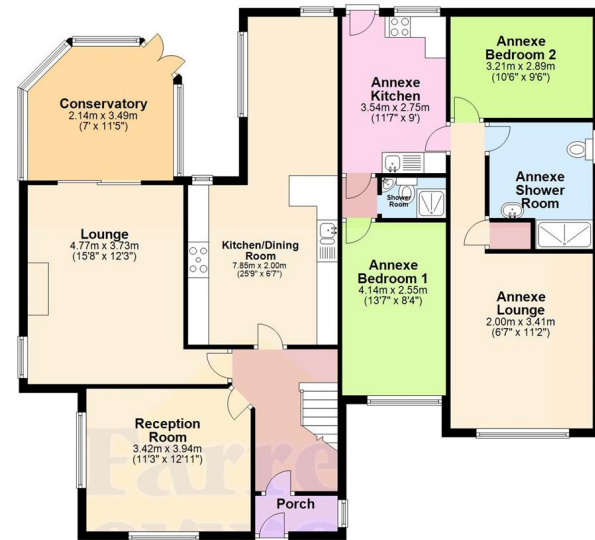


**£699,950**

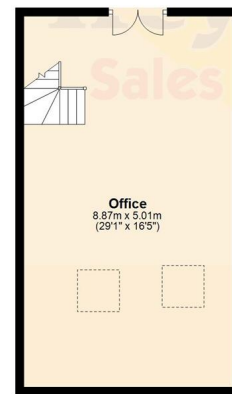
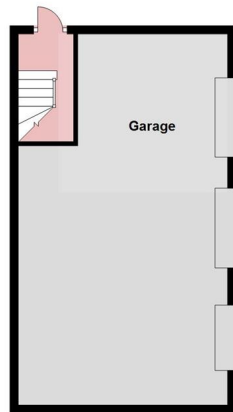
Lancaster Road, Heaton  
With Oxcliffe, Morecambe  
LA3



Ground Floor



First Floor



**Farrell  
Heyworth**  
Sales & Lettings

**Morecambe  
3-7 Victoria Street  
Morecambe LA4 4AE**

**Tel: 01524 832929**

**Email: morecambe@farrellheyworth.co.uk**

**<https://www.farrellheyworth.co.uk/morecambe>**

Company Details - Farrell Heyworth Limited.

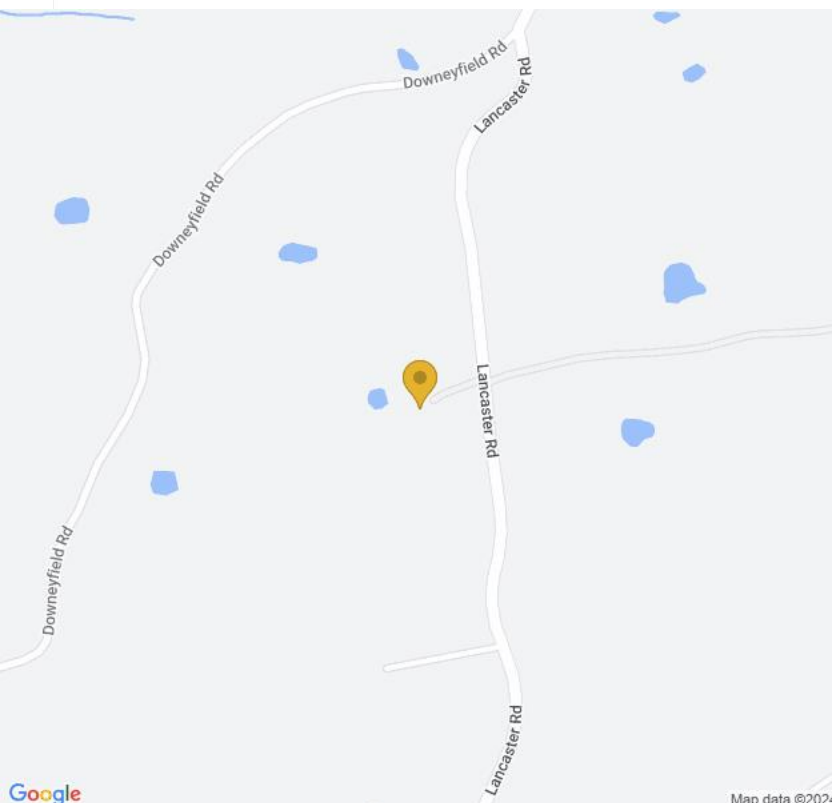
Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Stunning Detached Four Bedroom Family Home With Two Bed Annexe**
- **Two Reception Rooms, Fitted Kitchen, Spacious Front Garden**
- **Stables, Three Berth Garage, Fantastic Rural Location.**
- **Annexe Providing Additional Rental Income -£700 PCM EER Rating D.**



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC G**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





We are pleased to present to the market this spacious and beautifully appointed four bedroom detached family home. Which provides luxury living in a remarkable rural position with surrounding views to the North Lancashire district. The property has an attached two bedroom annexe which currently provides the owner with a good tenancy income of £700 PCM.

Internally, the accommodation comprises a light and airy entrance hallway, reception room, lounge, conservatory and a family kitchen and dining area with integrated appliances.

To the first floor are four bedrooms with en-suite to the master and a family bathroom. In addition to the main house the property has an attached annexe which has two bedrooms and is ideal for a dependant relative and is currently used as a rental providing a regular income for the current owner. The annexe consists of lounge, kitchen, two shower rooms and two bedrooms.

The property is on a large plot with a superb garden frontage, gravelled parking area, four block stables and large three berth garage block, with over accommodation providing office space or home gym. To the front of the property there is a grass paddock ideal for horse or pony. There would also be access to a nearby livery yard ideal for summer grazing (terms available on request).

The outside space and location make this the ideal choice for a family with active hobbies and a equine interest or the housing of other live stock. Situated in a rural position between the village of Overton and the Hamlet of Heaton With Oxcliffe the property now has direct access to the M6 motorway via the Bay Gateway. This provides direct access into the Lake District, Yorkshire Dales, Central Lancashire and Manchester.

Tenure: Freehold  
Council Tax: Band E









