

Manor House, Overton, Nr Morecambe



For Sale By: Private Treaty

**Price: Guide Price
£ 450,000**

SITUATION

The house, Manor House, is centrally situated within the attractive Lune Estuary village of Overton, which has a thriving community with a good primary school, a Memorial Hall and, reputedly, the oldest Church in Lancashire (St. Helen's). Sunderland Point, the home of the famous Sambo's Grave and formerly of the cotton tree (felled in storms in recent years, unfortunately) is close by.

Overton itself is conveniently situated for access to the City of Lancaster (7 miles), Morecambe (5½ miles), the M6 at Junction 34 (Lancaster North) (7 miles) and the M6 at Junction 33 (Hampson Green) (11 miles).

The Lake District and Yorkshire Dales National Parks are, therefore, within easy travelling distance as is the renowned and beautiful Trough of Bowland.

DESCRIPTION

Manor House consists of the substantial and attractive detached Grade II house, which offers spacious accommodation, together with a range of useful outbuildings, gardens and a paddock of approximately 2.00 acres.

Manor House is listed as Grade II in the register of Buildings of Architectural or Historical Importance and the description in the listing is as follows:-

'Manor House Farmhouse - House, early-to-mid 18th Century. Squared sandstone with stone slate roof. Double-pile plan. A symmetrical composition of two storeys with attics and 5 bays. Facade has chamfered quoins, a first floor sill band, an eaves band and a moulded cornice under the eaves. Windows have plain stone surrounds and are sashed with only their upper halves retaining glazing bars. The door, of raised and fielded panels, has an architrave with fluted keystone. Inside, an arch of grained timber leads to the stair hall at the rear. It is flanked by pilasters, and has a fluted keystone. Above it is a dentilled cornice. The dog-leg open-string stair has three turned balusters to each tread, carved tread brackets, and a ramped handrail.'

The house is centrally situated in the village of Overton and is approached via double doors leading to the front door described in the listing. The drive is to the side of the house, again accessed from the centre of the village.

The house is built with solid stone walls under partly stone slate and partly slate roofs, the front elevation being of warm-coloured dressed sandstone. There is a lead fire mark above the front door, the name of the Insurance Company which issued it being, unfortunately, illegible. The massive front door has raised and fielded panels and has the original lock and key. The accommodation within the house is spacious and includes the following.

(All measurements are approximate only)

Entrance Hall -16'3' x 7'2' and 13'2 x 4'2' (4.96 m x 2.19 m and 4.03 m x 1.28 m) with two sash windows (front aspects) having cupboards below, grained timber arch with dentil cornice (see listing), radiator and oak beams.

Understairs store having a radiator.

Sitting Room - 20' x 12'4" (6.10 m x 3.77 m) having a stone fireplace with living flame gas fire and side shelf, 2 height stone mullion window with 6 panes (rear aspect), 2 radiators, attractive mahogany built in corner cupboard and oak beams.

Dining Room - 10'4" x 12'4" (3.17 m x 3.78 m) with radiator, 2 sash windows (front aspect) and fitted gas fire.

Study - 6'9" x 15' (2.10 m x 4.57 m) with door to glazed conservatory, 2 windows (side aspect) and radiator.

L shaped Conservatory - 14'10" x 5'11" plus 8'2" x 4'9" (4.30 m x 1.56 m plus 2.50 m x 1.49 m) with corrugated perspex roof and door to outside.

Living Room - 16'9" x 15'10" (5.15 m x 4.60 m) having 2 windows (front and rear aspect), oak beams, fitted electric fire and radiator.

Kitchen - 18'1" x 8'10" (5.52 m x 2.47 m) with window (side aspect), fitted wall and floor units, stainless steel 1½ bowl sink unit, plumbing for washing machine and dishwasher, radiator, Cannon gas and electric cooker and hob, extractor fan, rear door and part - tiled walls.

From the stair hall, the easy rising dog-leg staircase (see listing) gives access to a Half Landing with window (rear aspect) and continues on to a Square Landing, centrally situated, off which are the following:

Double Bedroom 1 - 15'2" x 13'10" (4.63 m x 3.99 m) having 3 sash windows (front aspect), oak beams and radiator.

Double Bedroom 2 - 11'9" x 12'1" (3.63 m x 3.69 m) with 2 windows (front aspect) and radiator.

Double Bedroom 3 - 13'6" x 7'6" (4.16 m x 2.32 m) having window (rear aspect) and radiator.

Double Bedroom 4 - 12'10" x 8'11" (3.69 m x 2.47 m) with window (rear aspect), radiator and access to large store room.

Bathroom - 9'3" x 5'10" (2.83 m x 1.55 m) having bath, wash basin, W.C., Miralec Supreme shower and window (side aspect).

Large Store Room (off Bedroom 4) - 15'7" x 16'1" (4.79 m x 4.91 m) with large walk-in airing cupboard and Vaillant gas-fired central heating boiler. This part of the house has been re-roofed and felted.

The dog-leg staircase continues to the second floor, off which are:-
Landing.

Bedroom 5 - 16'4" x 8'11" (5.00 m x 2.47 m) with windows to side and rear aspects.

Bedroom 6 - 16'10" x 9'5" min (4.91 m x 2.90 m) having side aspect window and skylight.

Bedroom 7 - 9'10" x 8'5" (2.77 m x 2.59 m) with skylight.

Outside

To the front and side of the house are lawns with the original stone barrel stillages from a former cellar. To the rear, there are terraced flower gardens and shrubbery. To the side of the house is a concreted yard and drive leading to the garage block on the upper yard.

On the lower yard, there is a large outhouse built of solid stone walls under a newly-slatted roof. This building measures 16' x 15'3" x 12' (to underside of beams) and includes a W.C. This building is ideal for conversion to several uses including as an office, study or playroom and could probably accommodate two floors.

On the upper yard, there is a block of three garages built of brick/block walls, rendered externally and under a corrugated asbestos roof.

Garage No. 1 - 12'7" x 16'5"

Garage No. 2 - 18'3" x 16'5"

Garage No. 3 - 18' x 16'2"

To the side of the house and upper yard is a paddock of about 2.00 acre with several mature beech and sycamore trees. The buildings described as 'milking parlour removed' on the attached plan for Lot 1 has been demolished as part of the conversion works of the stone barns on Lot 2. (Lots 2 and 3, the two stone barns, have been sold in a previous auction sale). The West gable wall of this building will form the boundary for Manor House.

Services

Mains water, electricity, gas and drainage are connected.

Council Tax

The property is in Band D for Council Tax purposes.

TENURE

The tenure of the property is freehold and vacant possession will be available on completion.

PRICE

Offers in the region of £450,000 will be considered.

NOTE

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VIEWING

By appointment with the Agents.

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

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Messrs. Oglethorpe Sturton & Gillibrand, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846846;
Fax: 01524 382247; e-mail: office@osg.co.uk; Document Exchange: 63500 Lancaster.

AGENTS

Messrs. M.B. Hodgson & Son, Sandylands Road, Kendal, Cumbria. LA9 6EU Tel: 01539 816215/733555,
Fax: 01539 733313; Mobile: 07713 787511; e-mail: michael@mbhodgson.co.uk;
During out of office hours, contact Michael Mashiter of M.B. Hodgson & Son on 015242 72477.
Also at Lancaster Auction Mart, Wyresdale Road, Golgotha, Lancaster. LA1 3JQ. Tel: 01524 599700;
Fax: 01524 599703; Mobile: 07795 048511; e-mail: stephen@mbhodgson.co.uk

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M B Hodgson & Son Sandylands Road Kendal LA9 6EU
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