



Mains Lane, Poulton-le-Fylde, FY6 7LD

Offers Over £900,000







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4 Bedrooms



3 Bathroom



0.78 Acres

-
- Exceptional and impressive
 - Towards 3000 sq. ft, with 3 reception rooms, 4 bedrooms and 3 bathrooms
 - Tastefully improved by the current vendors, with further potential to unlock
 - Set in incredibly spacious gardens of up to 0.78 acres (0.32 ha) or thereabouts
 - Desirable spot on Mains Lane
 - Just a short drive to Poulton Town Centre and good access to the main road and motorway network.



Substantial in nature, distinctive and impressive on the eye, this gorgeous detached home offers a beautiful traditional feel yet with the space for modern family life. Towards 3000 sq. ft, with 3 reception rooms, 4 bedrooms, 3 bathrooms internally. Garage with a useful room above. All set in an incredibly spacious garden. This home truly feels like you have landed!

Set in a lovely location along Mains Lane, this home is just a short drive from Poulton Town Centre and also has good access to the main road and motorway networks making this a great choice for commuters, and also those who like to work from home! Poulton-e Fylde is a sought after town, with plenty going on and amenities including, shops, supermarkets, places of worship and some lively bars, restaurants and cafes. There are a range of Primary and Secondary Schools in the area. Private Schools include; Rossall School, AKS Lytham and Kirkham Grammar School.

Through a pillared entrance and to a large parking area to the front of the property, it is easy to see how impressive this home is from the outset. A path leads up to the front door which sits within a distinctive turret incorporating an open porch. The substantial front door opens into the welcoming entrance hall, with its tiled floor and attractive staircase the rises up to the first floor. There are doors off to various ground floor rooms, including the WC..

The lounge is a beautiful with a brick feature fireplace, exposed beams, parquet floor this is the kind of room you cosy into, a place to relax.







The kitchen has views to the side and is open to a further snug area. The kitchen includes arrange of wall and base units along with a central island incorporating a breakfast abr. There is a point for a range cooker with an extractor, and a point for an American fridge freezer. The dishwasher is integrated. The snug area has a woodburning stove set in a fireplace giving another cosy space to the house. A door to the side is provided and access to the utility room where there is a point for a washer dryer. There is also a sink and drainer.

A large reception room overlooks those impressive and spacious gardens. There is plenty of space for dining or lounging in here, a room to use to suit the buyer, whichever way life takes you. Glazed sliding doors are provided to the garden. We can imagine the very best parties in here, spilling out onto the superb gardens.

The garage has access at the front and rear along with a studio over the garage, this space is currently used to work from home and as a gym. There is a Juliet balcony overlooking the gardens, making this a wonderful space to work or play! There is potential to use this space with great flexibility to suit the buyer (and subject to any necessary consents)







The staircase rises to the first floor, and there are views out to the front of the property allowing plenty of natural light. The Principal Bedroom has views to two sides and has a lovely dressing area with walk in wardrobe. The ensuite has a shower, wash basin in unit and a WC along with a heated towel rail.

The second bedroom has a window to the front and includes a feature fireplace, whilst the third bedroom has a window to the side. The family bathroom includes a double ended bath with a shower over, wash basin in unit, WC and heated towel rail.

Stairs rise again to the second floor which has been altered to create a large suite, this room could be used as the Principal Bedroom should this suit a buyer more. There is plenty of space in the bedroom to include a seating area. A fabulous dressing room with fitted wardrobes is included. The ensuite has a wet room shower, wash basin set in a unit and a WC. All this space for one room!



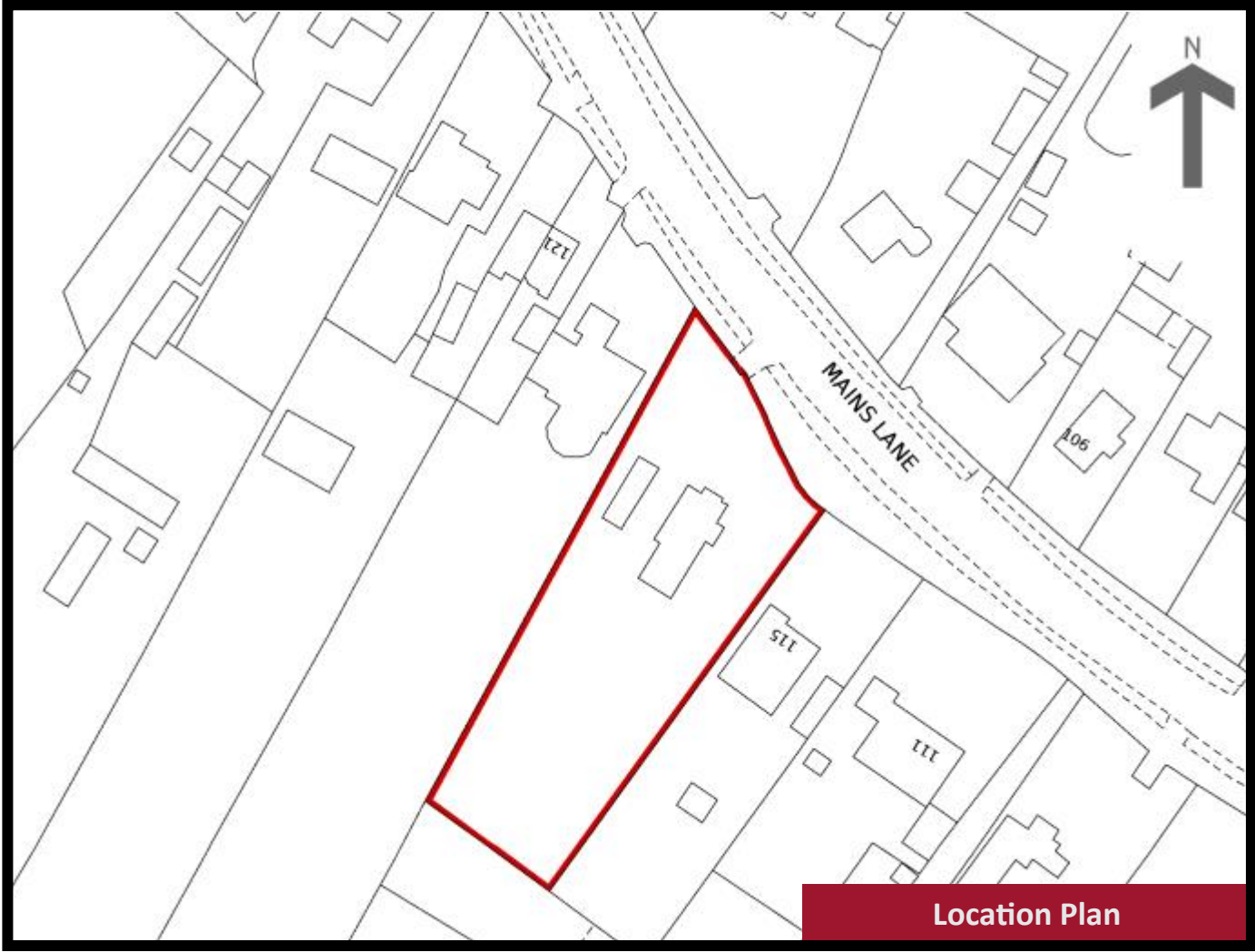




The gardens extend to 0.78 acres (0.32 ha) or thereabouts. The maturity of the setting makes the house, with trees shrubs and huge expanses of lawn, this is quite a place! A patio area is provided by the large reception room and also between the garaging and house itself

Planning permission passed for extension to side of kitchen – need Please refer to planning application number 25/0333 on the Fylde Council planning portal.





Location Plan

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Sewerage Heating is by way of an gas central heating system. There is a septic tank on the property which has not been tested. This was last emptied June 2025.

Parking allocated and number of spaces : There is a large driveway with parking for multiple vehicles to the front of the property. The property also benefits from a garage.

Construction Type : Brick built, tiled roof.

Building Safety: None known.

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : 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 Agency's website the property sits in flood zone 1.

TPO : There is a tree preservation order on a number of trees to the front of the property.

Unimplemented Planning Consents : Planning has been passed for an extension to the side of the kitchen. Please refer to planning application number 25/0333 on the Fylde Council planning portal.

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that 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: O2, 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: 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: Fylde Borough **Council Tax** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 : ///doms.thinnest.lunge

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

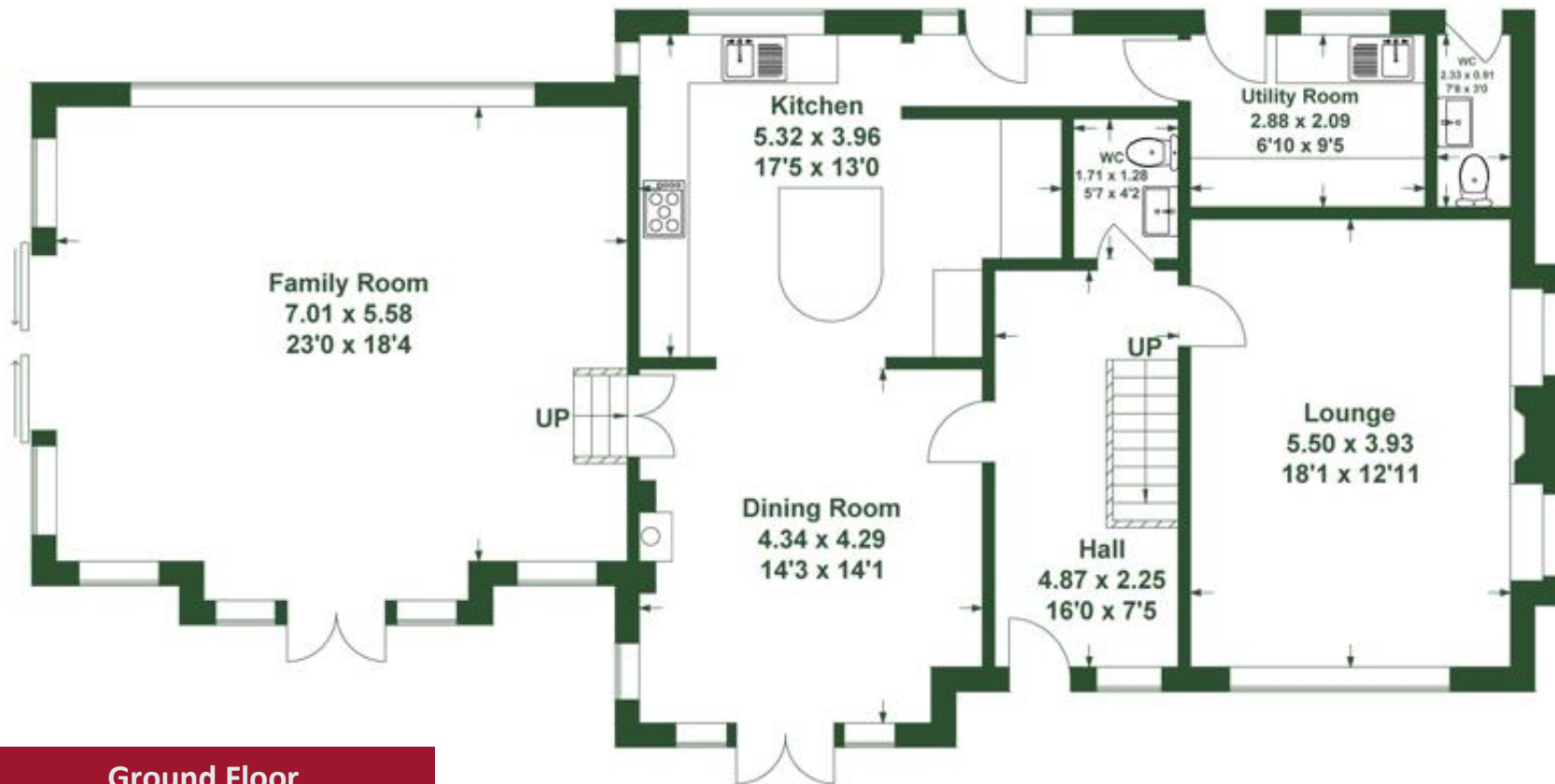


Approximate Gross Internal Area : 273.38 sq m / 2943 sq ft

Outbuilding : 72.78 sq m / 783 sq ft

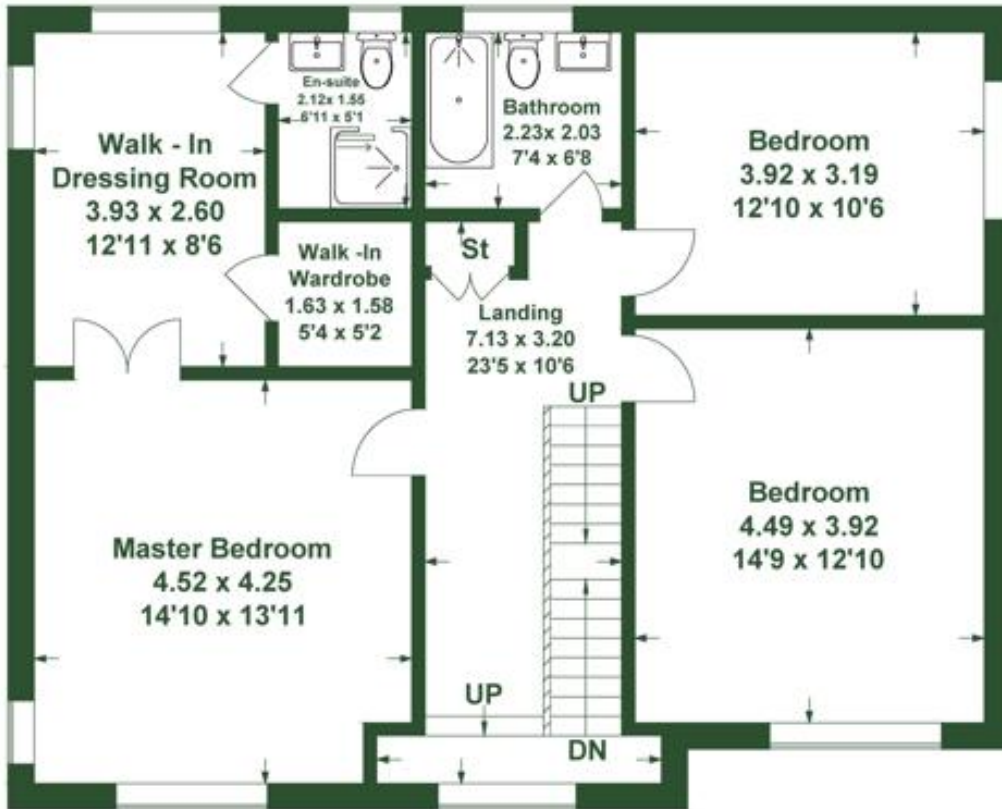
Garage : 19.85 sq m / 214 sq ft

Total : 366.01 sq m / 3940 sq ft

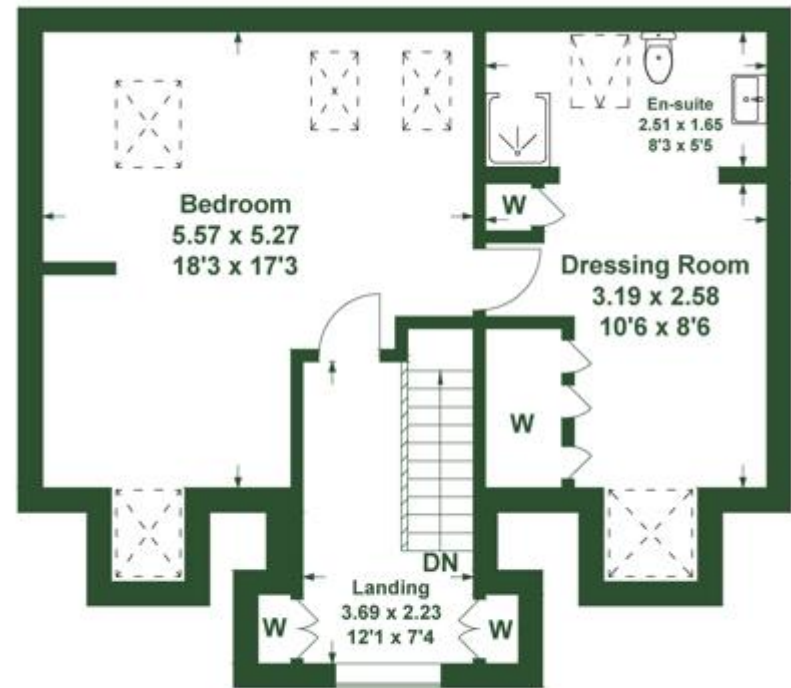


Ground Floor

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



First Floor

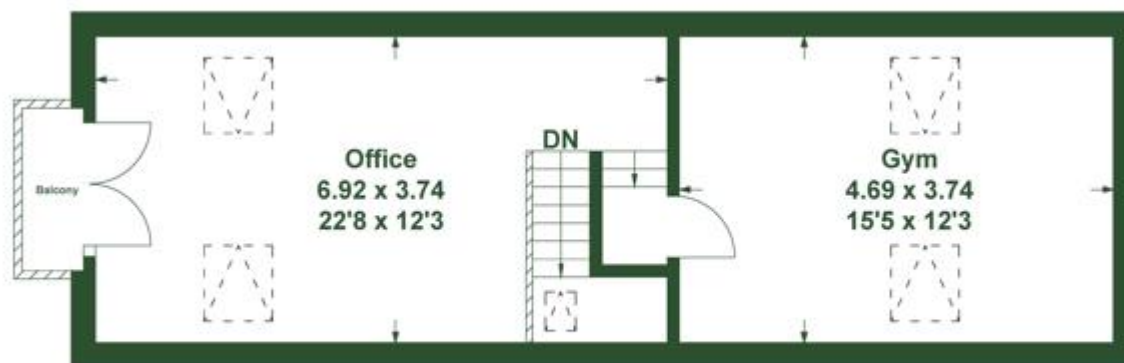


Second Floor

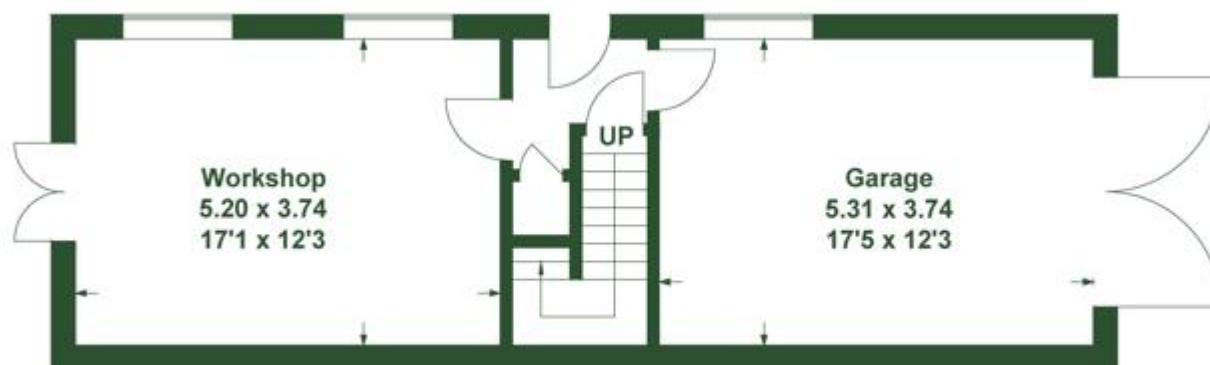
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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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 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.



Outbuilding First Floor



Outbuilding Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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