



SUNNYSIDE, WOODHOUSE LANE, HEVERSHAM, MILNTHORPE, LA7 7EW (INCLUDING BUILDING PLOT FOR 3 /4 BED PROPERTY).

£675,000

MILNE MOSER
SALES + LETTINGS

SUNNYSIDE
WOODHOUSE LANE
HEVERSHAM
LA7 7EW



4+



2



1



DOUBLE
GARAGE

OVERVIEW

Offering a fantastic opportunity for ingoing owners, Sunnyside is a four+ bedroom family home with scope for improvement and a lifestyle change. The last house on the desirable Woodhouse Lane, the property is surrounded by green fields and the garden areas have been developed in former years for vegetable, fruit and flower productivity. The current layout is well balanced with two reception spaces, a kitchen and utility areas on the ground floor. To the first floor are four bedrooms, an office (or fifth bedroom), a bathroom and WC. Externally there is a double garage and numerous sheds and workshops.

For buyers looking for an investment or space for extended family, the site is also offered with existing planning permission for 3/4 bedroom detached dormer bungalow on the rear portion of garden.

Offered for sale as a whole or just the house without the plot area. The plot is not available separately.

ACCOMMODATION

Approaching over the front path, a glazed porch leads into:

DINING ROOM

16' 2" x 12' 1" (4.93m x 3.69m)

UPVC double glazed window to the front aspect. Tiled Lakeland slate fire surround with Baxi open fire (back boiler behind) and adjacent cupboard and shelving. Three wall lights, a ceiling light and a radiator. Low level cupboard.





KITCHEN

10' 9" x 8' 3" 93.28m x 2.51m)

UPVC double glazed window to the side aspect overlooking the garden plus a further single glazed internal window to the rear porch. Fitted with pear wood base and wall units, marble effect worktops and tiled splashbacks. Eye level double oven and grill, a gas hob and stainless steel sink with drainer. Under unit lighting, a ceiling light and spotlight and practical tiled floor.

An inner passageway connects to the lounge with further base matching units and worktop, a ceiling light and radiator.

LOUNGE

11' 11" x 18' 5" (3.64m x 5.63m)

Dual aspect with UPVC double glazed windows to the front and side. Lakeland slate fire surround with wooden mantle and a grate for an open fire. Three wall lights, a ceiling light and radiator. B4RN router/connection.

ADDITIONAL KITCHEN SPACE

10' 7" x 5'8" (3.23m x 1.74m)

Overlooking the rear garden, this additional kitchen space provides extra storage with matching base and wall units, worktops and tiled splashbacks. There is a ceiling light and radiator and space for an undercounter fridge.

UTILITY ROOM

8' 11" x 5' 1" (2.73m x 1.55m)

UPVC double glazed window to the rear elevation. Fitted with blue base and wall units, co ordinating worktops and splashbacks. Sink unit, plumbing for a washing machine and vent for a dryer. Wall mounted boiler and open access to:

WC

Radiator, a ceiling light, extractor and WC. Further built in units.

REAR PORCH

UPVC double glazed to two sides and having an external door. Ceiling light and a radiator.

LANDING

Running almost the full width of the property, the landing has a UPVC double glazed window, two radiators and two ceiling lights. There is access to the loft via a drop down ladder. Full boarded, there is a light and good head height.



BEDROOM

12' 0" x 11' 5" (3.67m x 3.48m)

UPVC double glazed window having a view towards the old railway at the front. Ceiling light.

BEDROOM

6' 8" x 10' 9" (2.04m x 3.27m)

UPVC double glazed window to the front elevation. Fitted with a double wardrobe with matching dressing table/desk and drawers. Ceiling light.

BEDROOM

9' 7" x 10' 10" (2.93m x 3.30m)

Also facing the front aspect, the third bedroom has a UPVC double glazed window and a ceiling light. Built in double wardrobe with dressing table/desk and drawers.

WC

Slimline cistern and a wash hand basin. Ceiling light.

BEDROOM

13' 3" x 7' 7" (4.03m x 2.31m)

A UPVC double glazed window overlooks the rear garden and open fields. Radiator, ceiling light and a double cupboard housing the hot water cylinder.

BATHROOM

6' 4" x 8' 8" (1.94m x 2.65m)

UPVC double glazed window facing the rear aspect. Fitted with a bath, wash hand basin and a shower cubicle with Mira shower. Radiator, ceiling light, an extractor and tiling to the walls.

OFFICE/BEDROOM

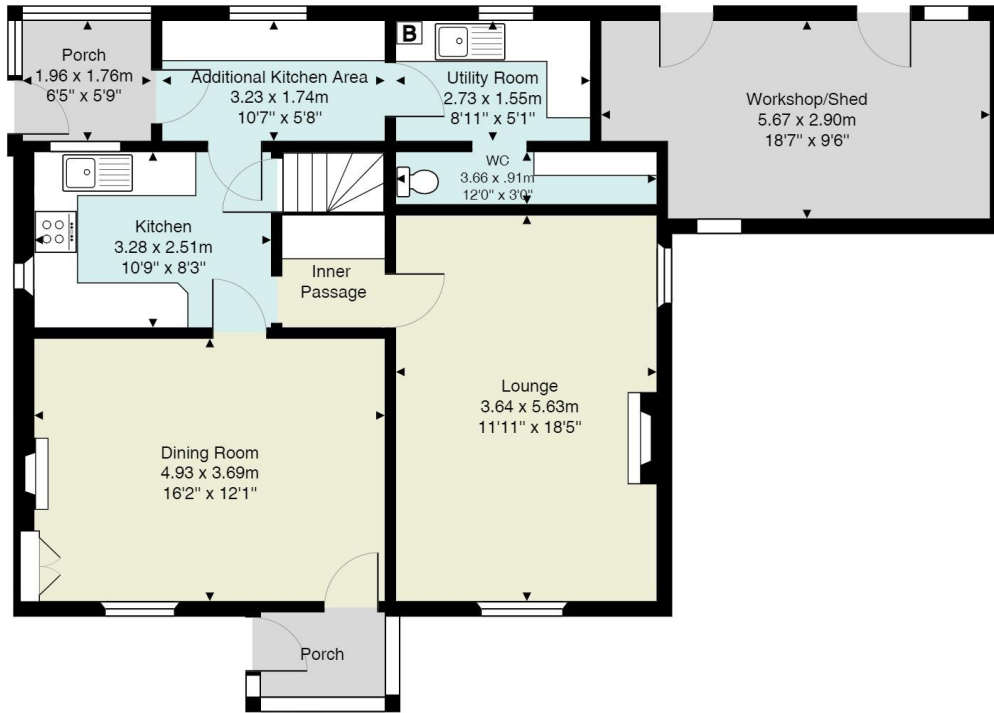
5' 3" x 8' 10" (1.59m x 2.70m)

Fitted with a desk space, a ceiling light and radiator. UPVC double glazed window.

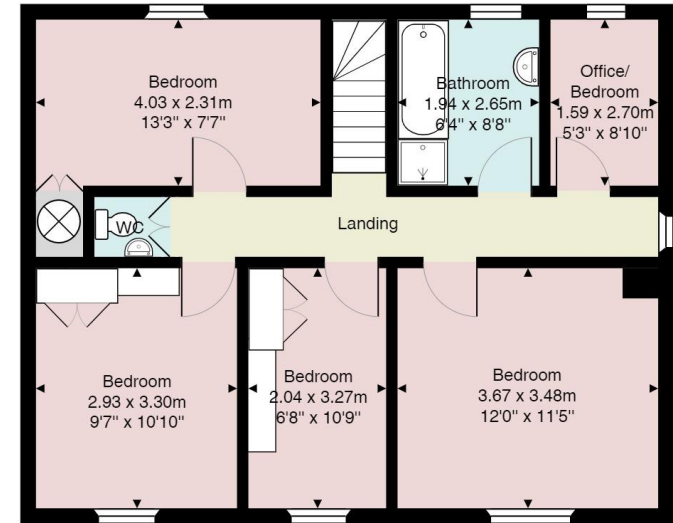
EXTERNAL

Surrounded by garden areas, Sunnyside is perfect for those who enjoy the outside life and self-sufficiency. Over the years various growing areas have been created for vegetables, flowers and fruit - these spaces are waiting to be reclaimed and start producing again. There is a lawn area, ideal for play along with a greenhouse, small pond with water feature and original well with grid over. The





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only.





original stone WC has been kept as a tool shed. There is driveway parking and access to the double garage.

Towards the rear of the plot and already divided by a wall, is a secondary garden space. This area has planning permission granted for a 3 bedroom 1.5 storey property planning ref SL/2023/0510. Currently laid out for further productivity, there is also a large workshop plus chicken runs.

OUTBUILDING/WORKSHOP

18' 7" x 9' 6" (5.67m x 2.90m)

Having two external doors and a frosted window. Power and light are connected and there is a work bench.

DOUBLE GARAGE

15' 5" x 20' 3" (4.52m x 6.09m)

Having an up and over door, power and light. Base and wall units are fitted

WORKSHOP

24' 0" x 25' 11" (7.31m x 7.62m)

Divided into a workshop space and storage areas for wood. Power and light are connected and there are windows looking across fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Leaving our offices in Milnthorpe, proceed north on A6, then at Princes' Way turn right into Heversham. At the church turn right onto Woodhouse Lane and continue towards past all the properties towards Woodhouse. As the properties end, follow the lane/track on the left down towards the football pitches with the property being the very last to the left hand side.

what3words///stealing.spokes.failed

GENERAL INFORMATION

Services: Mains Water, Drainage, Gas and Electric. Gas central heating and hot water fired by both a boiler and back boiler. B4RN high speed broadband connected to property typically giving 1Gbps.

Tenure: Freehold

Council Tax Band: G

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

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