



Asgard Gate, Chain Lane, Staining FY3 0DB

Asking Price £850,000







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5 Bedrooms



4 Bathrooms

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- Superb contemporary home
 - Incredible entrance hall and living kitchen
 - Three further reception rooms
 - Sumptuous Principal Suite and 4 further bedrooms, 3 further bathrooms.
 - Double garage and attractive gardens
 - Village position within walking distance of amenities



Wow! Contemporary and beautiful, this home has been carefully planned and designed to offer stunning modern living at its finest. With a spacious open-plan kitchen and three further reception rooms, there is plenty of room to spend time together while still being able to retreat into quieter, more private areas. Three further versatile reception spaces give the house exceptional flexibility, with potential uses including a games room, gym, lounge, study, snug, playroom, gaming room, or art studio—the possibilities are endless. Throughout the property, the fixtures and fittings are of an exceptional standard. Highlights include carefully placed LED lighting, a striking media wall, oak balustrades, a contemporary kitchen complete with Samsung appliances and impressive cantilever bi-fold doors, superb sanitaryware and tiling to name just a few.

Upstairs, the first floor hosts a stunning principal bedroom with a dedicated dressing area and a sumptuous en-suite. There are two additional en-suite bedrooms, as well as two further bedrooms served by a luxurious family bathroom. A double garage completes this outstanding home.



One of only four homes on this exclusive development, this property is now being offered to the open market. The village itself offers excellent amenities, including a shop, school, pub, village hall, park, and a golf club featuring "The Glass House." Conveniently, the motorway junction is just a short drive away, making this an ideal choice for those who need to commute further afield.

Senior schools can be found in Poulton, and the area is well served by highly regarded private schools, including AKS Lytham, Rossall School, and Kirkham Grammar School.

Turning off Chain Lane and along a private road, the development sits to the right, with Plot One standing as the first and most prominent home. This stunning property is guaranteed to make you "oooh and ahhhh" from the moment you arrive. With exceptional kerb appeal and an abundance of space, there is so much to admire here.





Parking is available directly in front of the double garage, and a pathway leads you to the entrance. The impressive front door, framed within a striking picture window, opens into a spacious and welcoming entrance hall. Glazed double doors ahead allow natural light to flow beautifully from both the front and rear, creating a truly inviting introduction to the home.

Setting the tone for what's to come, the hall features an elegant oak staircase rising to a galleried landing above. Doors lead to the various ground-floor rooms, and a conveniently located WC is positioned just off the entrance hall.

The study is positioned at the front of the home and enjoys pleasant views over the frontage. On the opposite side of the entrance hall, the lounge features windows to both the front and side, ensuring an abundance of natural light throughout the day.

The incredible living kitchen is the showstopping centrepiece of this remarkable home. This spacious room is flooded with natural light, enhanced by large sliding doors and an impressive cantilever corner featuring bi-fold doors—an architectural highlight that truly elevates the space.

There is ample flexibility for both dining and lounging, allowing the layout to be tailored perfectly to the purchaser's lifestyle. The kitchen itself is fitted with a sleek range of contemporary units, complemented by a central island with a breakfast bar. Integrated appliances include a hob with built-in extractor, two ovens, a dishwasher, hot tap, fridge and a freezer.

A further glazed door opens into the utility room, which includes a range of units. There is space here for a washing machine and dryer.

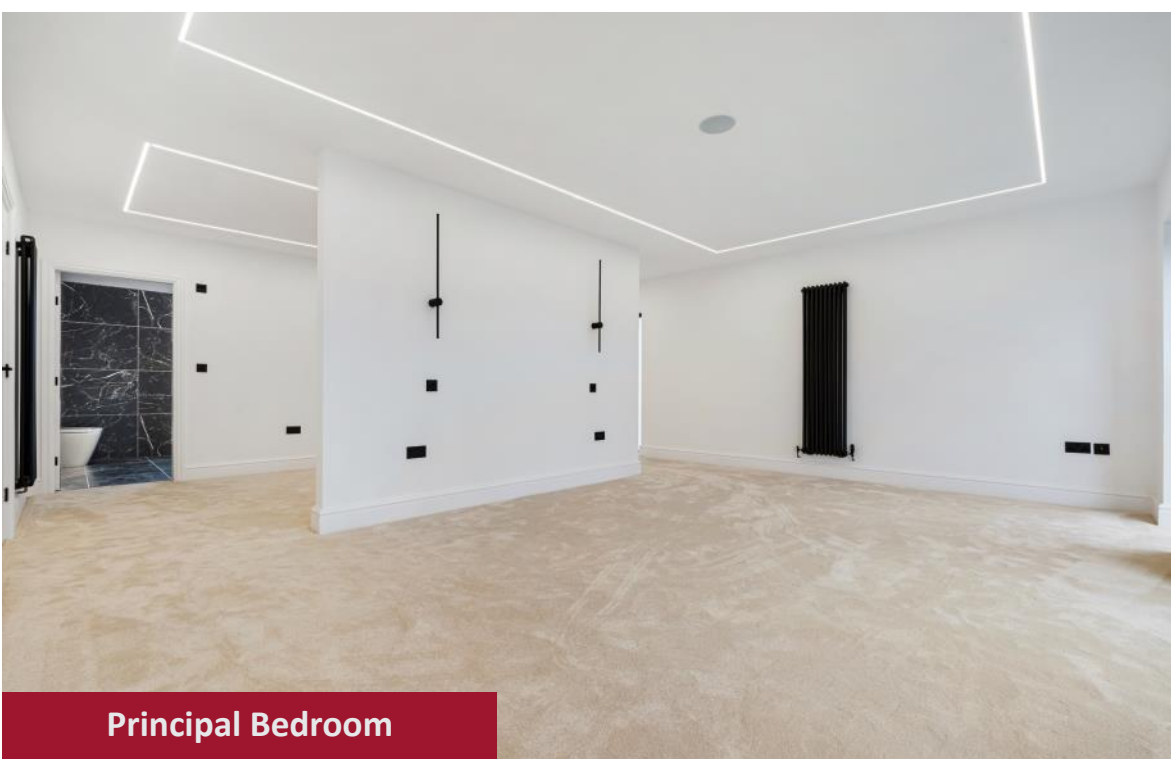
A further door leads directly into the double garage—an extremely practical feature for day-to-day living. Hidden within the kitchen cabinetry is a “secret door” that opens into an additional reception room. This versatile space could serve as a games room, gym, studio, playroom, or any other function to suit the purchaser's needs.



Utility



Landing



Principal Bedroom

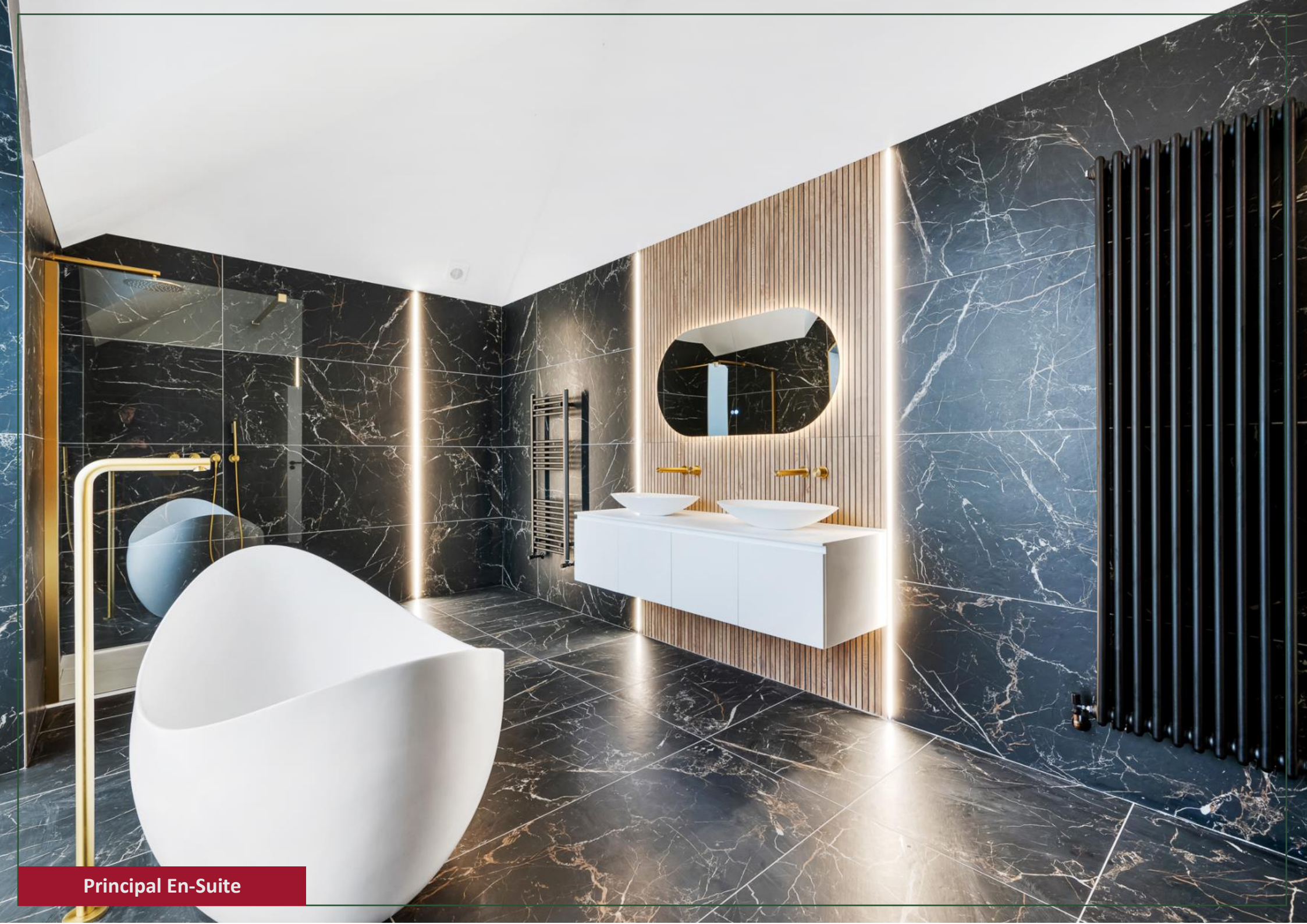
The stunning staircase rises to a beautiful galleried landing, where a large picture window to the front allows natural light to pour in, creating a bright and welcoming space.

The Principal Bedroom spans the full width of the property and is truly exceptional. An impressive and generously sized room featuring a Juliet balcony and additional rear-facing windows. A partial dividing wall subtly zones the sleeping and dressing areas, bringing both style and practicality. The sumptuous ensuite is equally impressive, offering a double-ended bath perfectly positioned in front of a feature window, a walk-in shower, twin washbasins, and a WC, all beautifully finished with panelling and LED detailing.



Principal En-Suite

The second bedroom benefits from a walk-in wardrobe and its own stylish shower ensuite. Bedroom three also enjoys a contemporary shower ensuite, both bedrooms positioned to the front of the property. Two further bedrooms overlook the rear garden and are served by the beautiful family bathroom, which includes a feature double-ended bath, separate shower, vanity unit with washbasin and a WC. Bedroom four also enjoys the advantage of its very own walk in wardrobe.



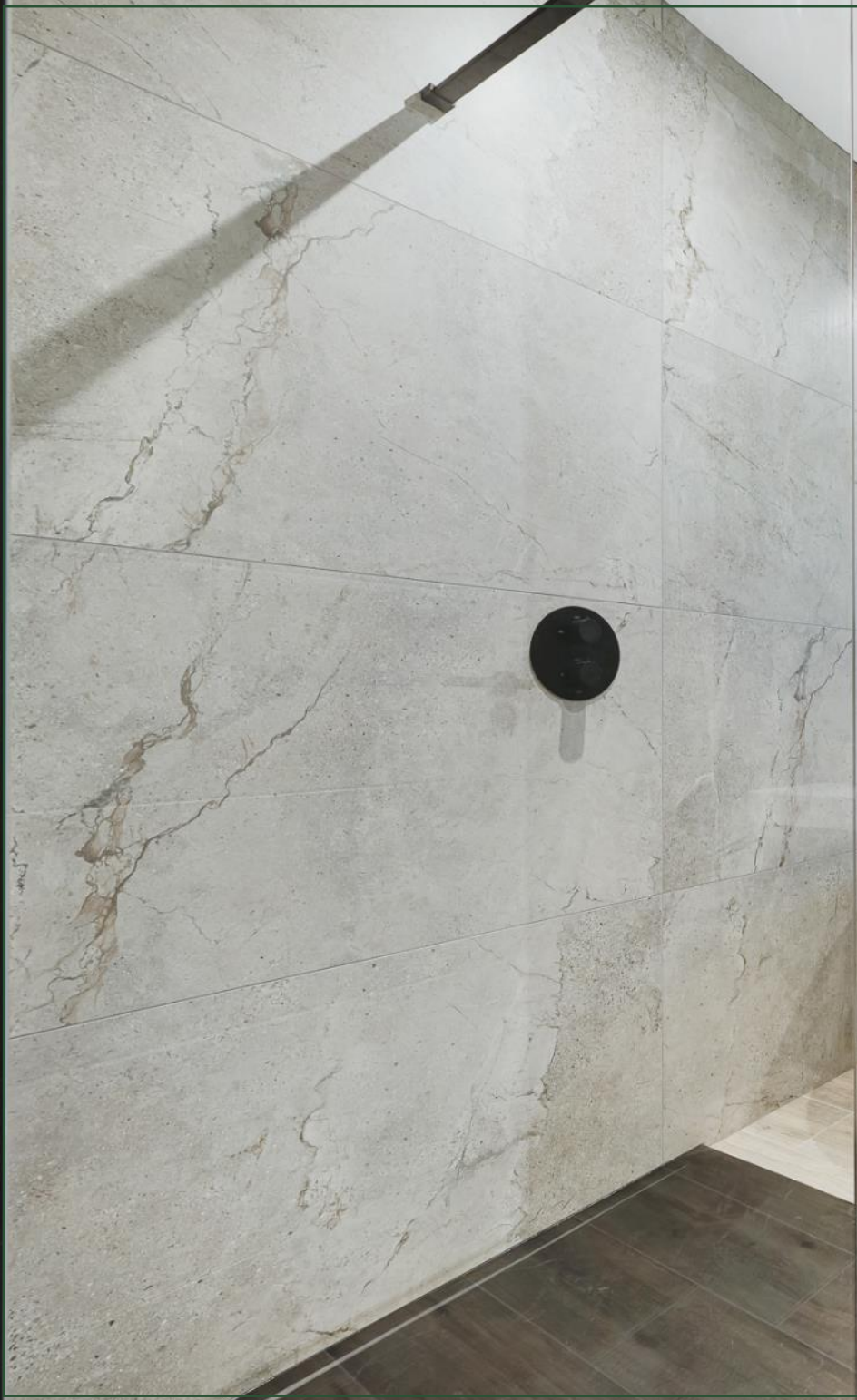
Principal En-Suite



The property includes a double garage with electric up-and-over doors, along with ample parking at the front. The front garden is laid to lawn with thoughtful planting, while the rear garden features a generous patio area with lawns extending beyond—perfect for outdoor enjoyment.



The property benefits from an EV charger, there is also a HD CCTV system to the front and rear of the property.



General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an air source heat pump.

Parking allocated and number of spaces : Parking is available in the garage and on the driveway for multiple vehicles.

Construction Type : Brick with tiled roof.

Building Safety: N/A

Restrictive Covenants : N/A

Management Company : Road to be owned by management company, each property to own an equal share of 25%.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There will be a right of way with contribution along Occupation Lane which is unadopted.

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 / arrangements 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

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Communications :

Broadband: EE, Openreach and Nexfibre available in the area

Mobile signal: Vodafone, O2, EE and Three available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

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 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.

Title & Tenure: The property is offered for sale freehold. Vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** TBC

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 : [///link.secure.nearby](https://link.secure.nearby)

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

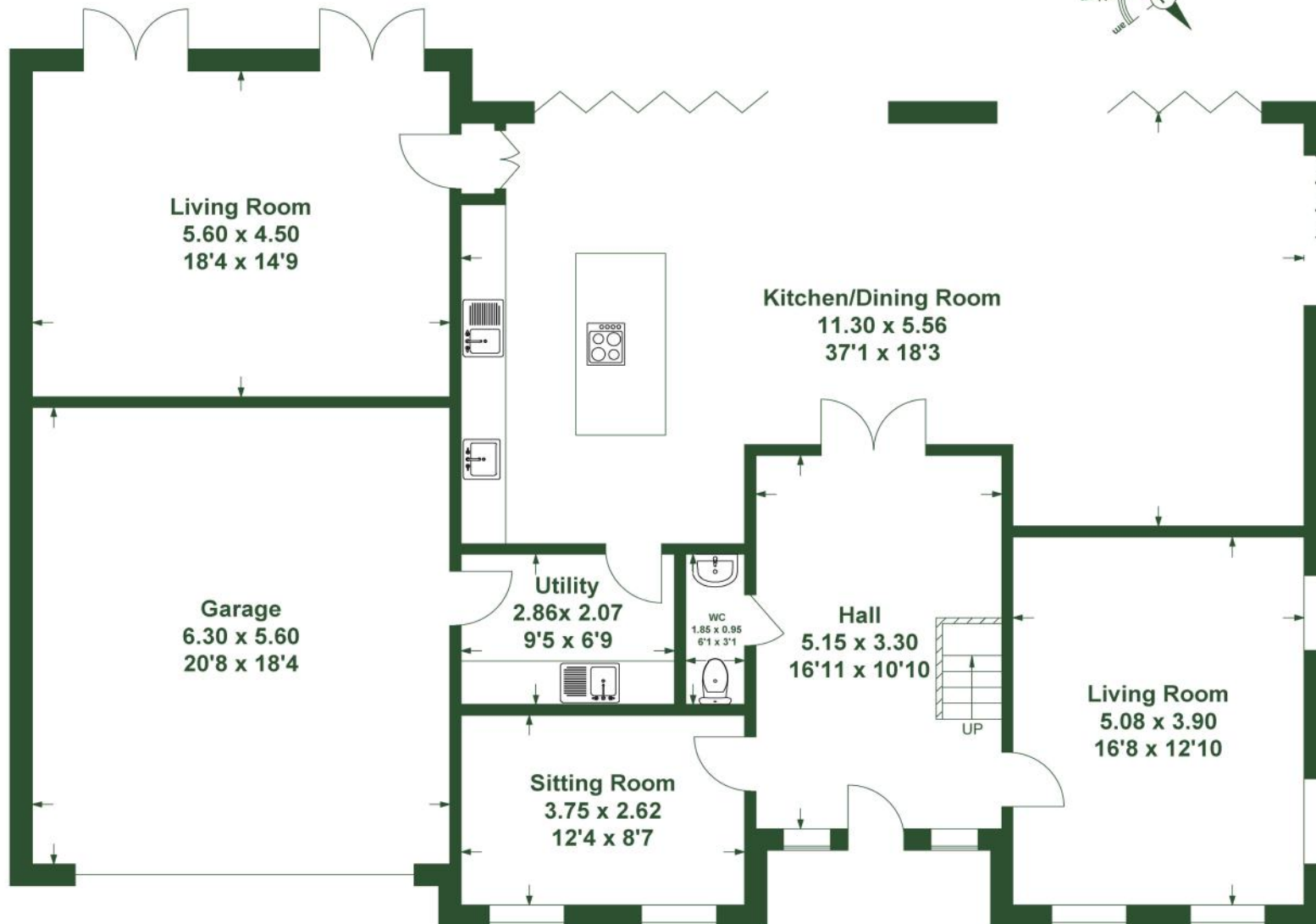




Approximate Gross Internal Area : 314.41 sq m / 3384 sq ft

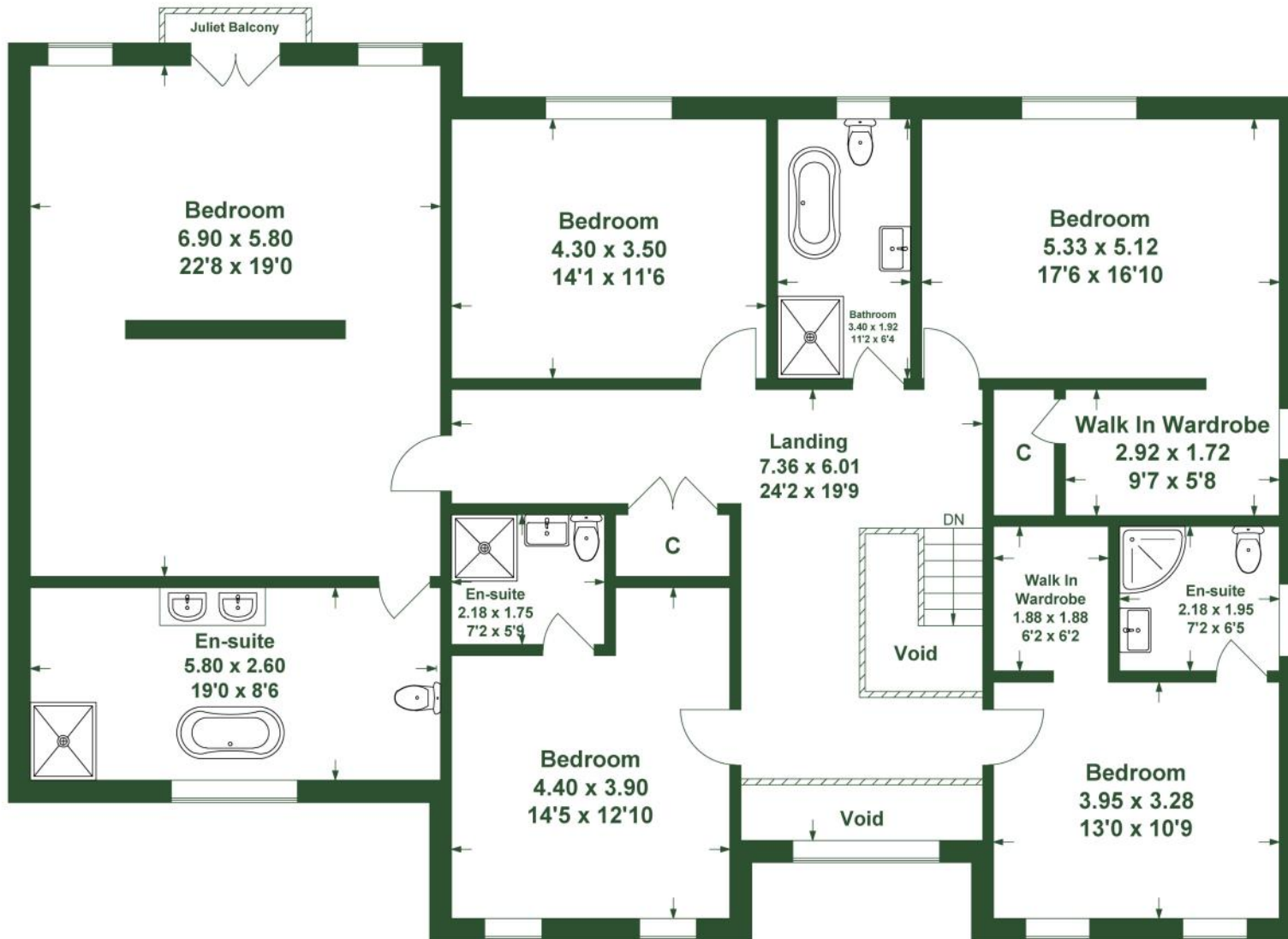
Garage : 35.28 sq m / 380 sq ft

Total : 349.69 sq m / 3764 sq ft



Ground Floor

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



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	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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