

# Mona House, 1 Deansgate, Town Centre, Morecambe,



**£275,000**

NO CHAIN \*\*\* BEAUTIFUL  
GEORGIAN RESIDENCE\*\*\*  
GRADE II LISTED \*\*\* THREE  
ENORMOUS BEDROOMS \*\*\*  
TWO BATHROOMS \*\*\*  
GORGEOUS LOUNGE WITH  
MULTI-FUEL STOVE \*\*\* GROUND  
FLOOR CLOAKROOM \*\*\* CELLAR  
\*\*\* ORIGINAL PERIOD FEATURES  
\*\*\* OAK FLOORING \*\*\* SOUTH  
FACING YARD \*\*\* ATTIC STORAGE  
ROOMS \*\*\* OFF-ROAD PARKING  
FOR TWO CARS \*\*\* INCOME  
PRODUCING PROPERTY \*\*\*

Imposing Grade II listed Georgian residence set over three floors with beautiful high ceilings and original period features.

This outstanding family home that dates back to Circa 1815 is currently let out as an Airbnb generating a substantial income during the course of the year.

This is a very versatile property and would also make a fantastic family home that offers generous living accommodation, especially the grand bedrooms where you will never be short of space!

Within walking distance to the promenade and its wonderful views over the bay. Good local amenities and a wide choice of schools for all ages.

The property also has excellent links to the Bay Gateway, M6 Motorway and good access to Lancaster city centre.

Accommodation:

Open plan entrance hallway with lovely oak flooring throughout, dining room, office/snug, the lounge has a feature fireplace with an inset multi-fuel stove and door to access to the cellar. The inner hallway has a

cloakroom and door to access the yard, following onto the kitchen with integrated appliances and a walk-in pantry/utility room. The first floor has two large bedrooms, a bathroom and a shower room. The second floor has a further bedroom and ensuite dressing room, steps up lead to the two attic rooms which would make ideal store rooms, both have power and light. Outside has a yard to the rear and off-road parking for two cars to the side of the house.

\*\*\*HD 360 VIDEO TOUR  
AVAILABLE\*\*\*

#### Entrance Vestibule

Oak wood flooring, original coving, door to hallway.

#### Open Plan Hallway to Lounge And Dining Room

Oak flooring, open plan to the dining room and lounge, original coving, door to the cellar, stairs to the first floor.

#### Dining Room

Secondary glazed sash windows to the front and side, oak flooring, feature exposed brick wall to one side, radiator.

#### Office/Snug

Secondary glazed sash window to the side, carpeted flooring, radiator.

#### Lounge

Dual aspect room with secondary glazed sash windows to front and rear, beautiful stone surround fireplace with inset multi fuel stove and another feature fireplace to the front which is currently unused, original coving, oak flooring, tv point, radiator, door to inner hallway.

#### Cellar Room

Accessed from the hallway with steps down to a storage area.

#### Inner Hallway

Door to yard, door to kitchen and cloakroom, laminate flooring.

#### Cloakroom

Laminate flooring, radiator, wash hand basin, extractor fan, W.C.

#### Kitchen/Diner

Double glazed windows to side and rear, range of matching wall and base units, cupboard housing gas combi boiler and plumbing for washing machine, four plate electric hob and extractor hood, electric oven, stainless steel sink, integrated fridge/freezer, door to walk in pantry/utility room.

#### Pantry/Utility Room

Walk-in pantry with power and light with the possibly to turn into a utility room if required.

#### First floor landing

Split level, stairs to the second floor.

#### Bedroom One

Secondary glazed sash windows to front and rear, two radiators, carpeted flooring.

#### Bedroom Two

Secondary glazed sash windows to front and side, radiator, carpeted flooring, original coving.

#### Bathroom

Secondary glazed sash window to front, panelled bath with shower attachment, radiator, vinyl flooring.

#### Shower Room

Secondary glazed sash window to side, wash hand basin, double shower cubicle with thermostatic shower, storage cupboard, W.C.

#### Second Floor Landing

Secondary glazed sash window to rear, carpeted flooring, stairs to attic storage rooms.



### Bedroom Three

Secondary glazed sash windows to front and rear, radiator, carpeted flooring, door to dressing room.

### En-Suite Dressing Room

Secondary glazed sash windows to front, carpeted flooring, radiator.

### Attic Rooms

stairs up to attic rooms, both with power and light and under eaves storage.

### Yard

Outside yard to the rear with gate to access the road and patio area.

### Outside

Off road parking to the side for two cars.

### Useful Information

Tenure- Freehold

Rateable Value - TBC

Currently classified as 'commercial' however a pre-application was already accepted for the property to be changed back to residential if required.

### Investment Information

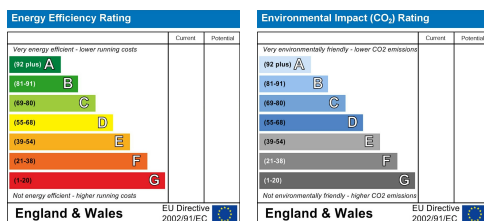
The property is currently used as a holiday let with onward bookings in place.

The average nightly rate is £150.00.

Please call for any further information required.

### Viewings

Strictly by appointment with the agent.





**Approximate total area<sup>(1)</sup>**  
1729.60 ft<sup>2</sup>  
160.68 m<sup>2</sup>

**Reduced headroom**  
71.76 ft<sup>2</sup>  
6.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360