



The Spinney, Poulton-le-Fylde, FY6 7EZ

Offers over £925,000







# The Spinney, Poulton-le-Fylde, FY6 7EZ



5 Bedrooms



3 Bathroom



1.04 Acres OTA

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- Set within stunning, extensive gardens of around 1 acre
  - Impressive five-bedroom detached home
  - One-bedroom annex linked to the main house
  - Superb and flexible living spaces throughout
  - Tucked away location offering privacy and tranquillity
  - Within walking distance of Poulton's amenities
  - Excellent access to main road and motorway networks



Stand out from the crowd and prepare to be impressed by this truly spectacular, detached residence which is set in 1 acre of incredible gardens and grounds. The property has been carefully designed with generous living accommodation that flows seamlessly throughout the home. All this is within walking distance of the amenities of Poulton. The property is tucked away along 'The Spinney', it certainly maintains that prominent and important feel.

The property is entered from a tarmac driveway with attractively planted beds and a lawned area at the front, there is plenty of space for parking. The front door is positioned under an open pillared porch. The front door welcomes you into the entrance hall where there is a stone flagged floor, which opens out to the living kitchen. The living kitchen is the centrepiece of this superb property with a range of kitchen units with granite work surface which incorporates a breakfast bar there is also a central island. Integrated appliances include two ovens, a steamer and a microwave along with a gas hob with an extractor over. There is also a point for an American fridge freezer. This is a highly sociable area has plenty of space for both dining and lounging. There is a bay window and a further picture window that gives views over the extensive gardens again ensuring the perfect space to entertain.



This room opens up into a snug area, tucked away within this open space giving a quieter area. All orientated towards those fabulous gardens. There is underfloor heating throughout the whole of the ground floor.





The lounge is a fabulous reception space which has windows to the front and side along with vaulted ceilings and two sets of patio doors to the rear making this a fabulous bright room. The seamless flow between the indoors and the outdoors offers an exceptional space to host guests whether that be a cosy family evening or summer barbeques. A woodburning stove is set in a stone fireplace adding to the warmth of this home and a striking focal point to this impressive room, combining both style and functionality.



A utility kitchen is found off the living kitchen with a range of units along with a sink and drainer along with an integrated fridge. A laundry room is also provided which has a point for a washing machine and dryer, the working end of the house. Beyond here is an inner hall which has a range of useful storage/wardrobes and the w.c. is found off.

A rear hall is provided which gives access to the rear garden and to the former reception room which has been altered to create an annex type space / ground floor bedroom with a shower room off. This could easily be altered back to reception space or a use to suit the buyer, giving great flexibility (subject to gaining any necessary consents).





The staircase rises up to the first floor landing where the 4 bedrooms can be found. The principal bedroom has patio doors and a Juliet balcony with stunning views over the extensive rear gardens. A spacious dressing room with fitted wardrobes is provided. The principal bedroom ensuite includes a bath, separate shower, twin wash handbasins set in a unit along with a separate WC.

There are three further bedrooms each with views across the beautiful gardens and grounds. The family bathroom has a shower, WC and a wash handbasin.







Here is the standout feature – the superb Gardens and grounds. The large patio at the rear has a covered area, makes it a great spot for admiring the gardens and also for entertaining alfresco

There is an expanse of lawn and beautifully stocked bedded areas along with mature trees ensuring that the garden feels as though it is enveloping the house at the rear. There is a wooded area which is included, but a closed door fence has been provided ahead of the wooded area to ensure that the gardens can be enclosed.

All this is perfect for those who want fantastic space inside and out. We can't wait to show you round

There is plenty of parking at the front along with a dual drive.

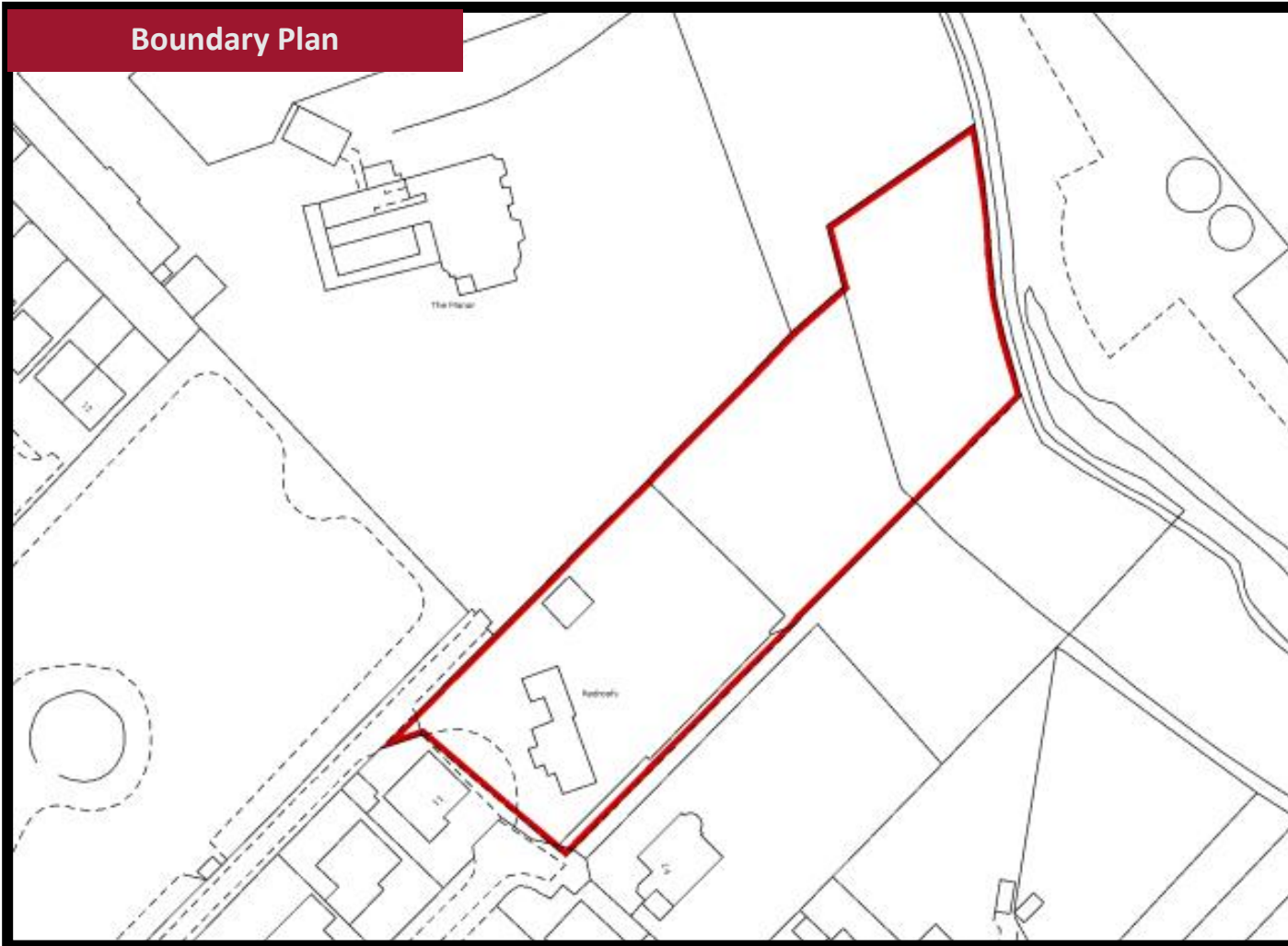
The property is tucked away within a prime location down a private road known as 'The Spinney', it certainly maintains that prominent and important feel. With its grand size, beautiful grounds and peaceful seclusion, this is a rare opportunity to own an exceptional family home.

The Spinney is positioned off Moorland Road in Poulton le Fylde, within walking distance of the town centre along with some excellent local schools. Poulton is an attractive historic Market Town with a lovely market square. There are a range of independent shops, cafés, eateries and high-street stores, supermarkets, places of worship and healthcare providers. The town has a train station and good access to the main road network making it a popular choice for those who commute. There is a range of private schools locally too, these include Rossall School, AKS Lytham and Kirkham Grammar School.





## Boundary Plan



## 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. The property has solar panels.

**Parking allocated and number of spaces :** Large driveway with parking for multiple vehicles.

**Construction Type :** Brick built

**Building Safety :** None Known

**Restrictive Covenants :** The vendor has advised there are restrictive covenants in place against gaining planning consents to the rear garden.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** There is a shared pathway between gardens of Red Roofs & neighbouring property.

**Footpaths / Bridleways :** N/A

**Flooding :** According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A 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 :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Openreach & Nexfibre available in the area

Mobile signal: EE,02, Three & 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.

**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:** Amitstead 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 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 :** [///jiggle.compose.losing](http://jiggle.compose.losing)

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead 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 eaming 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

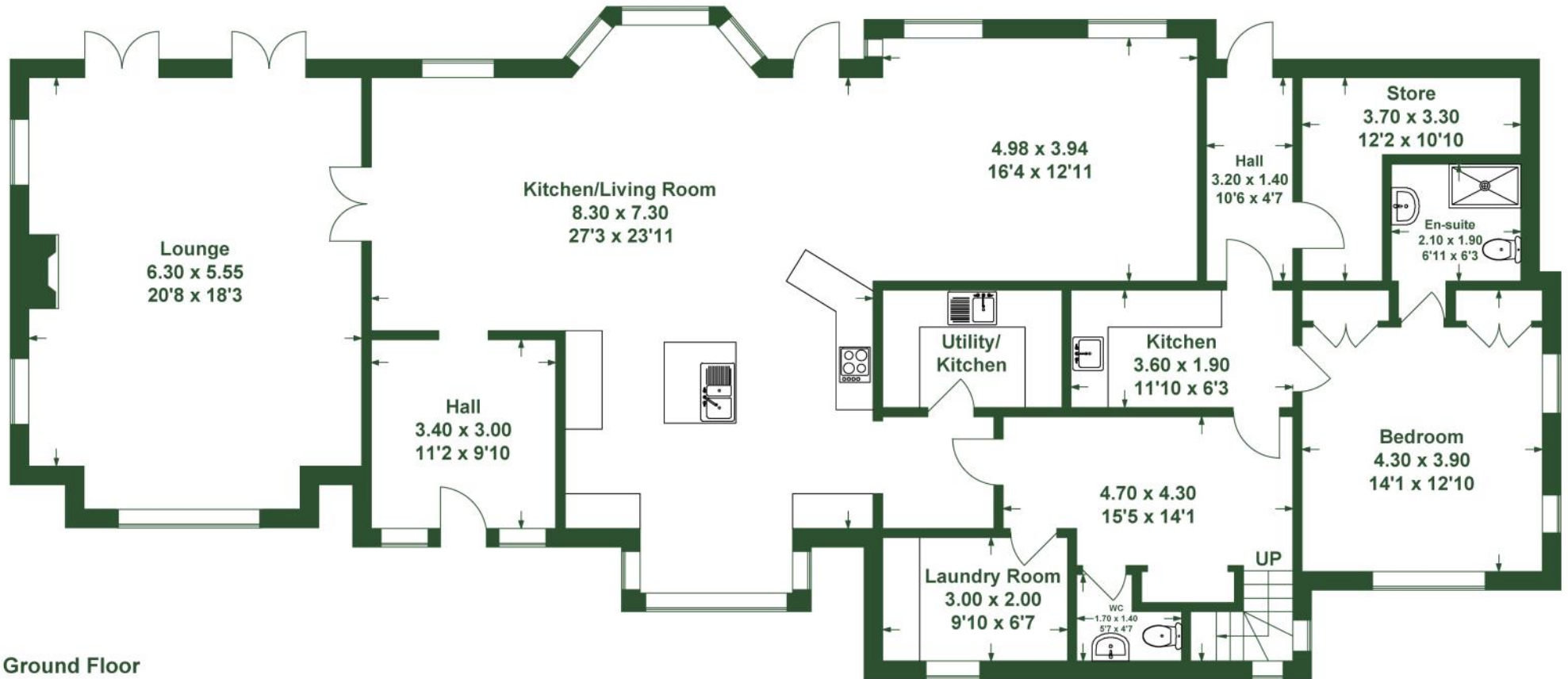
**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 200.18 sq m / 2155 sq ft



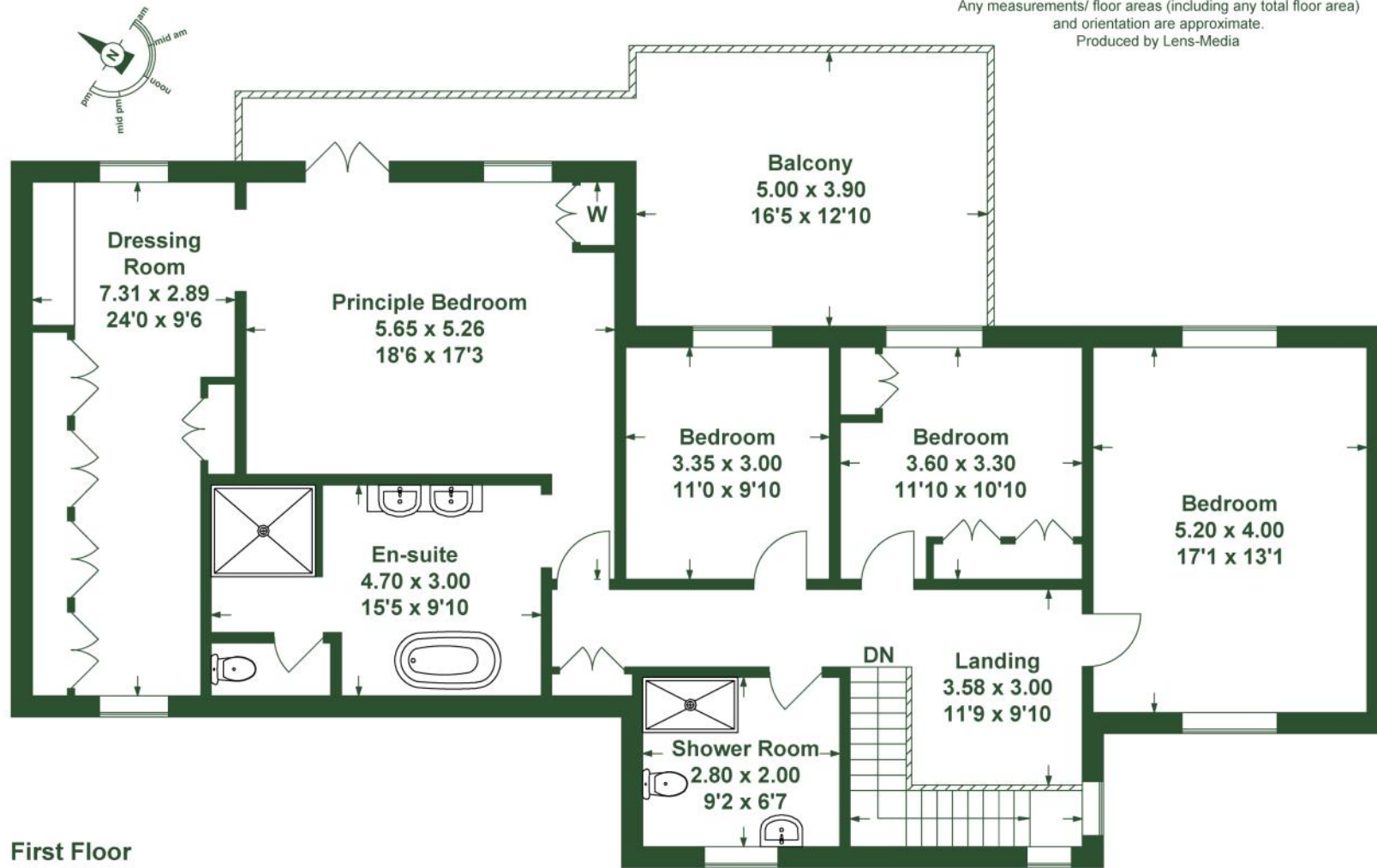
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 128.22 sq m / 1380 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.  
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and orientation are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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