

Offers over £1,000,000



Armitstead
Barnett

Hall Park Drive, Lytham St Annes, FY8 4QR





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- A home to wow you !
- Spacious 4 bedroom contemporary home
- Impressive dual height entrance hall
- Beautiful living kitchen and further reception rooms
- Contemporary and carefully considered fixtures and fittings with style in mind
- 4 bedrooms and 3 bathrooms around a stunning galleried landing
- Attractive low maintenance gardens with pool, outdoor kitchen and covered seating area
- Plenty of off-road parking
- Close to the sought-after town of Lytham and all of its amenities



4



3



A stunning home, beautifully styled yet perfect for family life. This fantastic contemporary property stands out in the immediate locality with a modern appearance and sizeable nature, we just love this !

Offering a beautiful living kitchen, 3 further reception rooms, utility and WC, 4 bedrooms and 3 bathrooms this house is also well equipped.

Hall Park Drive sits in Lytham St Annes and the area was once part of the prestigious Lytham Hall Estate. The property itself incorporates the listed 'Lytham Wall' a nod to respectfully retaining the past. Well located to allow the owner to use all of the amenities of the sought after town of Lytham where there are a range of shops, healthcare providers, places of worship and parks. Lytham is renowned for the array of restaurants and public houses all offering a variety of cuisines.

Sit on the estuary of the river Ribble, Lytham is a coastal town with a coastal feel and plenty to enjoy outdoors. There are a good range of primary schools and secondary schools in the area and private schools include AKS, Kirkham Grammar School and Rossall.

The recently fitted electric gates open to reveal a large gravel driveway and parking area. On entry it is easy to see the quality of this contemporary home. The substantial front doors opens into an impressive dual entrance hall where there is a stunning feature window to the front and an attractive staircase which leads to a galleryed landing. The spacious entrance hall has a WC and cloak cupboard off.



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The showstopping living kitchen is something to behold, the room has two bi-fold doors which allow the doors to be 'thrown open' to bring the outdoors in and to allow the enjoyment of the entertainment space. The kitchen includes a range of modern high gloss units with a complimentary central island incorporating a breakfast bar. A range of integrated Siemens appliances are included. This highly sociable room has space for both dining and lounging.

The more formal lounge offers a sumptuous feel with views out to the gardens to the rear and double doors through to both the hall and the playroom. The playroom is ideally located for opening up into the main lounge and likewise the playroom is easy to 'close the doors on'.

The vendors have altered the former garage to create a fantastic games room which enjoys a bar. A gym / studio has also been built which is accessed from the garden.







The staircase rises up the first floor onto a stunning galleried landing which overlooks the entrance hall and enjoys the feature window.

The principal bedroom has a walk in wardrobe and a shower ensuite with a shower, wash handbasin and WC. Bedroom two has stairs up to a further room which is classed as storage, but is currently used by the vendors as a homework room. There is a 'jack and jill' shower ensuite which link the second and third bedroom. There is a further bedroom which also has access to the loft, this room has a bath ensuite which has a double ended bath, shower, WC and wash handbasin in a unit







Outside the property has the benefit of electric gate, a large gravelled driveway and parking area and recently the vendors have planted an attractive laurel hedge line at the front which really sets the property off.

To the rear there is an expanse of Harrogate fitted artificial lawn along with decked areas, raised beds and a pool. The vendors inform us that the pool has various settings to include jacuzzi, swim and currents. This wonderful garden is a perfect place to entertain with an outdoor kitchen and covered seating area. The pool is surrounded by a decked area making this perfect outdoor entertainment space.

The gym is also access from the garden and is currently mirrored and has a TV point on the wall, it has potentially for alternative uses to include home office or similar.



General Remarks

Services: The property has the benefit of mains electricity, mains mains water and mains drainage. Central heating is via underfloor central heating

Please note: Armitstead Barnett 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: Fylde Borough Council

Council Tax: G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FAAY. Where possible, we ask that all potential buyers look at virtual viewings in the first instance. Some of our vendors request only physical viewings to parties in a position to proceed and some request face masks are worn and social distancing carried out throughout the viewing,

What3words Location : pine.proofread.drew

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett 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

Images : Images were taken in June 2023

SUBJECT TO CONTRACT



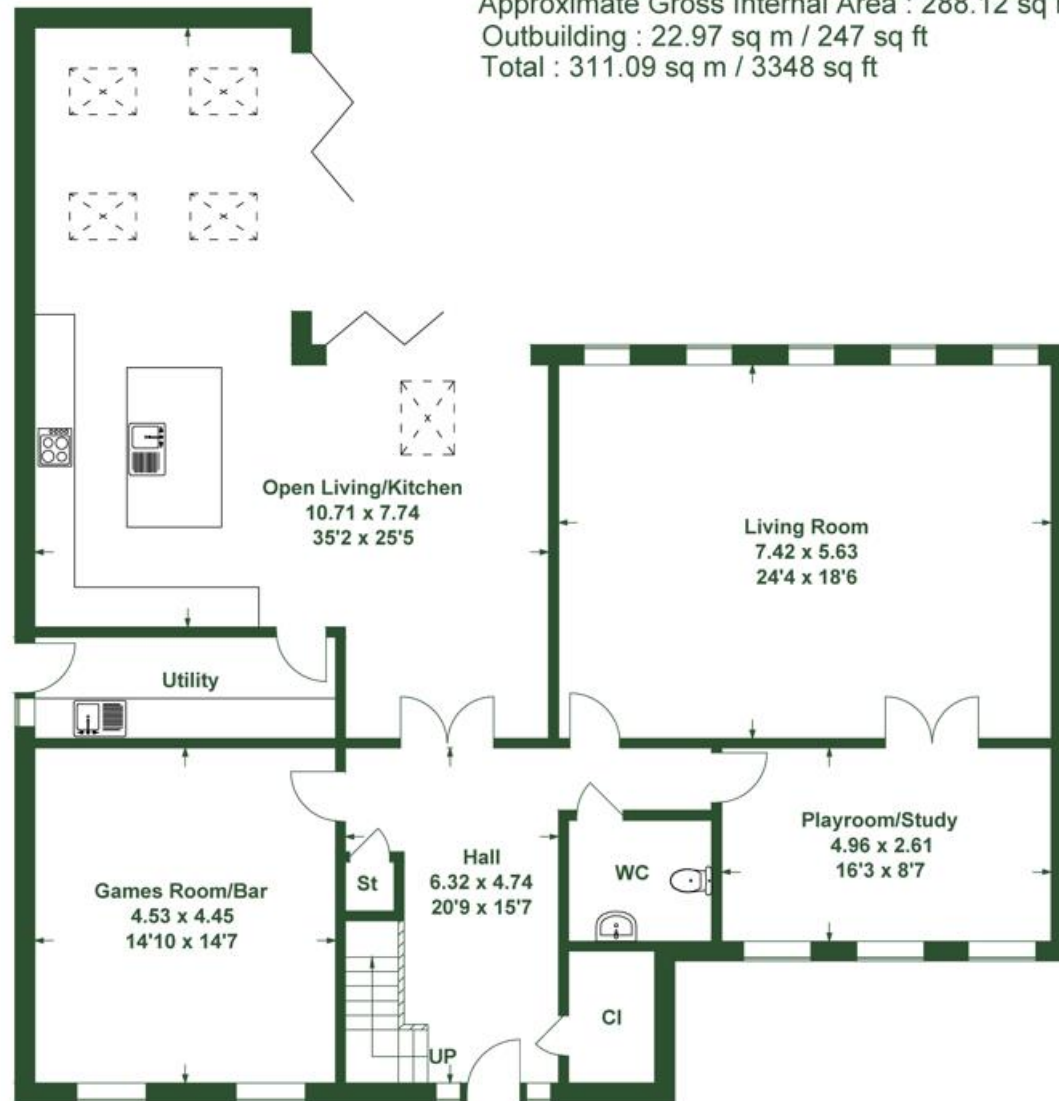
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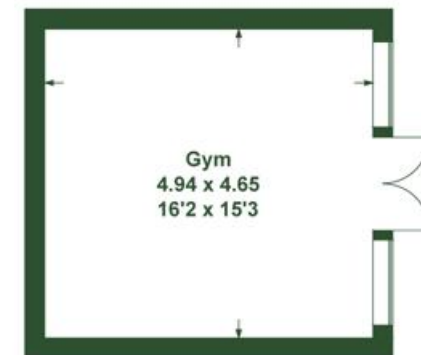
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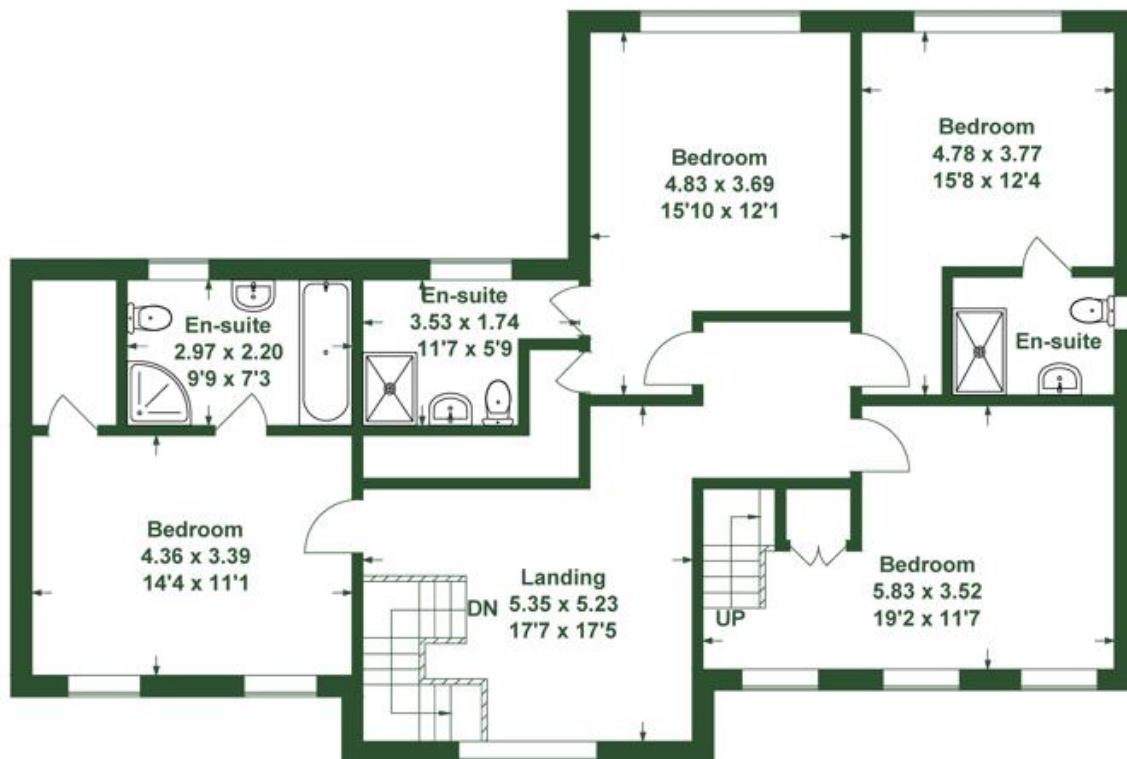
Approximate Gross Internal Area : 288.12 sq m / 3101 sq ft (Excluding Attic Room)
 Outbuilding : 22.97 sq m / 247 sq ft
 Total : 311.09 sq m / 3348 sq ft



Ground Floor



Outbuilding



First Floor



Second Floor



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 to 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 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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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