

£645,000



Armitstead
Barnett

Staynall Lane, Hambleton, Poulton-le-Fylde, FY6 9DT





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Asking price of £645,000

- Stunning four-bedroom barn conversion
- Four bedrooms and two reception rooms
- Bespoke handmade in-frame kitchen
- Inviting living space with separate dining room
- Living room with large brick fireplace
- Rural setting in the peaceful village of Hambleton
- Driveway parking for several vehicles
- Property offered with no onward chain



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This stunning newly renovated four-bedroom detached barn conversion offers a seamless blend of traditional charm and modern luxury, meticulously designed with exceptional attention to detail. Each of the four generously sized bedrooms benefits from its own en-suite bathroom, featuring high-end fittings by Villeroy & Boch.

The property showcases a wealth of architectural features, including oak-framed windows with deep oak reveals, exposed oak beams on the ground floor, and striking exposed trusses on the upper level. Internally, the character continues with feature brick walls, oak internal doors, casings, and large architraves, creating a warm and inviting atmosphere throughout.

At the heart of the home lies a bespoke, handmade in-frame kitchen, beautifully finished with ivory fantasy granite worktops. The kitchen is fully equipped with premium appliances, including a Bora hob, Liebherr refrigeration, a wine cooler, and a Quooker boiling water tap, making it perfect for both cooking and entertaining. The separate dining room is set beneath a detailed bespoke oak staircase with a walk-in wine cabinet beneath, provides a stunning focal point and ideal space for gatherings. The living room is equally impressive, with a large brick fireplace serving as a cosy centrepiece, ideal for relaxing evenings. The slate roof and charming brick and stone exterior lend a timeless aesthetic, while the rural surroundings enhance the property's tranquil appeal.







This exceptional home combines characterful features and sophisticated finishes to create a truly unique living space. Set in a peaceful location, it offers the perfect blend of luxury and countryside charm. Viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

The outdoor space of this stunning property offers a blend of countryside charm and modern landscaping. The warm brickwork and timber-framed windows add to its character, creating a welcoming and picturesque setting.

The impressive rear garden features a lawn that opens to panoramic views of the surrounding countryside. A thoughtfully designed patio area provides an ideal spot for outdoor dining or entertaining, with steps leading gracefully to the lawn. Enclosed by a sturdy timber fence, the garden offers privacy and a tranquil setting, perfect for enjoying the scenic landscape.

Hambleton is a delightful semi-rural village located just north of Poulton-le-Fylde in the borough of Wyre, Lancashire. Nestled on the southern banks of the River Wyre, Hambleton offers a perfect blend of tranquillity, community spirit, and accessibility, making it a highly sought-after location for families, retirees, and professionals alike.

General Remarks

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

Parking allocated and number of spaces : Driveway parking for 4 cars, planning has been passed for a detached garage, vendor to build if required at the buyers expense and to their preferred design.

Construction Type : Red brick, slate roof.

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 : We understand that there are none

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

Unimplemented Planning Consents : Insert info

Planning Consents affecting the property : Derelict barn opposite is trying to obtain planning.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Starlink connected

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

B4RN : N/A

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 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: Wyre Council Council Tax: G

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 : //fruits.spud.smarting

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.

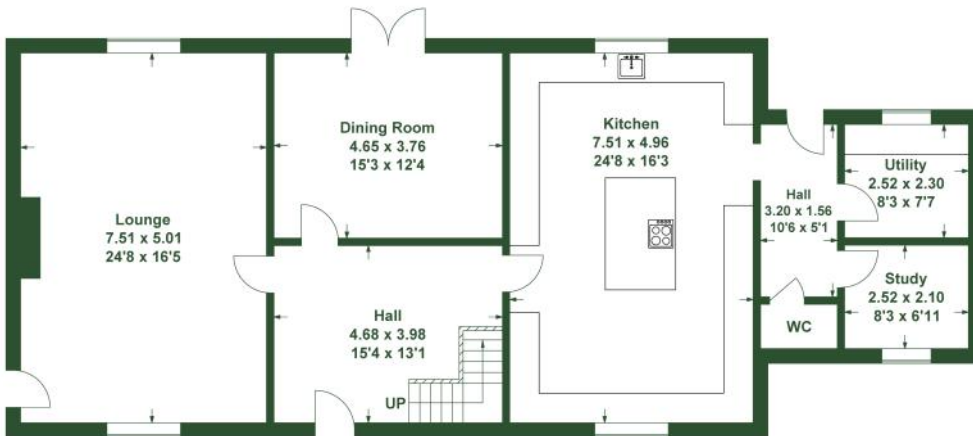
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 263.95 sq m / 2841 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



Ground Floor

First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	82	86
England, Scotland & Wales	EU Directive 2002/91/EC	



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