

Asking price £565,000



Armitstead
Barnett

Rosslyn Avenue, Preesall, Poulton-le-Fylde, FY6 0HE





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- Could this be your equestrian heaven ?
- Attractive four bedroom home
- Kitchen open to dining room and separate lounge
- 4 bedrooms, 2 bathrooms
- Set in 1.71 acres (0.69 ha) or thereabouts
- Spacious outdoor patio and gardens
- Stabling, menage and turnout
- Lovely location, just a short ride from the beach



4



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This super property offers spacious family sized accommodation incorporating a kitchen which is open to the dining room, separate lounge, four bedrooms and two bathrooms. This property offers spacious accommodation throughout, the property has an attractive porcelain patio area at the rear, an area of artificial lawn to the front and rear of the property ensuring low maintenance along with a gravel driveway which leads through to the equestrian facilities at the rear that incorporate an 'L' shaped range of stables, menage, turnout and a yard area. This fantastic equestrian facility will be many an equestrian enthusiasts dream.

There are double steel gates at the front which open onto the gravel driveway and the property is entered day to day at the side of the property with a door which opens into a spacious entrance hall which has a solid wood floor with a WC off.

The lounge is positioned at the front of the property with views out to the front and side allowing plenty of natural light. A solid wood floor is provided. The dining room has views out to the rear of the property and a glazed door into the entrance hall.

The dining room is open to the kitchen which is a spacious room and includes a range of kitchen units together with a central island with contrasting work surfaces. Integrated appliances include 5 ring gas hob, double oven and microwave. There are patio doors out to the rear of the property to an expanse of porcelain tiled patio area and artificial lawn beyond, perfect low maintenance garden.



The staircase rises up to the first floor where the principal bedroom has views out to the rear of the property and includes an ensuite. The ensuite has a freestanding bath, wet rooms shower, WC and wash basin.

There are three further bedrooms on the first floor and the well-equipped family bathroom has a corner spa style bath, WC and twin wash handbasins along with a walk-in shower.





The property has attractive landscaped gardens and a gravel driveway which leads through to the equestrian facilities. There is a range of 'L' shaped stable with a veranda at the front which is positioned on a concrete yard area. Beyond is an outdoor menage with a post and rail fence along with a turnout. There is also a range of dog kennels and a hay storage facility.

In all the property is set in Set in 1.71 acres (0.69 ha) or thereabouts.



Armitstead Barnett

abarnett.co.uk

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 drive.

Construction Type : Brick and render

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : N/A

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 3.

Unimplemented Planning Consents : None known.

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 Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2 and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

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

Please note: Armitstead 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 Hannah M Towers. 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 : [//shirtless.sage.awake](#)

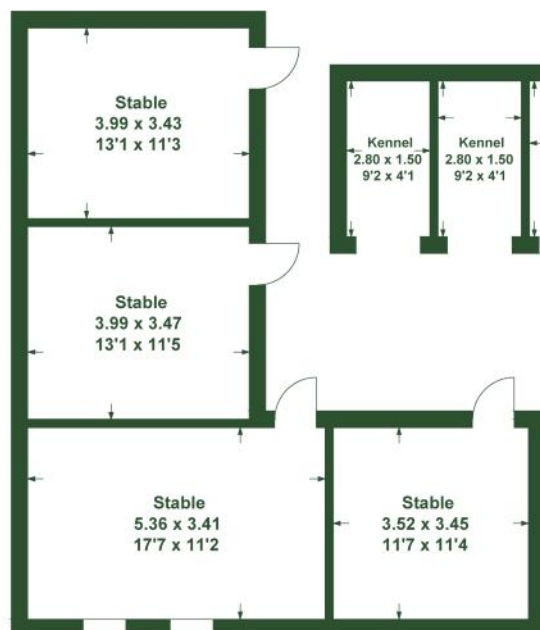
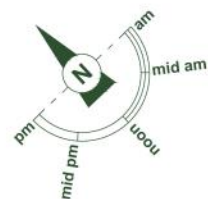
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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 earning commission from them, for recommending you to them.

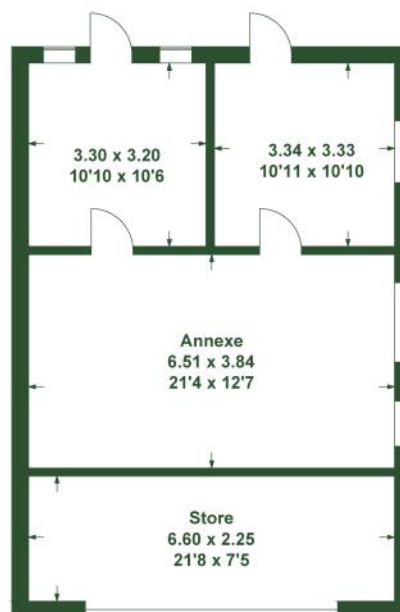
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

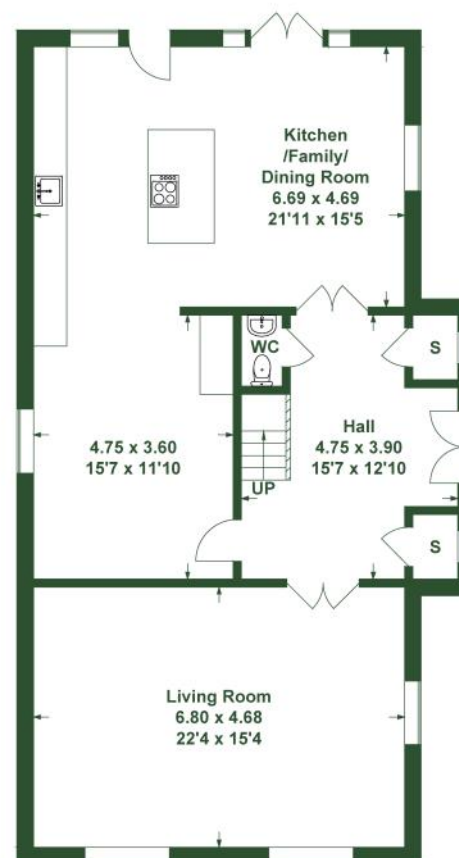
Approximate Gross Internal Area : 191.81 sq m / 2065 sq ft
 Annexe : 63.95 sq m / 688 sq ft
 Outbuildings : 75.56 sq m / 813 sq ft
 Total : 331.32 sq m / 3566 sq ft



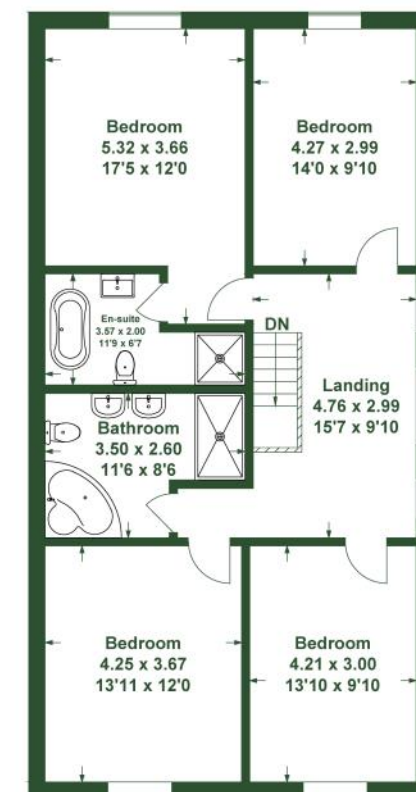
Outbuildings



Annexe



Ground Floor



First Floor

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

Armitstead 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 Armitstead 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 83 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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