



Smithy Lane, Stalmine, FY6 0LE

Asking Price £495,000







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FY6 OLE

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3 Bedrooms



2 Bathrooms

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- Detached barn conversion in a central village location
 - 3 bedrooms and 3 reception areas
 - Spacious open plan kitchen, living and dining room
 - Lounge with feature log burning stove
 - Ground floor bedroom/home office potential
 - En-suite to principal bedroom
 - Extensive off road parking provision
 - Large mature private rear garden with patio areas



A beautifully presented detached barn conversion situated within the heart of the popular rural village of Stalmine, offering spacious and versatile accommodation throughout together with a substantial mature rear garden and generous parking provision. This impressive home blends character features with contemporary styling and would suit a wide range of purchasers seeking village living with excellent access to surrounding towns and countryside.



The accommodation briefly comprises a welcoming entrance hallway, spacious lounge with feature log burning stove and an outstanding open plan kitchen, living and dining space forming the true heart of the home. The kitchen is fitted with an attractive range of units complemented by solid work surfaces, Aga, breakfast bar and ample dining and entertaining space beneath feature roof lanterns with doors opening directly onto the garden. There is also a useful utility/washroom together with a versatile ground floor double bedroom which could equally lend itself as a home office, hobby room or occasional guest accommodation.





To the first floor are three further well proportioned double bedrooms, the principal bedroom benefiting from fitted wardrobes and en-suite shower room facilities. A stylish family bathroom completes the accommodation and includes a freestanding bath and separate shower enclosure.

Externally, the property enjoys a prominent corner position with extensive gravelled parking to the front and side elevations. To the rear is a superb mature garden offering an excellent degree of privacy, being mainly laid to lawn with established boundaries, vegetable plots, greenhouse, fruit trees and attractive Indian stone seating areas ideal for outdoor entertaining and family enjoyment.



Stalmine remains a highly regarded semi-rural village offering a range of everyday amenities including a village pub, convenience store, primary school and recreational facilities, whilst also being well placed for access towards Poulton-le-Fylde, Lancaster, Garstang and the Fylde Coast. The nearby road network provides convenient commuting links together with access to surrounding countryside walks and coastal attractions.



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 : Private driveway with numerous spaces

Construction Type : Brick with a Slate Roof

Building Safety : N/A

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 : We understand that there are none known to affect the property

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known to affect 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: Standard and Ultrafast available in the area

Mobile signal: Vodafone, Three, EE and O2 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 E

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 : [//answer.streaking.roaming](https://www.what3words.com/answer.streaking.roaming)

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 : 154.09 sq m / 1659 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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