

PB223

**7 Bedroomed Detached Dormer Bungalow Style Residence with  
Long Distance Rural Views, Stables, Sand Paddock  
(and Further Development Potential *subject to necessary planning consent being obtained*)**

**5 Blackberry Hall Crescent  
Heysham, Morecambe  
Lancashire  
LA3 2AQ**



**Price: Offers Over £350,000**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

Comprising a most spacious (*circa 2200 sq ft ground floor*) 7 bedroomed detached bungalow style residence set in a generous *circa 0.64 acre* plot incorporating an all weather sand paddock, stables block and lovely easy care landscape garden.

Enjoying a pleasant, predominantly private location conveniently on the fringe of Heysham/Lancaster/Morecambe at the end of a short private driveway shared with only 1 other property and affording lovely long distance open rural views.

*Please note due to the location and generous size of the grounds this property may also admirably lend itself, if so desired, for further development, subject to necessary planning consent being obtained.*

**Accommodation Comprising:**

(Full gas fired central heating and "FENSA" certified UPVC sealed unit double glazing installed).

**Ground Floor:**

**Entrance Porch:**

7'7 x 5' approx  
(2.31m x 1.52m approx)

Centre light.

**Reception Hall:**

16'1 x 8'1  
(4.90m x 2.46m)

Open feature staircase, cornice, oak laminate flooring, centre light, smoke alarm, TV point.



**Lounge:**

20'6 x 18'8  
(6.25m x 5.69m)

Stone fireplace housing living flame gas fire, picture window giving fabulous long distance rural views, cornice, wall lights, centre light, 2 x radiators, TV point. Feature open archway to:-



## Ground Floor Continued

### **Dining Room:**

13'1 x 10'6

(3.99m x 3.20m)

French doors to patio and conservatory, cornice, centre light.



### **Conservatory:**

14'5 x 13'6

(4.39m x 4.11m)

UPVC sealed unit double glazed. French doors to patio, cardine tiled floor, wall lights, TV point.



### **Rear Hallway:**

12'8 x 3'11

(3.86m x 1.19m)

Wood laminate flooring, centre light, radiator, smoke alarm, back door.

### **Utility Room:**

9'5 x 6'5

(2.87m x 1.96m)

Fitted tall cupboard, base unit incorporating single drainer vinyl sink unit with mixer tap, plumbed auto washer, tumble dryer recess, wood laminate flooring, centre light, radiator.



## Ground Floor Continued

### **WC:**

5'7 x 2'11

(1.70m x 0.89m)

Wood laminate flooring, centre light.

### **Farmhouse Style**

### **Breakfast Kitchen:**

24'7 x 14'9 max

(7.50m x 4.50m max)

Comprehensive fitted cupboards and units in medium oak incorporating inset 1½ bowl single drainer sink unit with brass mixer tap, built in electric double oven, gas hob with overhead extractor hood dish washer recess, fridge recess and work surfaces with tiled splash backs Oak laminate flooring, mini halogen ceiling light tracks, radiator.



### **Bathroom:**

9'4 x 9'1

(2.84m x 2.77m)

Built in contour bath, pedestal wash basin and shower cubicle, fully tiled walls, mini halogen ceiling lighting, radiator, auto vent. Full width built in linen cupboard incorporating airing/cylinder cupboard, radiator.



## Ground Floor Continued

### **Inner Hall:**

16'11 x 3'3  
(5.16m x 0.99m)

Loft access, centre light, radiator, smoke alarm.



### **Separate WC:**

9'1 x 3'1  
(2.77m x 0.94m)

WC; feature hole in wall wash hand basin, wood laminate flooring, centre light, radiator.

### **Bedroom 1:**

15'6 x 13'3  
(4.72m x 4.04m)

Full width built in bedroom units, picture window giving fabulous long distance rural views, centre light, radiator.



### **Bedroom 2:**

10'2x 9'1  
(3.10m x 2.77m)

Built in wardrobes, centre light.



## Ground Floor Continued

### **Bedroom 3:**

9'8 x 9'5

(2.95m x 2.87m)

Fitted bedroom units, centre light, radiator.



### **Bedroom 4:**

10'4 x 9'7

(3.15m x 2.92m)

Picture window giving fabulous long distance rural views, cornice, centre light, radiator.



## First Floor:

### **Landing:**

10'1 x 8'1

(3.07m x 2.46m)

Centre light, radiator, smoke alarm.

Walk in Wardrobe 1: 7'3 x 3'11 with centre light.

Walk in Wardrobe 2: 8'1 x 4'5 with wall light.



**Bedroom 5/Study:**

9'8 x 7'5

(2.95m x 2.26m)

Velux roof window, wood laminate flooring, centre light.



**Bedroom 6:**

12' x 9'8 approx

(3.66m x 2.95m approx)

Velux roof window, built in bedroom units, under eaves access, centre light, radiator, mini halogen ceiling lighting.

**Bedroom 7:**

17'4 x 10'6

(5.28m x 3.20m)

Centre light, radiator.

**En-Suite Bathroom:** 6'5 x 5'6 comprising panelled bath, low flush wc and pedestal wash basin, pine tongue and groove ceiling, fluorescent light, auto vent, tiled splash backs.

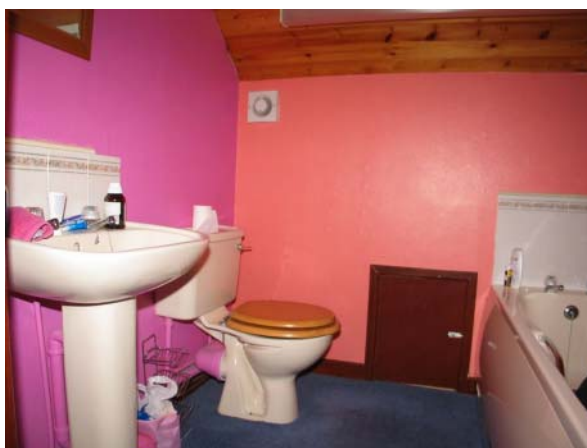


**Bathroom:**

6'5 x 5'7

(1.96m x 1.70m)

Comprising panelled bath, low flush wc and pedestal wash basin, pine tongue and groove ceiling, fluorescent light, auto vent, tiled splash backs.



**Attic Room 1:**  
15'9 x 17'9 approx  
(4.80m x 5.41m approx)

Velux roof window, centre light.



**Annex Attic Room 2:**  
13'7 x 10'4 approx  
(4.14m x 3.15m approx)

Centre light.

### Outside:

Landscaped generous lawned garden areas incorporating mature shrubs, dry river bed and bridges.  
Concreted yard, private parking/turning areas.  
Outside lighting.  
Additional tarmacadam parking area (*subject to neighbours right to park also*).

### **Detached Block Built/Roughcast Stables Block Comprising:-**

**Stable 1/Garage:** 21'9 x 17'1 overall with swing out timber double doors, personnel door and having light, power and water connected.

**Stable 2:** 12'6 x 10'9 with centre light.

**Tack Room:** 10'4 x 5'4 with centre light.

**Sand Paddock** (*extending to circa 0.25 acre*).







**Services:** Mains water, electricity and gas connected. Mains/private septic tank drainage connected.

**Tenure:** Freehold with vacant possession on completion.

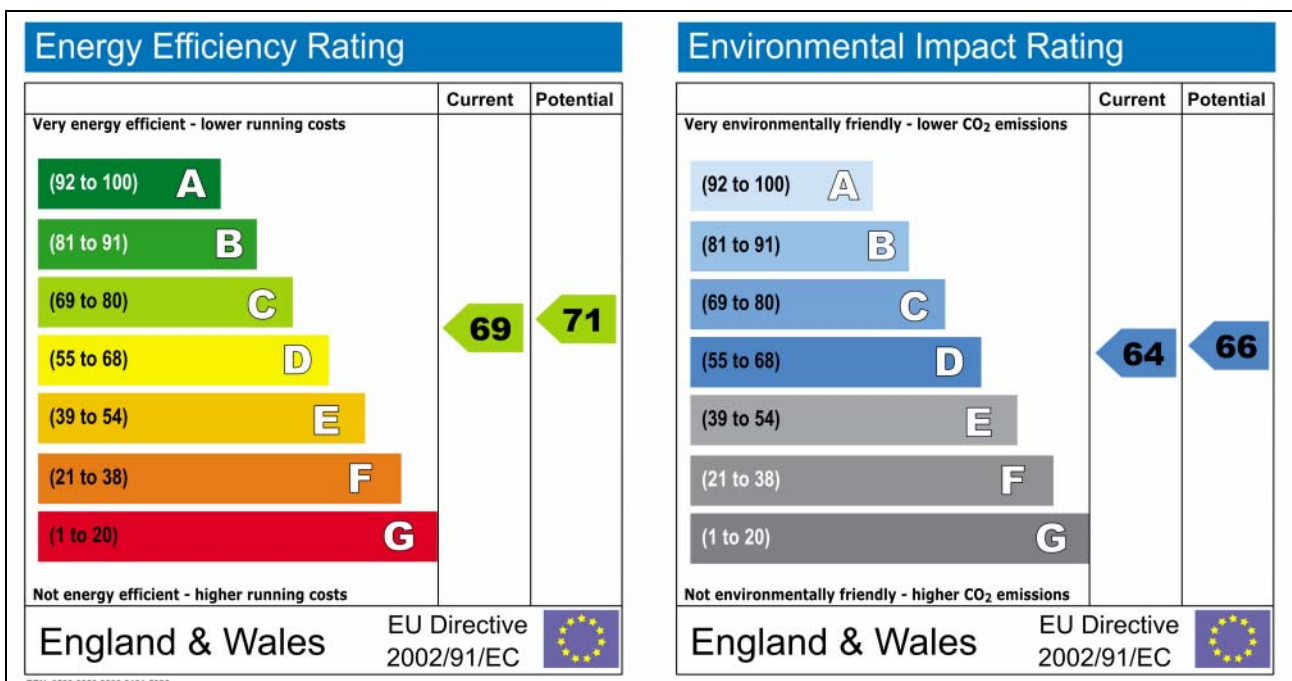
**Council Tax Band:** (E) Verbal enquiry only.

**Solicitors:** Balckhurst, Swainson, Goodier Solicitors, 3 & 4 Aalborg Square, Lancaster, LA1 1GG. Tel: 01524 386 500.

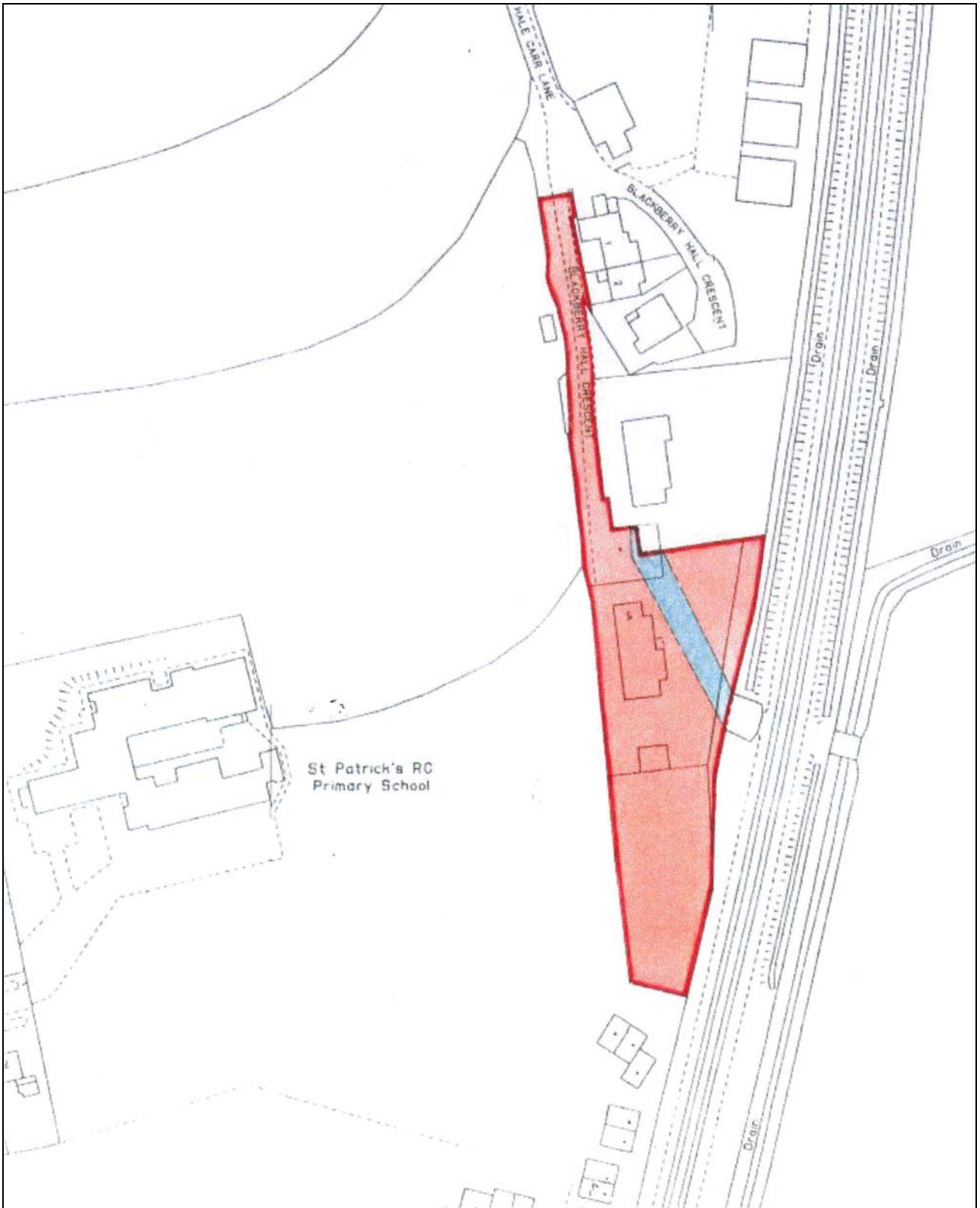
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

### Energy Performance Certificate



**Title/Boundary Plan**



## Location Plan



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