



Moss Side Lane, Stalmine, Poulton-le-Fylde, FY6 0JP

Offers Over £825,000







Moss Side Lane,
Stalmine, Poulton-le-Fylde,
FY6 0JP



4 Bedrooms



1 Bathroom



5.3. Acres

-
- Highly attractive 4 bedroom home
 - 2 driveways, large yard and range of outbuildings
 - Set in 5.3 acres (2.16 ha) or thereabouts
 - Solar panel system which feeds into the house and into the grid
 - Positioned along a lovely country lane
 - With good access to the main road network
 - Likely to be of interest to those with agricultural or equestrian interests or those seeking an opportunity for alternative uses (subject to gaining any necessary planning consents)



Welcome to Springfield, this highly attractive property has been in the same ownership for some 48 years and has so much to offer. There is a super four bedroom home with scope to alter to suit a buyer, a large range of outbuildings and yard, all set within 5.3 acres (2.16 ha) or thereabouts. This would make an ideal purchase for those with equestrian or agricultural interests or those who have alternative use ideas. The property is positioned along a charming country lane, yet is just a short drive/walk away from the village of Stalmine. This lovely Lancashire village is just a short drive from the popular town of Poulton le Fylde. It is a great location for those who wish to enjoy a more peaceful place to live yet easily accessible to amenities. The village is surrounded by open farmland and sits close to the Wyre Estuary where there is plenty of opportunity for scenic walks, birdwatching and waterside views. For those who enjoy the outdoors, there are countryside and coastal paths for walking and cycling. The country lanes make for great hacking opportunities for those equestrians. The village has a parish church, primary school and a pub. There is good access to the main road and motorway networks and a rail link is found in Poulton. Think connected rural charm, this is it.







The property has 2 driveways off Moss Side Lane, one for the house which runs to the side of the property and one passes the garden to the right and field to the left and opens out to a large yard, with oodles of room to turn and park. From here you can see the range of outbuildings and the well presented house, setting the tone and feeling of potential that this property offers.

The house is set in attractive and well tended gardens. The part glazed front door opens into the entrance porch, further glazed double doors open to the entrance hall. The hall has doors off to the living kitchen and dining lounge, but also stairs to the first floor.

The living kitchen is likely to be the hub of this super family sized home and has a really welcoming feel. The kitchen units are found at the rear of the room with views out to the attractive patio. The units have granite work surfaces and include a breakfast bar. The integrated appliances include dishwasher, double oven, hob with extractor, and a point for a wine cooler fridge freezer. The living space in this room has views to the front of the property and enjoys a gas fire set in a brick surround giving a cosy feel to the room.



The Dining Lounge is a lovely bright room with a large window and glazed sliding doors to the side, a lovely place to sit and enjoy the view and , along with a further window overlooking the front garden. There is a gas fire with a marble surround giving a super focal point to the room.

The utility room has a range of units, sink and drainer along with a point for the washer and drier. A further door leads to the garage which has electric up and over doors and is home to the large hot water tank that is linked to the solar panels. A car port, a store and wc are also located off the garage, ensuring all practicalities are covered in this area of the house.





The staircase rises to the first floor where there are 4 bedrooms in total. Bedroom 1 has views to the front and a range of fitted wardrobes along with a wash basin set in a unit, bedroom 2 has views to the side and front of the house along with fitted wardrobes, whilst bedrooms 3 and 4 both enjoy views to the rear. The bathroom has a wc, wet room shower, double ended bath, wash basin set in unit and tiled walls along with a heated towel rail.

Spacious secluded patio is found at the rear, shielded from the rest of the yard.

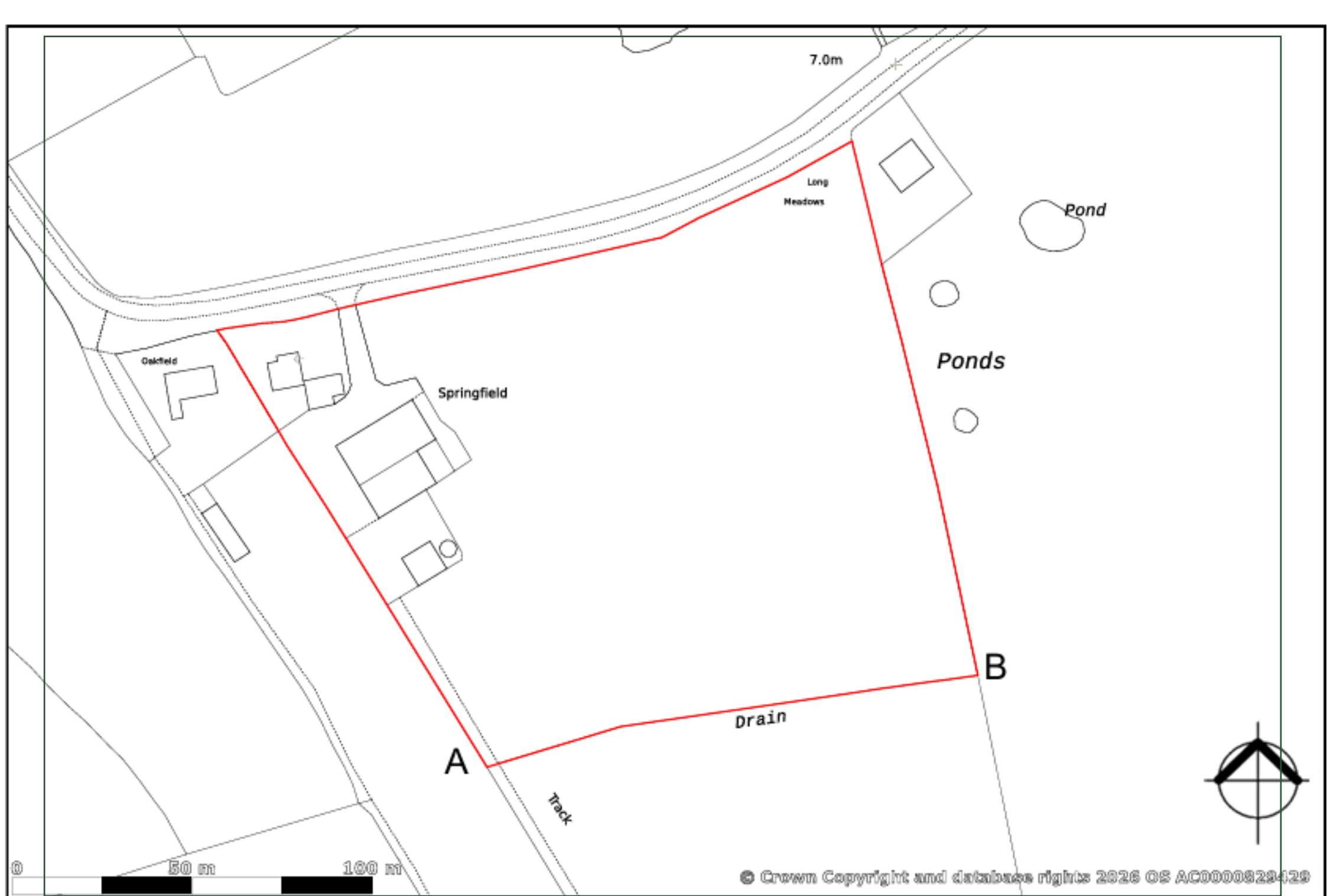
There is a large area of hard standing between the house and the buildings. The buildings were developed over time and include a 3 bay steel frame former cattle shed with lean to and a 4 bay steel frame cattle building with below ground slurry channels

A further detached, 2 bay, steel framed implement shed has double doors at the front and a diesel tank that is located at the rear of the building.

Beyond the yard and buildings is agricultural land which is ideal for grazing. A boundary fence will be put up ahead of the ditch, the vendor will be retaining beyond. The area for sale is shown edged red in the sales particulars. The vendor may look to sell additional land in a separate transaction and by separate negotiation.

Installed on the outbuildings are 18kw of solar panels which generate an annual feed in tariff (FIT) payment in the region of £8,000, and is contracted to run for a further 10 years. There is also a rainwater collection system with filters. This provides water to all outside taps and toilets on the property. The water has been used to feed cattle/ animals in the past.





General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas central heating system.. Foul drainage is via a Sewerage Treatment plant which the vendor has advised us is compliant with current regulations.

Parking allocated and number of spaces : The property benefits from its own garage and plenty of off street parking.

Construction Type : Brick with 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 : N/A

Flooding : The property has / 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

Communications :

Broadband: EE and Three available in the area

Mobile signal: EE, O2, Three and 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 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 Borough Council **Council Tax:** Band F

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 : [///forehand.kennels.erase](https://www.what3words.com/forehand.kennels.erase)

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.

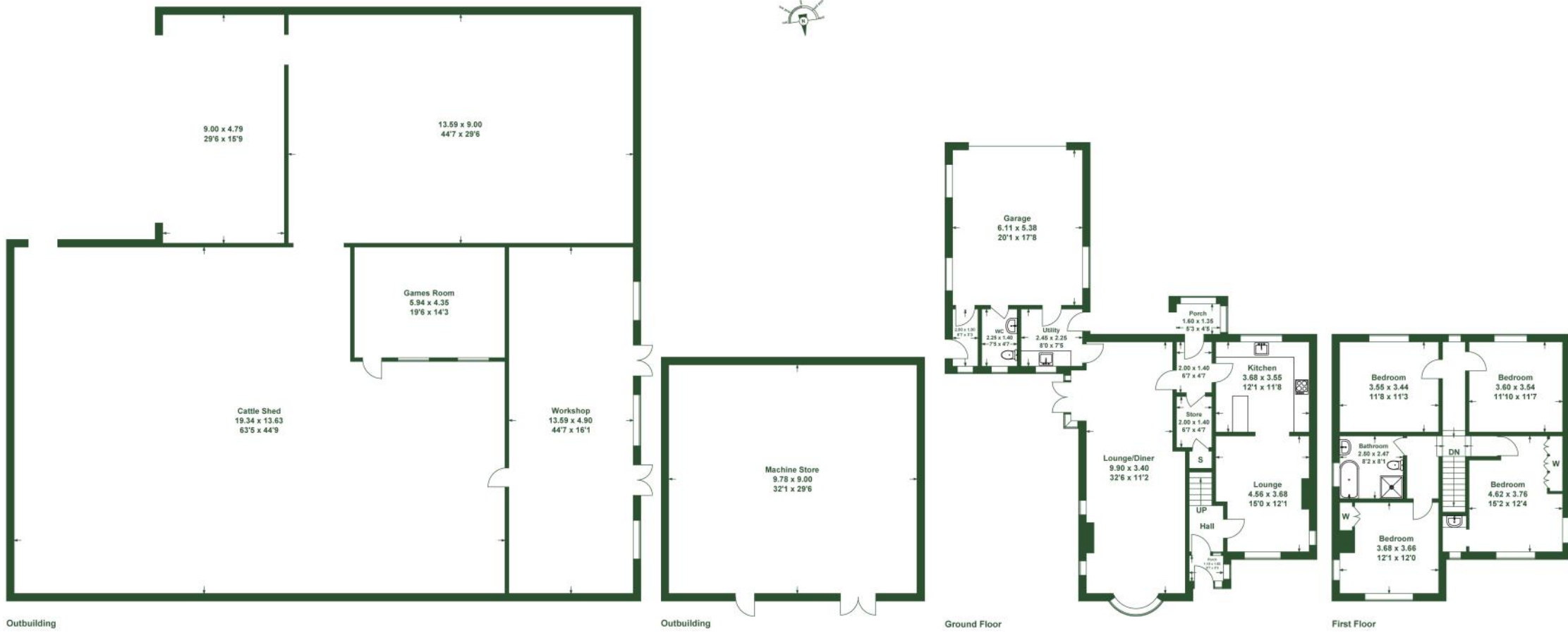
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 175.88 sq m / 1893 sq ft
 Garage : 31.28 sq m / 337 sq ft
 Outbuilding : 590.00 sq m / 6351 sq ft
 Total : 797.16 sq m / 8581 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 Letta Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 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 to 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 to 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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
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

Stay in the loop!



Abarnett.co.uk