



Heaton Bottom Road, Heaton-with-Oxcliffe, LA3 3EU

Offers Over £525,000





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4 Bedrooms



2 Bathrooms

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- Detached property with spacious living accommodation
 - Substantial gardens, grounds extending to 0.3 acres and garaging
 - Far reaching views over open countryside
 - Excellent accessibility via the Bay Gateway
 - Exceptional scope to create a high-quality family home



A substantial detached home occupying a generous plot of 0.3 acres or thereabouts with exceptional countryside views, extensive garaging and exciting potential to create a high-quality family home.

Located in the scenic area of Heaton-With-Oxcliffe which is situated on the fringes of Morecambe Bay, the location combines a peaceful setting with excellent accessibility. The immediate area consists of a mix of residential properties and surrounding farmland, which the property enjoys an excellent outlook over. The Heaton-With-Oxcliffe area is known for its scenic surroundings whilst being within excellent reach of Lancaster and Morecambe, with the Bay gateway providing access to the A6 and M6. The area is well served by local roads and public transport, ensuring easy connectivity making this a rare opportunity for space, setting and accessibility.



Having been a much-loved family home for many years, the property now offers a super opportunity for reconfiguration, and upgrading giving significant potential for those purchasers wishing to modernise or put their stamp on. With generously proportioned rooms and an excellent flow of accommodation there is plenty of potential.





The property is accessed via a side entrance which opens into a central hallway. The living accommodation is situated to one side and provides a large living room with a dual aspect outlook over the gardens and open countryside beyond.

Doors lead to a dining room which enjoys an outlook to the front and has a stunning vista towards Lancaster city centre. The kitchen is set at the side and has a range of wall and base units and integral appliances. Off the kitchen is a practical utility area with plumbing for laundry facilities which leads to a rear entrance and boot room.



There are two good sized bedrooms situated on the ground floor with the larger being the principal bedroom which has the benefit of fitted cupboards and wardrobes to two walls.

To complete the ground floor accommodation there is a recently upgraded wet room with Geberit toilet, wash hand basin and shower. The bathroom is fully tiled with non-slip flooring.



To the first floor there are two further bedrooms, both of generous proportions and with excellent eaves storage, with convenient access making this ideal for those with plenty of possessions.

There is a further bathroom serving the first floor bedrooms which comprises WC, wash hand basin and bath with shower over.



A substantial lower ground floor basement provides drying facilities and additional storage.





Outside there is plenty on offer with an excellent outdoor space for those purchasers with green fingered interests or a family looking for a large garden for children to enjoy.



At the approach to the property there is a large driveway which leads to two generous double garages and a car port. The gardens wrap around three sides of the property and are predominantly made up of an expanse of lawn, encompassed with hedging. There is a pathway which leads around the side of the property with steps to the side and rear garden area. Immediately outside the rear entrance and car port is a large patio space which gives access to the car port and the garages. To one corner is an orchard area. The rear accommodation could be redesigned to make much more of the garden and countryside setting, potentially incorporating larger areas of glazing or doors onto a landscaped terrace, subject to consent.

With an impressive amount of space both inside and out this is an excellent opportunity for anyone looking to create a dream home in a peaceful yet accessible location with stunning views. Offered to the market with no onward chain.



General Remarks

Services: The property has the benefit of mains water, oil central heating and mains electricity. Drainage is via a private drainage system.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On site within garages, car port and on driveway.

Construction Type: Rendered brick under tiled roof.

Local Authority: Lancaster City Council **Council Tax:** Band F

Restrictive Covenants: The property cannot be used to create additional dwellings and / or the property is not able to be used for any trade or business purposes.

Conservation Area: As far as we are aware, the property is not located within a conservation area.

Flooding: The property has not flooded within the last 5 years, however according to the Environment Agency website the property sits in flood zone 3.

Listed Building: No

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Unimplemented Planning Consents: We are not aware of any planning consents affecting the property.

Broadband: Disconnected at present.

Title & Tenure: The property is offered for sale freehold with vacant possession on completion.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Please note, the property has a Right of Way over the access leading to the property. The property is also subject to Rights of Way and Rights of Access in favour of the neighbouring properties to gain access to the private drainage system.

What3words location: fellow.topsestimated

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

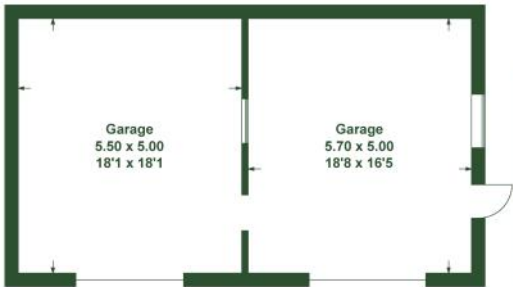
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

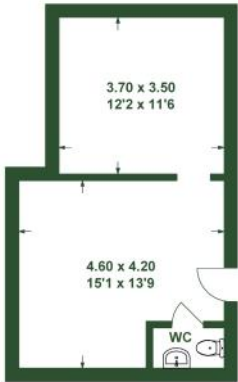
PHOTOS TAKEN DECEMBER 2024



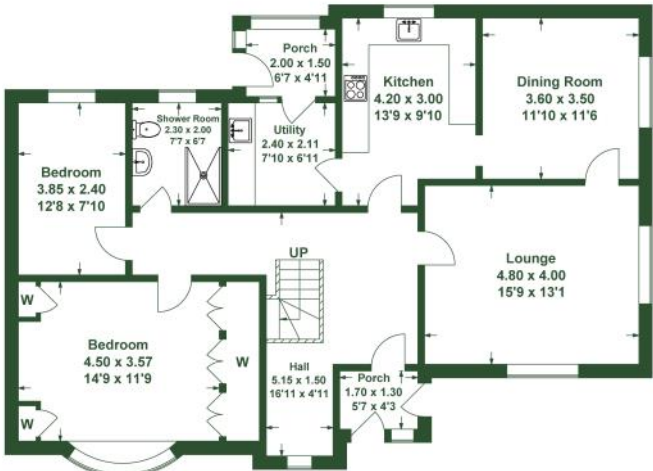
Approximate Gross Internal Area : 219.87 sq m / 2367 sq ft
Garage : 57.85 sq m / 623 sq ft
Total : 277.72 sq m / 2990 sq ft



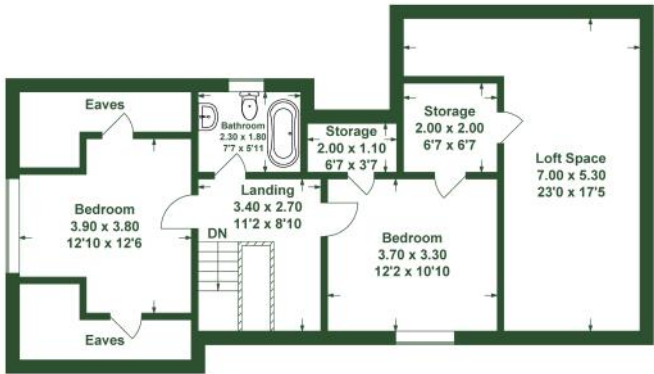
Garage



Lower Ground Floor



Ground Floor



First Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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