows to the side and rear and double glazed bi-folding doors to the front. UPVC double glazed sky lantern with opening skylight windows. Ceiling light and spot lighting, under floor heating, antique style radiator and matching vertical radiator, wood flooring and TV aerial point.

First Floor Landing

UPVC double glazed window to the front. Storage cupboard, ceiling light loft hatch leading to fully boarded loft with lighting. Doors to the following rooms:

Master Bedroom

UPVC double glazed windows to the front and rear. Range of fitted wardrobes and drawers. Decorative cast iron fireplace, coving, picture rail, radiator, ceiling light and TV aerial point. Door to:

En Suite

Three piece white suite comprising: step in shower with folding screen door, wall mounted controls and riser rail; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Extractor fan, radiator, ceiling lights and tiled splash backs.

Bedroom Two

UPVC double glazed window to the front. Decorative cast iron fireplace, coving, picture rail, radiator, ceiling light and TV aerial point.

Bedroom Three

UPVC double glazed window to the side. Fitted wardrobe. Wood flooring,



coving, picture rail, radiator, ceiling light and TV aerial point.



Bedroom Four

UPVC double glazed window to the rear. Coving, picture rail, radiator, ceiling light and TV aerial point.

Bathroom

UPVC double glazed window to the side. Four piece white suite comprising: Freestanding oval bath with freestanding mixer tap and shower attachment; walk-in shower with glass screens, marble effect splash panel, wall mounted overhead rain shower and handheld shower attachment; pedestal wash hand basin with dual taps; and WC. Waterproof wood flooring, ceiling light, coving, antique style radiator and matching towel radiator.

Exterior

Approached via secure electric gates leading to a long driveway, the property sits within extensive gardens, mostly laid to lawn with a wood chipped area (ideal children's play area), large pond, paved patio areas, woodland, paddock and a variety of well stocked plants, shrubs and trees. There is also a large courtyard providing ample off road parking and giving access to the outbuildings and barn, as well as access to a separate WC to the immediate rear of the Utility Room.

A range of outbuildings, both traditional brick or steel frame, are situated to the rear of the house. Some of the brick outbuildings have Planning Consent to provide 7 units of holiday accommodation. These buildings have great scope for alternative use, subject to gaining any Planning Consents. Set in a total of 8.2 acres (3.3 hectares), with fenced fields either side of the drive.

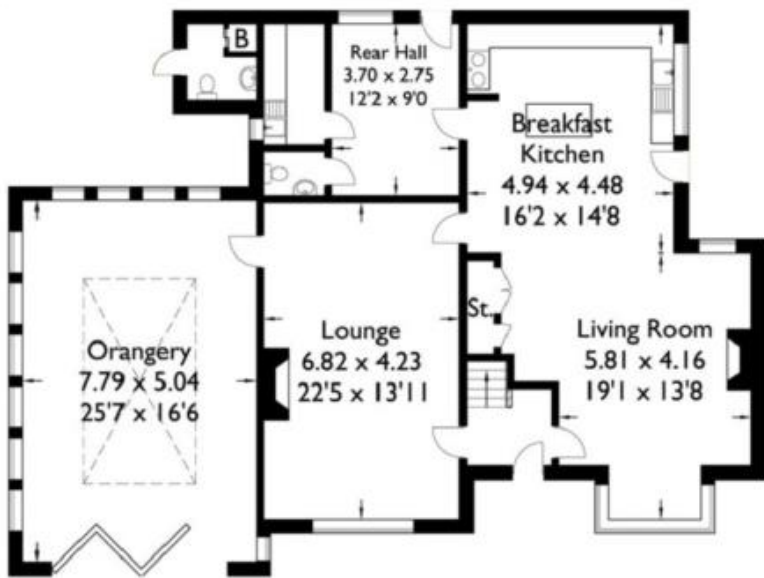
Additional Information

Tenure - Freehold
Council Tax Band - F

EPC Results

Current Energy Efficiency Rating - F (37)
Potential Energy Efficiency Rating - D (68)
Current Environmental Impact Rating - F (32)
Potential Environmental Impact Rating - D (58)

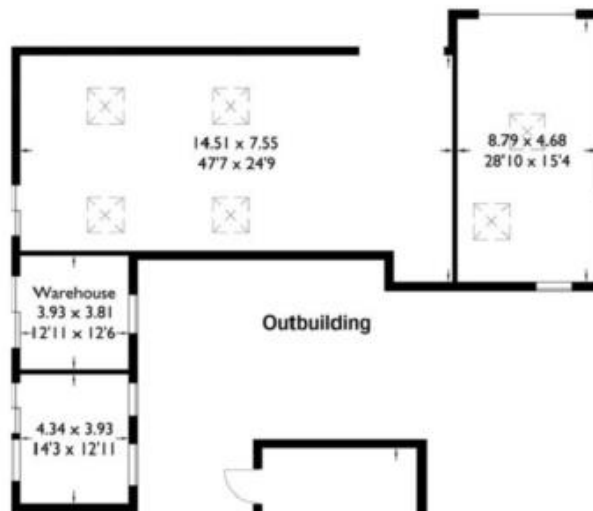




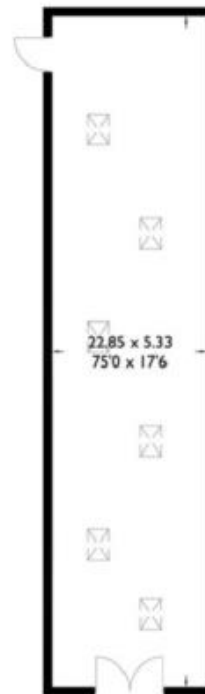
Ground Floor



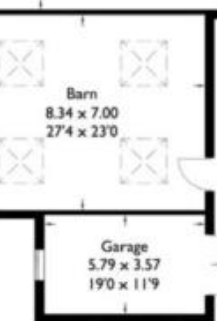
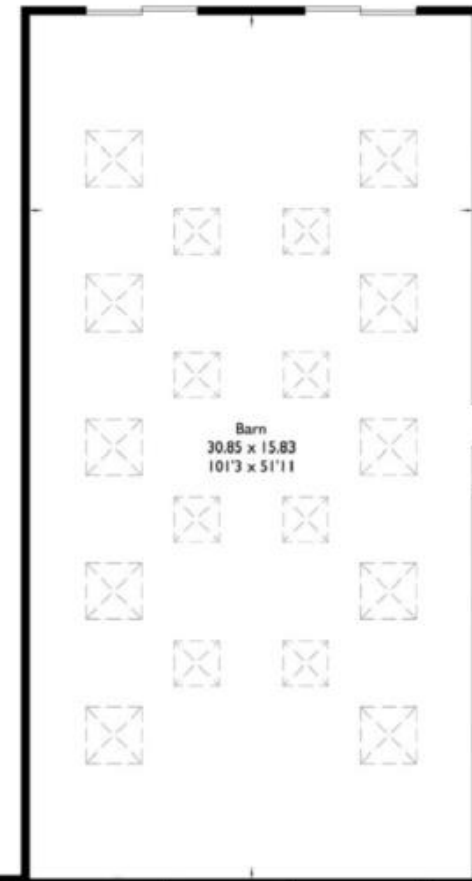
First Floor



Outbuilding



Outbuilding



Barn

Garage

Not to scale



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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



Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk