

£825,000



Armitstead
Barnett

Lambs Road, Thornton-Cleveleys, FY5 5JL





Lambs Road, Thomton-Cleveleys, FY5 5JL

Asking Price £825,000

- Beautifully presented spacious family home
- Exuding an air of importance
- Upgraded and improved by the current vendor
- Contemporary kitchen, fabulous glazed garden room, 4 further reception rooms
- Planning consent for further extension
- 4 super bedrooms, principle bedroom with walk in wardrobe and ensuite
- Spacious plot and with plenty of kerb appeal



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This beautiful home has been in the same family since 1976, and has been improved by the current vendor. Set prominently in the plot the house exudes both elegance and importance. Offering 3390 sq. ft (314 sq m) of beautifully presented space along with garaging all set in a large plot, this is a rare offering to the market in this location.

Positioned on Lambs Road, the property is a short drive from shops, schools, public houses, restaurants and a range of further amenities. The new road link making access to this location super and good for those who commute. Locally renowned Rossall School is nearby.

This impressive home has a dual drive from Lambs Road which leads to the front of the property. The front door opens into a beautiful entrance hall which sets the tone for this fabulous home, there is a staircase which rises to the first floor space and doors lead to the various ground floor rooms. The perfect place to receive guests and the traditional reception room layout works well for entertaining. The lounge is a beautiful room which has a bay window providing views over the garden and this along with a port hole window ensures that there is plenty of natural light. A marble fireplace provides an attractive focal point to the room.

The dining room also enjoys a feature fireplace and there is glazing through to the conservatory. The conservatory has patio doors which can be opened out to the gardens.

If you are looking for a quiet place, the study is the place, the bay window offers views out to the gardens and a woodburning stove is set in a fireplace making an attractive cosy feature.





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The kitchen is fitted with a range of contemporary kitchen units and a central island with breakfast bar. Work surfaces are in quartz. There are a range of appliances to include an induction hob, fridge, dishwasher. An aga also provides a traditional twist on the room. There are views across the gardens and grounds. A glazed door opens into a room with a glazed roof a super space which links a further building, part of which has been converted to a cinema room and fourth bedroom with ensuite. There is a garage beyond.

Planning Permission has been obtained to further enhance the property. Comprising, proposed single storey side/rear extension and loft conversion with upgraded dormer window and roof lights. Approved application/s can be found on the Wyre Borough Council planning portal.

The staircase rises to the first floor to a lovely bright landing. The Principle bedroom is spacious, with views to the gardens, a walk in wardrobe and dressing area is included. The shower ensuite includes shower, twin wash basins in a unit and a WC.

The second bedroom has windows to 2 sides and fitted wardrobes, whilst the third bedroom has a window to the side. The family bathroom has a double ended bath, wash hand basin set in a unit, shower, bidet and WC.

The property has a dual drive and plenty of space to park. A garage is included. There is an expanse of lawn along with a patio area and mature trees making this property feel a very special home.

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 : Driveway with garage.

Construction Type : Brick under slate, rendered

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 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 Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE, Three available in the area

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

B4RN : vendor advised the property is connected to B4RN (add in if available)

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 G

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 : [//mixing.soak.trams](https://www.what3words.com/)

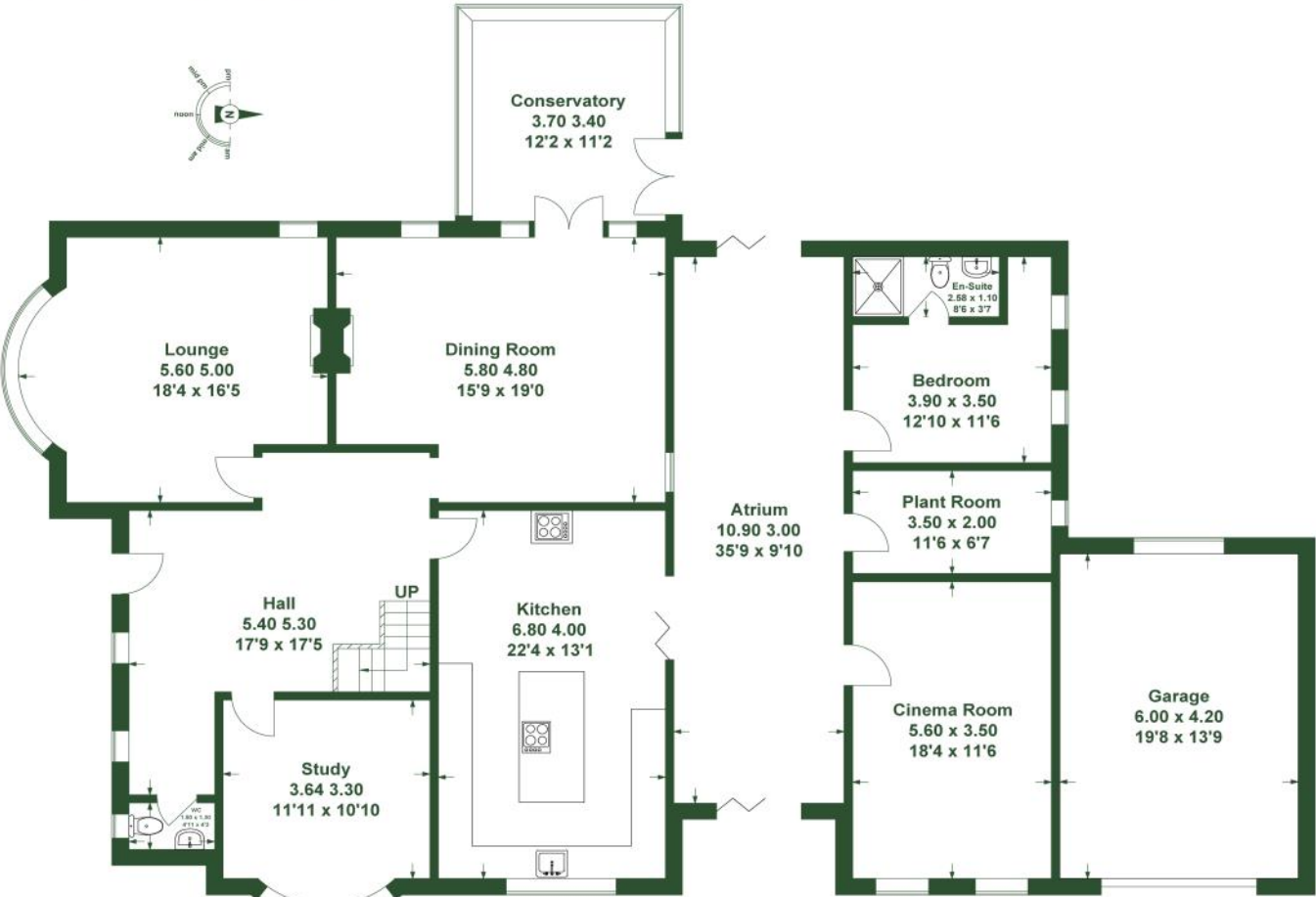
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also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

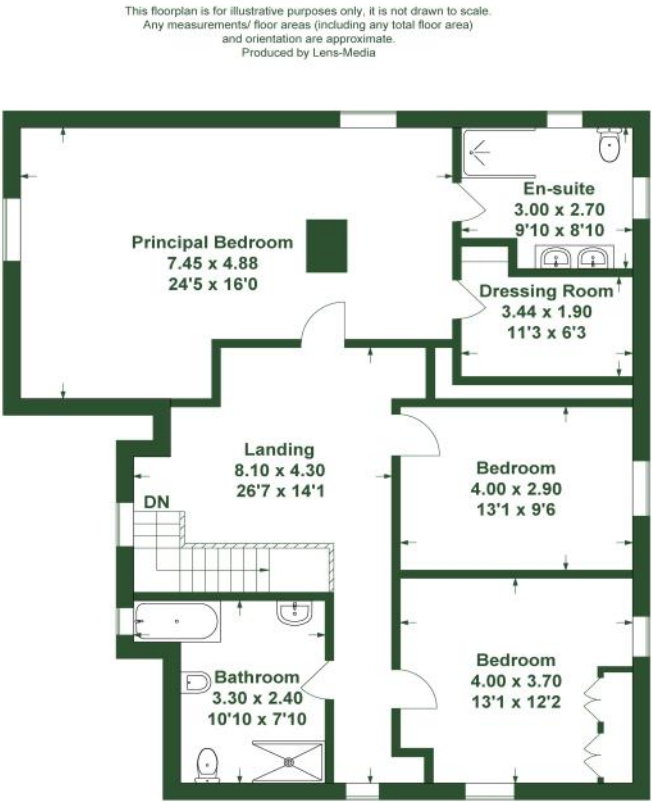
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 314.97 sq m / 3390 sq ft
Garage : 25.00 sq m / 269 sq ft
Total : 339.97 sq m / 3659 sq ft



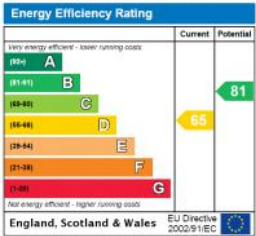
Ground Floor



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 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





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