

Offers Over £2,500,000



Armitstead
Barnett

Regent Avenue, Lytham St. Annes, Lancashire, FY8 4AG





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Offers Over £2,500,000

- Beautifully presented landmark dwelling.
- Extensive living accommodation which can be adapted to suit a buyers needs.
- Phenomenal leisure complex including a large pool.
- Large well-presented double plot with maturity offering privacy.
- Four bay garage with spacious driveway.
- Within close proximity to private schools to include AKS Lytham, Kirkham Grammar School and Rossall.
- Excellent access to the main road & motorway networks.



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Prepare to be truly wowed by this exceptional residence – a superb opportunity to acquire a home of such scale, elegance and refined presentation. Spanning over 8700 sq. ft including garaging, this stunning and beautifully presented property offers luxurious living across six generous reception rooms and six well appointed bedrooms, all set within beautifully landscaped gardens and grounds.

From the time of your arrival, the grandeur of this home is immediately apparent. The double fronted bay façade, combined with a gated dual driveway and a substantial four car garage, creates an impressive and commanding feel. Despite its stature, the property retains a warm, welcoming atmosphere – a testament to the thoughtful design and attention to detail invested by the current owners over many happy years living in this home.



The interior has been improved and finished to a high standard, creating a turnkey home that blends the classic with modern comforts. The expansive layout offers flexible living and entertaining spaces, ideal for both everyday family life and entertaining. The indoor swimming pool, a particular highlight, is perfect for relaxation and leisure. The well stocked mature gardens offer high levels of privacy at the rear.

Preston 18 miles

Lancaster 37 miles

Manchester 52 miles

Liverpool 55 miles

Main line Station in Preston.

Airports in Liverpool and Manchester



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Perfectly positioned along Regents Avenue on the highly desirable Fylde Coast, this outstanding property provides a unique combination of the quieter location yet being a short walk/drive to the amenities of Andsell, Lytham and St Annes, along with excellent links to the motorway network. The coastal location ensures that there is plenty to do, with picturesque walks along the coast, along Lytham Green and Lytham Hall. Lytham is known for its charming Town Centre full of independent shops, cafes, bars and restaurants. There are a number of healthcare providers in the locality too.



Many popular events are held in Lytham to include Lytham Festival and the 1940s weekend, and whilst you are close to the hustle and bustle of Lytham and its social scene, you can retreat to this home, tucked down Regent Avenue with its private rear gardens – a win win! The Fylde Coast is adorned with excellent Golf Clubs to include Royal Lytham and St Annes Golf Club, Fairhaven and Green Drive. Around an hours drive from The Lake District, Bowland Forest and Ribble Valley, other beautiful areas are accessible. There is a good range of primary and senior schools in the area. Private schools include the coastal AKS Lytham, Kirkham Grammar School and Rossall.

The property has a low wall and impressive steel railings at the front with electrically operated gates opening to a spacious block paved driveway which sweeps through the front of the property providing plenty of parking and leads through to the four car garaging. There is an open porch at the front of the property and the front door opens into a spacious entrance hall.



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The entrance hall sets the tone of this superb property with an attractive staircase creating a superb feature to the hall where there is an expanse of tiled floor and doors off to various ground floor rooms. A WC is found off the main entrance hall. In a traditional style layout there are reception rooms either side of the hall, with one being utilised as a formal dining room and one as the office. Each of these rooms has a bay window feel ensuring that plenty of natural light can flood into the spaces. A further study is provided with views out to the side of the property.

The snug has double doors from the entrance hall and further double doors into the garden room.

The main lounge is an impressive room which enjoys windows to the side and rear of the property and also has access through to the garden room which links up with the kitchen and pool room beyond, giving a great space which is perfect for entertaining. The lounge has high ceilings and a gas fireplace giving a focal point to the room.

The kitchen includes a range of wall and base mounted units and a complimentary central island in a modern style with an integrated breakfast bar. Integrated appliances include a NEFF induction hob and an illuminated extractor above, NEFF oven/grill and warming drawer, combination microwave and oven, dishwasher and also a point for an American style fridge freezer. The floor covering in this space is karndean and underfloor heating can be enjoyed in this area.

The utility room is found off and includes a range of kitchen units along with a sink and a point for a washing machine and dryer. The boiler is also found in here.





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The garden room is a fantastic space and links the lounge, snug, utility room and pool room and has doors which lead out to the fantastic rear garden space. This is a truly wonderful space to gather with family and friends and to entertain.



The swimming pool room is a fantastic space with a 14 metre heated pool and inset changing LED lighting along with an adjacent hot tub with body massage jets. The flooring is tiled, there is a large screen TV and doors which lead out to the garden and grounds and also to the gymnasium and changing room facilities. The changing room includes space to change, a shower and a separate WC as well as a fantastic steam room.

The gym is a large spacious and bright room, perfect for working out from home with fantastic views over the gardens and grounds and a mirrored wall.







The staircase rises up to the first floor spacious landing where there are doors which lead through to four bedrooms in total. The principal bedroom is an incredible space with the bedroom area enjoying views to both the front and side of the property. There is a range of fitted furniture and steps up to a wonderful dressing area which includes a range of fitted wardrobes. The stylish ensuite has a double ended black bath with a large walk-in shower and twin wash handbasins set in a unit. There is a wall mounted TV in the ensuite. There is underfloor heating in this space and a heated towel rail.



The second bedroom also enjoys the bay window feel of the front of the property and has a shower ensuite whilst the third bedroom has views out to the rear of the property and a further shower ensuite. Bedroom four is served by a bathroom ensuite.





Annexe



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Above the four car garage, annex style accommodation has been created with its own entry and stairs up to a lovely and well equipped living kitchen space which includes a range of kitchen units, sink and drainer with a mixer tap, an integrated fridge freezer, slimline dishwasher and a point for a washer or dryer. There is also a built-in oven and hob with an extractor. There are two ensuite bedrooms in this space which work well for those who enjoy multi-generational living or it would suit a nanny or housekeeper situation. There is also some alternative use potential for those who may want to run a business from home where there is separate access. This would of course be subject to the gaining of any necessary planning consents.



The gardens and grounds are truly remarkable with expanse of lawns, intricate flowerbeds, shrubs and mature trees and shrubbery to ensure good levels of privacy at the rear. There is an attractive pond and water feature. An artificial practice putting green can even be found within the grounds, this would be an incredible place to raise a family or for those who are enthusiastic gardeners.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system with underfloor heating throughout downstairs. There is a 9 HD camera CCTV system installed throughout the 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.

Parking allocated and number of spaces : Driveway parking and four car garage with internal EV charging point.

Construction Type : Brick under tile.

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 Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard and Superfast broadband available in the area

Mobile signal: 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.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mrs Hannah M Towers BSc (Hons) MRICS FIAV MNAEA. 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 : bleaching.sweep.brink

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

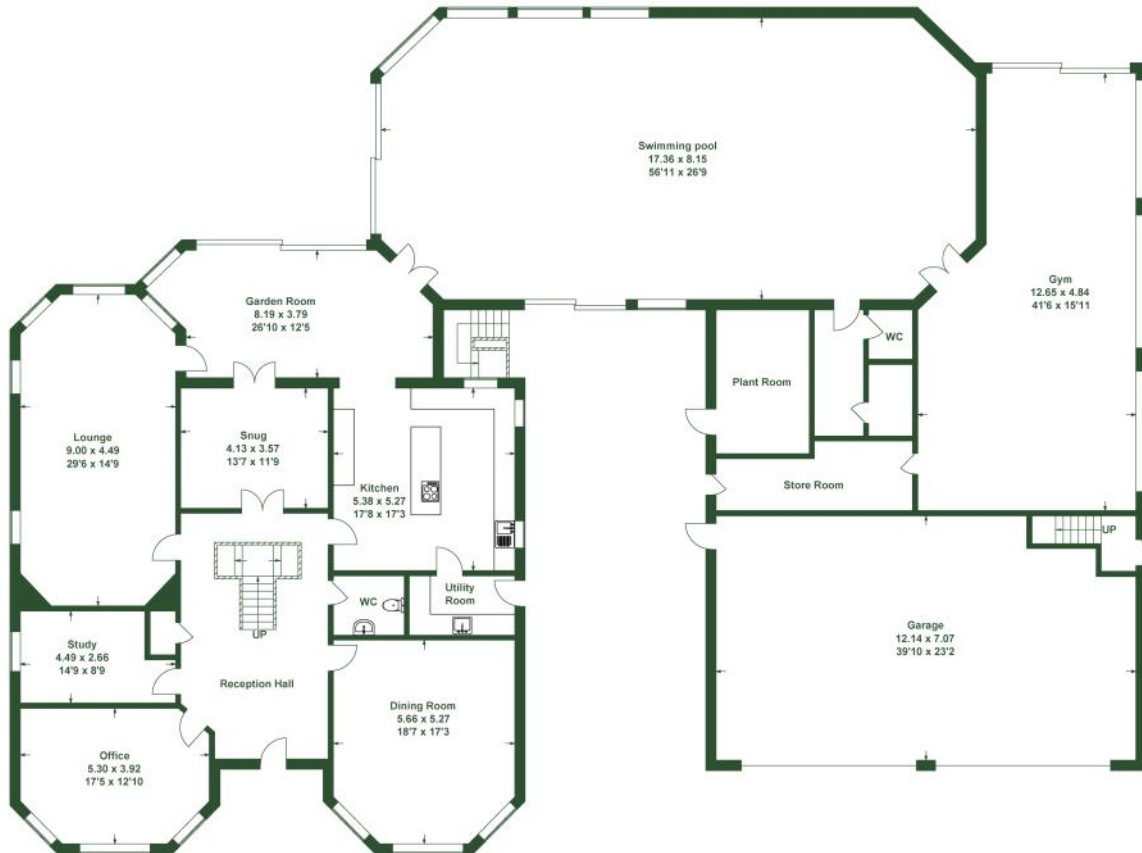


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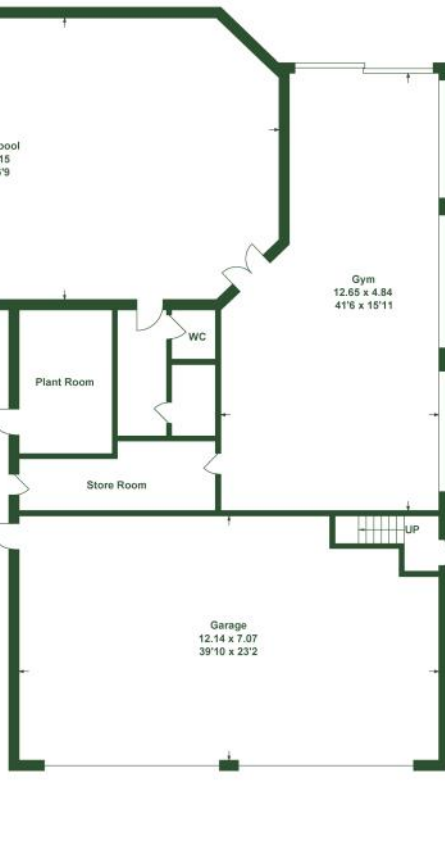
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Approximate Gross Internal Area : 641.96 sq m / 6910 sq ft
 Garage : 171.66 sq m / 1848 sq ft
 Total : 813.62 sq m / 8758 sq ft

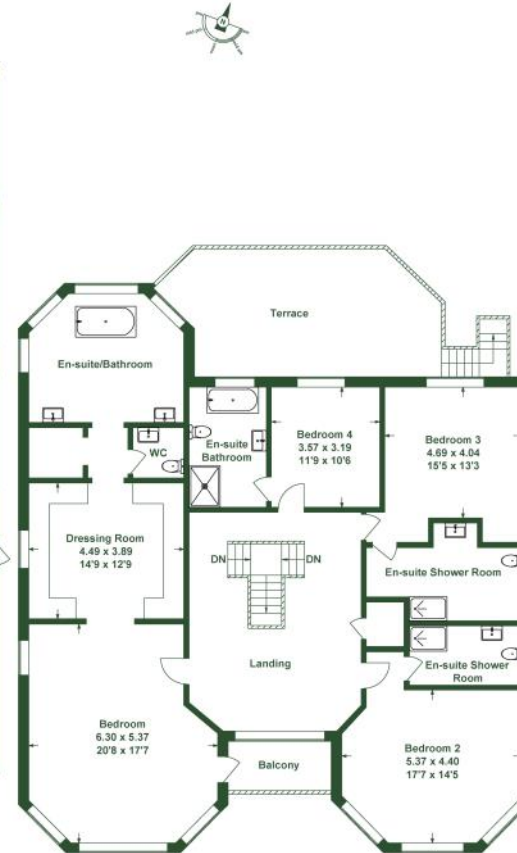
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements taken on-site (including any total floor area) and orientation are approximate.
 Produced by Lene Media



Ground Floor



Garage Ground Floor



First Floor



Garage First 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 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		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



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