



# The Shippion

Set In A Private Hamlet Of 5 Houses, This 4 Bed Detached Property With Southernly Facing Gardens. A Superbly Appointed And Refurbished Barn Conversion Located Just One Mile From Lytham. The Architect Designed Accommodation Offers Spacious Family Accommodation And A First Floor Elevated Lounge Enjoying Views Over Local Countryside. Comprising of; Entrance Hall/Dining Room, Kitchen, Double Bedroom With Ensuite & 2 Further Bedrooms, Principal Reception Room To First Floor & Large Master Bedroom With Ensuite. Double Garage, Off Road Parking. Landscaped Gardens To Front & Side.





## **Entrance**

Double hard wood glass doors with matching full length side panels and window to roof fitted with electric blinds, giving plentiful light to the entrance hall of this delightful property.

## **Entrance Hallway / Dining Room**

Spacious second reception room with seating area. Feature fireplace with living flame gas fire and marble hearth. Matching double hardwood glass doors to roof fitted with electric blinds, giving access to side patio area. Archways leading to bedroom suites. Doors leading to the following rooms;

## **Kitchen**

Two sets of double glazed French doors leading out to the front of the property and the breakfast patio area with lawn beyond. Two further windows to the side. 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 and Damixa' purified drinking water system. Matching breakfast island with black granite work surface and cupboards beneath. Integrated appliances include; halogen hob with stainless steel extractor above with stainless steel splash back, dishwasher, Neff combi-microwave, Neff electric oven, Whirlpool American fridge freezer. Spot lighting, tiled flooring, panel

radiator. Door to;

## **Utility Room**

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

## **Bedroom Two**

Double French doors with matching side panels leading out to the side patio. Two further windows overlook the rear garden. Fitted wardrobes with mirrored doors with matching drawers and dressing table area. Radiator, ceiling light. Door to;

## **Ensuite**

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**

Window overlooking rear patio. Radiator.

## **Bedroom Four**

Window overlooking rear 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 part tiled walls.

## **First Floor**

Approached via the aforementioned spindled staircase. Open plan to;





## Principal Reception Room

Stunning galleried principal reception room with 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 electric blinds, afford further light. Radiators and air-conditioning system with warm and cool air. 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. Fitted furniture including wardrobes to the dressing room area. Large under eaves storage areas with light and radiators. Beamed ceiling. Radiators and air-conditioning system with warm and cool air. Door to;

## Ensuite

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 part tiled walls.

## Garage

Double garage with twin electric up and over doors. Personal door to kitchen. Two further doors leading to the outside. Large walk in cupboard housing Glow worm central heating boiler. Water tap.

## External

To the front there is a block paved pathway and a laid to lawn area with a variety of shrubs. Open plan sunny gardens which enjoy a Southerly aspect.

To the side there is ample off-road parking and further parking in front of the double garage. York paving stones Infront of the principal entrance and landscaped areas. To the east side of the property a further patio area enjoys the sun throughout the day and is laid to York stone and has an attractive raised water feature with cobbles.

To the rear there are landscaped gardens with a low wall with inset cobbles and cobbled area with shrubs. External power and lighting, as well as security lighting. Private pathway across rear of the property.





**Lytham**  
Estate Agents

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