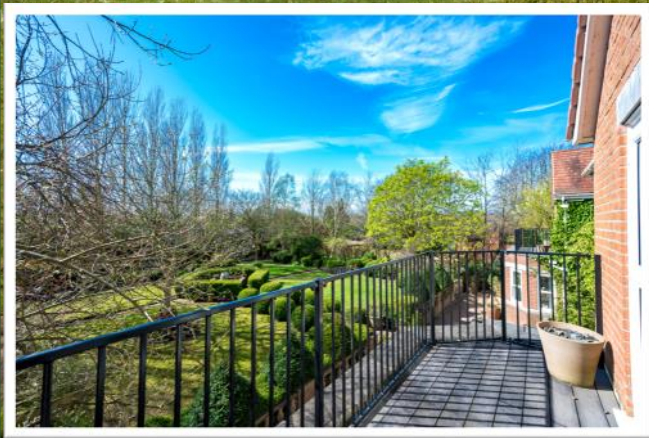




Lockwood Avenue, Poulton-le-Fylde, FY6 7AB

Offers over £1,500,000







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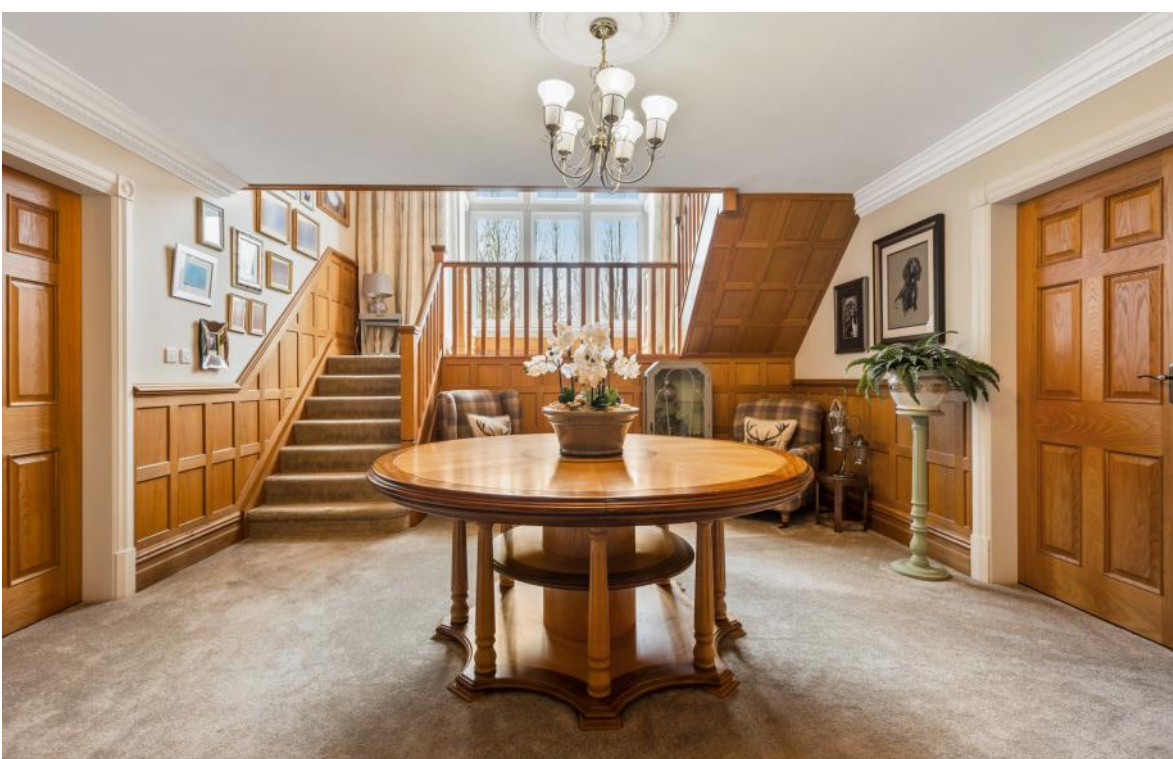


6 Bedrooms



7 Bathroom

- 
- An incredible home set in a substantial plot
  - 4 reception rooms, 6 bedrooms and 7 ensuites
  - This luxury home includes gym, sauna, steam room, home cinema and games room
  - Stunning gardens and grounds
  - Triple garage and plenty of off-road parking
  - All within a short walk to the lively town of Poulton-le-Fylde
  - Train station in Poulton-le-Fylde, good access to the main road and motorway network – ideal for commuters



Substantial in nature with an important feel, this fantastic home oozes quality. Built for the current vendors in 2008 to a superb specification, the house extends to over 5000 sqft and incorporates 4 reception rooms, 6 bedrooms and 7 ensuite bathrooms, set in spacious and highly attractive grounds. We'd love to show you around.

Nestled at the bottom of a sought after cul-de-sac, this popular location offers some stunning homes all within walking distance of Poulton's vibrant town centre and the train station. Poulton offers so many amenities to include supermarkets, cafes, places of worship, junior and senior schools as well as healthcare providers. Private schools in the area include AKS Lytham, Rossall School and Kirkham Grammar. Poulton town has a super atmosphere in the evening with popular restaurants and bars. Situated in the Wyre area, close to the edge of the Fylde Coast and close to the coastline and is a short drive out to the Bowland Fells to the east and Lake District Manchester - 50 Miles, Blackpool - 4 Miles, Preston - 22 miles (mileage approximate).

Heading along Lockwood Drive, the property is located a super, private position at the bottom and electric gates open to reveal the house. On entering the property a block paved driveway and parking area opens up ahead of the impressive façade. There is plenty of parking in this space ahead of the three car garage. The pillared open porch makes a palatial entrance to this home. Part glazed double doors open into the entrance hall, which is a room to behold on its own. The oak panelling, grand staircase, Tudor style window and spacious feel of this room set the property off to an excellent start. Oak doors lead through to various ground floor reception rooms.



The living kitchen is in zoned areas where there is a kitchen space, dining area and living area. The kitchen itself includes a range of wall and base mounted kitchen units with contrasting work surfaces in granite, and a double porcelain sink. The central island incorporates a highly sociable breakfast bar. There is a point for a range cooker with an extractor over and integrated appliances include an oven, undercounter fridge and freezer, two dishwashers, two combination microwaves, chiller and cooler. The living kitchen is open to the living and dining spaces where there is a wood burning stove, giving a cosy feature to the room and views out to the gardens.





The utility/laundry room also has a range of wall and base mounted units, a double sink and a point for two washers and two dryers—perfect for busy family life. The boiler room is found off, this has two boilers, and also two downstairs w/c bathrooms. There is also internal access to the garage. Stairs rise up to the space above the garage, which is home to a gym space with steam room and sauna.

The lounge is a beautiful room which has patio doors to the side and a woodburning stove set in a striking stone fireplace creating a superb feature to this room. There are views out across the gardens and grounds. The study has a range of built in study furniture and views out to the front of the property.

In the lower ground floor there is a built-in wine store together with a games room, this is a fabulous room which has glazed doors out to the garden, the perfect place for parties. There is a well-equipped bar with fridges and dishwasher. The cinema room has a patio door out to the gardens and impressive panelled walls.







The staircase rises up to a spacious landing which is galleried to enjoy the Tudor style picture window. The principal bedroom has a door to the a private balcony with views over the gardens, two dressing areas and two o ensuites. One with a double ended copper bath with a shower head fitting, copper wash handbasin in unit along with a WC and heated towel rail. The other with a double shower, wash basin, and WIC.

Bedroom 2 enjoys views over the gardens and an ensuite, with a 'P' shaped spa bath, WC and pedestal wash handbasin. Walking through to Bedroom 3, there is a shared dressing room space and access to a shared, generous balcony. Bedroom 3 is also furnished with an ensuite.

Bedroom 4 has glazed doors to the balcony also includes a dressing area and an ensuite which has a 'P' shaped bath/shower, wash handbasin and WC and a heated towel rail.

The staircase continues to rise up to the second floor where you'll find a further landing area, this flexible space could be utilised as study / homework / library type area should the purchaser wish. The second floor bedrooms are lovely and tucked out of the way, both bedroom 5 and bedroom 6 have a shower ensuite. There is also additional attic/loft space, providing handy storage.







There is a three car garage with sectional 'up and over' doors. As mentioned, above this, you'll find a space currently designated to gym, with a sauna and steam room.

The gardens and grounds have been designed by the current vendors and include fantastic flagged patios and pathways along with topiary, expanses of lawn, vegetable gardens, fruit trees and an attractive central water feature with planted bends and borders. This space offers exceptional levels of privacy and it is hard to believe you are so close to the liveliness of the town centre – a property that must be seen.







## 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 :** Parking available at the front of the property for 5 vehicles and 3 car garage

**Construction Type :** Brick buildings with terracotta roof files, sold brick intenal walls (no stud). Double glazed sash windows.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

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

**Conservation Area / National Landscapes :** There is a Tree Preservation Order. Please speak to the Agent for more information.

**Easement, and Wayleaves or Rights of Way :** There is a shared driveway with property next door.

**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 :** None known.

**Planning Consents affecting the property :** None known. 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 :** 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>

**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:** 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:** H

**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 :** ///plotter.shaves.misted

**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.

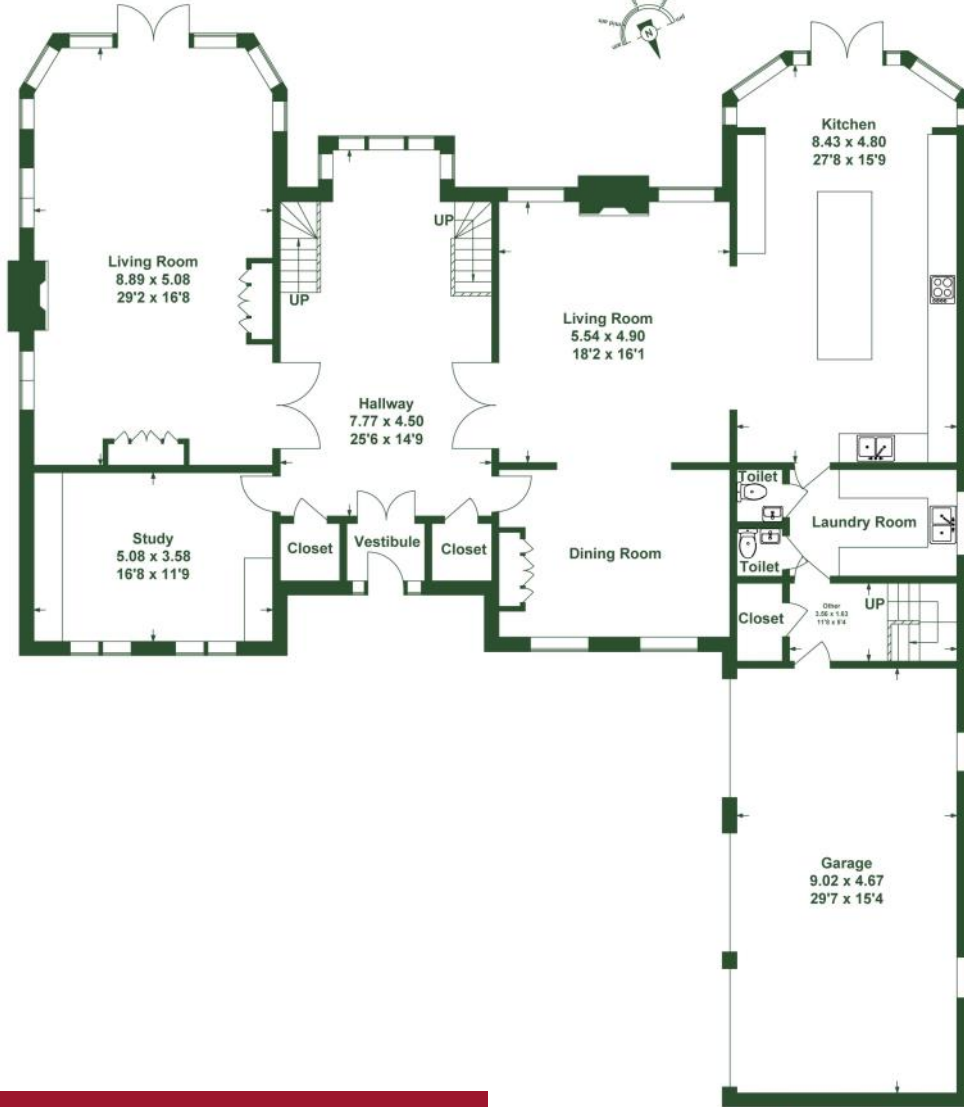
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



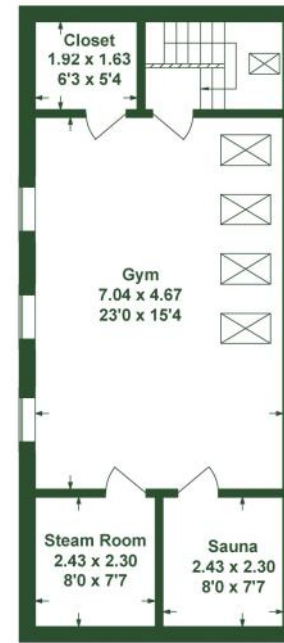
Approximate Gross Internal Area : 209.58 sq M / 2256 sq ft  
 Garage : 95.41 sq M / 1027 sq ft  
 Total : 304.99 sq M / 3283 sq ft

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**

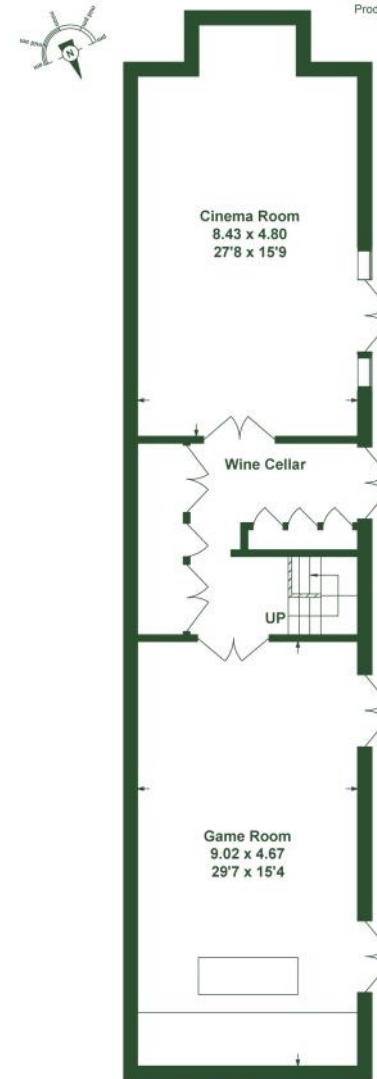
Garage Ground Floor



Garage First Floor

Lower Ground Floor Internal Area : 100.52 sq M / 1082 sq ft

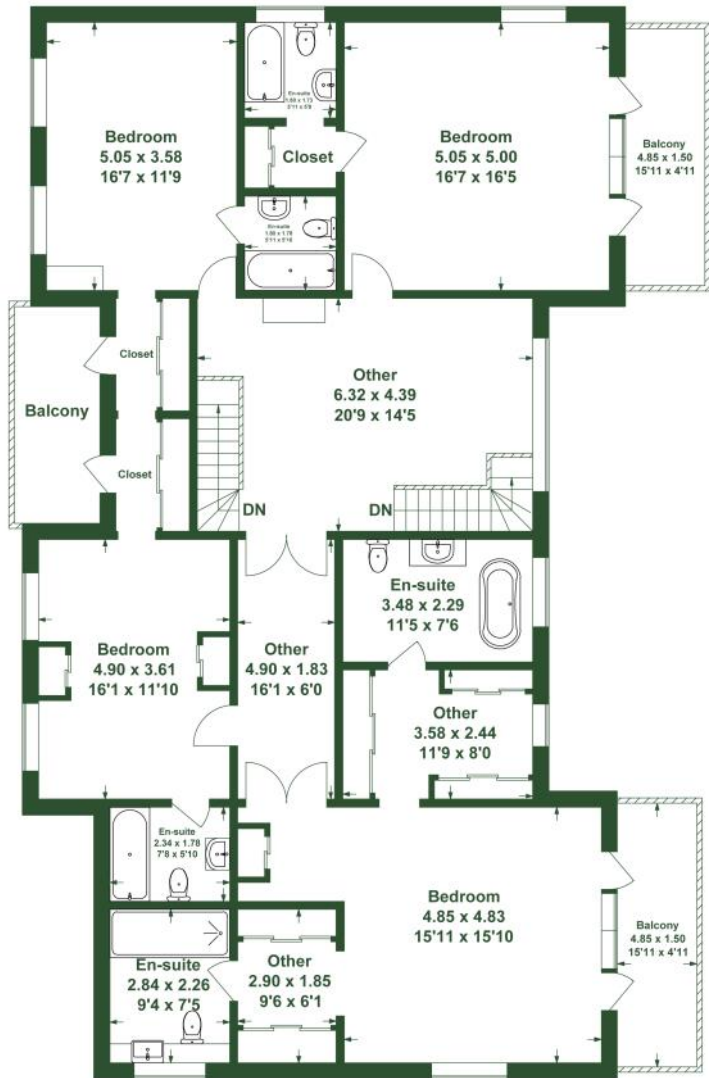
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**Lower Ground Floor**

First Floor Internal Area : 182.27 sq M / 1962 sq ft

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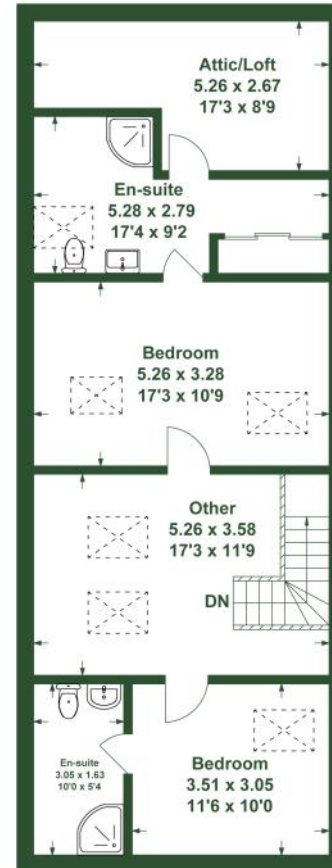


First Floor

First Floor

Second Floor Internal Area : 78.13 sq M / 841 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.  
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and orientation are approximate.  
Produced by Lens-Media



Second Floor

Second 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	81 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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