



Wood view lane, Stalmine, Poulton-le-Fylde, FY6 0LH

Offers over £525,000







Wood View Lane, Stalmine, Poulton-le-Fylde, FY6 0LH



4 Bedrooms



2 Bathroom



0 Acres

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- Grade II listed detached Farmhouse with character
 - Three reception rooms and inglenook fireplace
 - Spacious vaulted kitchen with island
 - Four double bedrooms
 - Bathroom plus separate shower room
 - Large driveway and double garage
 - Generous gardens in a rural setting
 - Handy access to nearby villages and towns



This charming Grade II listed detached home offers superb character, generous proportions, and an idyllic rural setting. Thoughtfully maintained and beautifully presented, the property provides spacious and versatile accommodation that will appeal to families and couples seeking something unique with a countryside feel.



The ground floor flows through an inviting entrance hall with access to both the snug and dining room, each featuring exposed beams, solid wood flooring, and attractive brick fireplaces housing log burners. The main lounge is a standout space, complete with a striking rustic brick inglenook fireplace, French doors opening to the rear garden, and stairs rising to the first floor. From the snug, a useful utility room leads through to the breakfast room and the well-appointed kitchen, where a vaulted beamed ceiling frames a comprehensive range of oak cabinetry, integrated appliances, a Belfast sink, and a central island.



Upstairs, the property continues to impress with four double bedrooms, all benefiting from vaulted ceilings that enhance the sense of space and character. To one side of the layout sits a contemporary family bathroom with a walk-in shower, while the opposite wing offers an additional shower room, giving the home excellent flexibility for modern family living.

Outside, the setting is equally appealing. A gated loose stone driveway provides ample parking and leads to a large double garage with power and lighting. The front garden includes a lawn, fruit trees, and hedged boundaries, while the rear of the property enjoys a south-east facing garden with a generous lawn and a paved patio—perfect for relaxing or entertaining in a peaceful rural environment. The home benefits from gas central heating, hardwood single glazing, and is offered on a freehold basis.



Wood View Lane sits within a quiet pocket of Stalmine, surrounded by open fields and an abundance of local walks. Despite its wonderfully rural position, the area is well connected, with convenient access to amenities in nearby Hambleton, Poulton-le-Fylde, Garstang and further north towards Lancaster. It's an ideal location for those wishing to enjoy countryside living while remaining within easy reach of everyday facilities, reputable schools, and transport links across the Fylde and beyond.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Parking is available on the long driveway with space for 5 cars plus a double garage.

Construction Type : Brick and cobble with slate roof.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is Grade II listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Non known to effect the property.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: 02, Three, Vodafone and EE available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett 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.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///meals.outbound.crouches

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett 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 eaming 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

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 185.25 sq m / 1994 sq ft
 Garage : 41.40 sq m / 446 sq ft
 Total : 226.65 sq m / 2440 sq ft

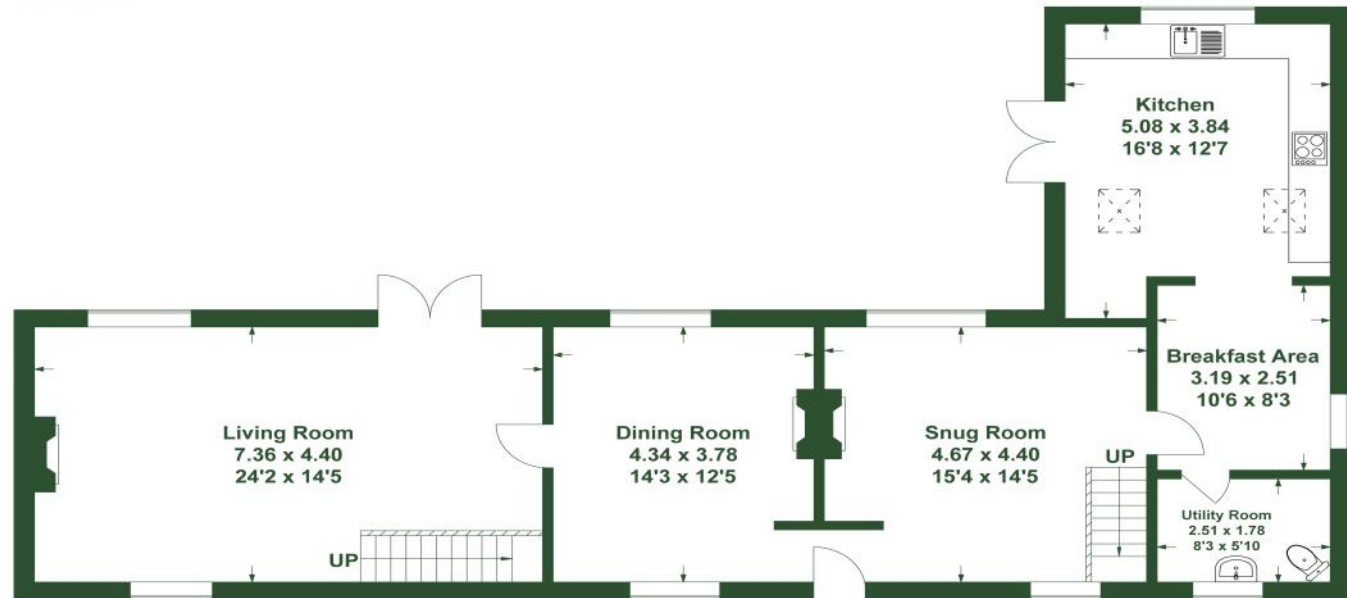
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



First Floor



Garage



Ground Floor

Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



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