



Vanguard Wharf, Lytham, Lytham St Annes FY8 5FQ

O.I.R.O £1,750,000







## Vanguard Wharf, Lytham, Lytham St Annes, FY8 5FQ

Offers in the region of £1,750,000



5 Bedrooms



5 Baths + 2 WC

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- Superb detached home in a stunning prime coastal location set in a fabulous gated development
  - Living kitchen with 4 further reception rooms, 4 bedrooms each with an ensuite
  - Key rooms making the most of the incredible views across the Ribble Estuary
  - Oodles of parking, 2 integral garages, utility room and separate shower room included on the lower ground floor.
  - Recently replaced Weru triple glazed windows and doors, Lutron lighting, Sonos sound system.
  - Sought after location within walking distance of the amenities of Lytham
  - Excellent range of schools in the area and good access to the main road and motorway network



Introducing White Horse. This impressive property is sure to wow you! Nestled within one of Lytham's most prestigious gated communities, this home is one of only ten luxury villas, each crafted to impress, featuring the most amazing coastal backdrop of the Ribble Estuary that defines waterside living at its finest. There is a lot to love here. Offering a gorgeous living kitchen, 4 further reception rooms, 4 bedrooms each with its own ensuite, utility room, shower room and integrated garages, there is so much space to be enjoyed. This home has been thoughtfully designed, with the main living spaces positioned to capture uninterrupted views over the coastal waters where the view is ever changing with the seasons.

The property has been finished to an excellent specification and includes oak joinery to the stairs, some floors and doors. There are triple glazed Weru windows (newly fitted in 2023), and technology to include; fingerprint entry to the front and rear, 'Lutron' touch control lighting, 'Wiser' lighting which can be app controlled, built in, Wi-Fi operated 'Sonos' wireless surround sound system with integrated ceiling speakers to most rooms and central hubs, Video gated entry available on upper ground floor and first floor. Underfloor heating to the upper ground floor is provided and controlled by touch control time and temperature zones. Just to name a few special features to the home.

Vanguard Wharf is a sought after spot, nestled into the coast, yet just a stroll to Lytham Town Centre. The up market Town of Lytham is a popular with locals and visitors alike, with its iconic stretch of Green and windmill, along with a wonderful bustley town centre with plenty of fabulous eateries, pubs, wine bars along with independent shops, supermarkets, places of worship and healthcare providers. Lowther Gardens is a stunning open park space with a theatre, café, tennis/padel courts and park. The historic Lytham Hall also provides historic interest and a superb place to visit both the café and the grounds.

There is good access to the main road network and motorway beyond. Lytham has a train station which links to Preston, Preston being a main line station, making an ideal location for commuters. Lytham is renowned for its array of golf courses to include Royal Lytham St Annes Golf Club, Fairhaven, Old Links and Green Drive. There are a range of great primary and secondary schools in the area, to include private schools such as AKS Lytham, Rossall School and Kirkham Grammar School.

Electrically operated gates open to reveal Vanguard Wharf, a selection of exceptional coastal homes of similar calibre. This home is the first home after the gates and gives a real feel for the road. There is oodles of parking at the side and ahead of the integral garages.







Fabulous Ashlar Sandstone stone steps rise up to the substantial fingerprint entry front door, beautifully set within a striking picture window. The front door opens into an impressive yet welcoming atrium style entrance hall, where a staircase leads to the upper ground floor. Statement lighting by "Illuminate" creates an eye catching focal point to the space upon arrival. There is oak flooring and under floor heating to the upper ground floor, a great and inviting feature for when you slip your shoes off upon entrance to the home and step onto the toasty flooring. A conveniently positioned WC is found off the entrance hall.

From here, double doors open into the incredible living kitchen, where the views are something to behold. The fitted kitchen includes Corian worksurfaces and a built-in table. Integrated appliances include; AEG dishwasher, 2 ovens, coffee machine, microwave, fridge, freezer, induction hob and extractor. There is a generous space for both relaxed seating and dining, with the layout flowing into the adjoining sun lounge area. The large sliding doors invite the sea breeze in and creates an exceptional hub for entertaining both outdoors and in. This room is likely to be the heart of this stunning home.

The dining room sits adjacent to the kitchen, an ideal layout for hosting perhaps some fabulous dinner parties or Christmas dinner. This room enjoys views to across to the Ribble Estuary. The study is also on this floor and has a range of Sharps fitted furniture, ready for the next purchaser to work from home.

The lower ground floor provides internal access to the two integral garages, along with a utility room and shower room. The utility room includes a range of fitted units with a Corian work surface. There is a space here for a washing machine and dryer. A stainless steel sink adds to the practical element of this room. The Potterton gas central heating boilers and hot water cylinder are also housed here. Kamdean flooring completes this space.

The shower room is usefully located on the lower ground floor, the perfect place to shower after exercise and a great facility for teens sleep overs when used in conjunction with the reception room on this floor! There is a walk in shower, wash hand basin and WC..

A further reception room is found on this floor, it has potential to be used as a cinema room/bedroom 5, a great space to breakaway from the hustle and bustle of family life, whether you are looking for peace and quiet or a party room, this space is exceptionally handy.







The first floor landing enjoys views to the front. Double doors open into a superb lounge perfectly positioned to capture those glorious views, changing with the seasons, over the Estuary. Sliding doors lead directly onto to the balcony where you can appreciate not only the most amazing views but also the soothing sounds of the water.

This lounge has a range of units and includes a microwave, fridge, wine cooler, coffee machine and sink, making another great entertaining space. Perfect for accommodating guests. Perhaps a summers day on the balcony with refreshments at easy reach? Or even a space to wind down of an evening.. The choice is yours. A WC is found off the landing here, conveniently placed to serve this secondary lounge.

There are 2 bedrooms to this floor, one with its own dressing room and each having a shower ensuite.



The staircase rises again to the second floor landing. A door opens to reveal a breath-taking principal bedroom suite, the views across the estuary and towards the sea are truly remarkable from here. The patio doors open onto a balcony ensuring that you can make the most of this homes position. This room features blackout blinds, perfect for those mornings where you prefer a leisurely lie-in without the sun spilling into the room. There is a range of fitted wardrobes and a further dressing room with fitted wardrobes.

The elegant ensuite completes this fabulous bedroom suite and features a large double ended bath, wash basin set in within a vanity unit, large wet room style shower, WC and a heated towel rail.

Bedroom two also sits on this floor which again is complete with an en-suite featuring a shower, wash hand basin set within a vanity unit, WC and heated towel rail. There is also a substantial walk in wardrobe/dressing room/toy room, the choice is yours on how you best use this fabulous space. This room is also complete with blackout blinds and newly fitted 'Sharps' built in furniture fittings.





This particular property benefits from a substantial block paved frontage, providing parking for at least six vehicles in addition to the integral garaging, ideal for both family living and visitors without compromise. There is also access via side door entry from here straight into the lower ground floor.

To the rear, the gardens are easily accessed from the doors within the sun lounge, creating a great combination for indoor and outdoor entertaining spaces.

There is a sizeable patio offering ample room for seating and dining alfresco whilst the low maintenance artificial lawn ensures the garden remains useable and attractive all year round. A mature laurel hedge provides excellent privacy, whilst still allowing those superb views. Steps run down one side of the house, where a useful storage area can be found beneath.

To the front and side of the property an additional large block paved parking area is found ahead of the garaging, providing even more parking to the property.

The integral garages are fitted with electric up and over doors and provide direct access into the lower ground floor hall. One garage has the storage for the Lutron lighting system, while the other contains the utility meters.







## 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.

**Technology :** There is video gated access on the communal gates to the gated development. Finger print access gives entry to the front and back door. A Lutron Lighting and Sonos Sound system is in Place. 'Wiser' lighting which can be app controlled. Underfloor heating is provided to the upper ground floor. Weru triple glazing has been installed by the current vendors in 2023. The gates into the community can also be operated remotely via an app.

**Parking allocated and number of spaces :** The property has 2 large garages, plenty of parking ahead of each garage and to one side.

**Construction Type :** Brick and stone with tiled roof

**Building Safety:** No issues known.

**Restrictive Covenants :** Cannot leave any permanent structures on the garden space. A copy of the covenants can be made available.

**Management Company :** The management fee covers the road, lighting, entrance system, gates, garden maintenance to road shrubbery, Annual service charge is £1100 per annum (2026).

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

**Conservation Area / National Landscapes :** The property is not in a conservation area.

**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 :** 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 :** Information obtained from the Local Authority and British Geological Survey

## Communications :

Broadband: Openreach available in the area

Mobile signal: Vodafone, EE, O2 and Three 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:** 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:** Fylde Borough Council      **Council Tax:** Band 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 :** [///reworked.kind.massive](http://reworked.kind.massive)

**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.

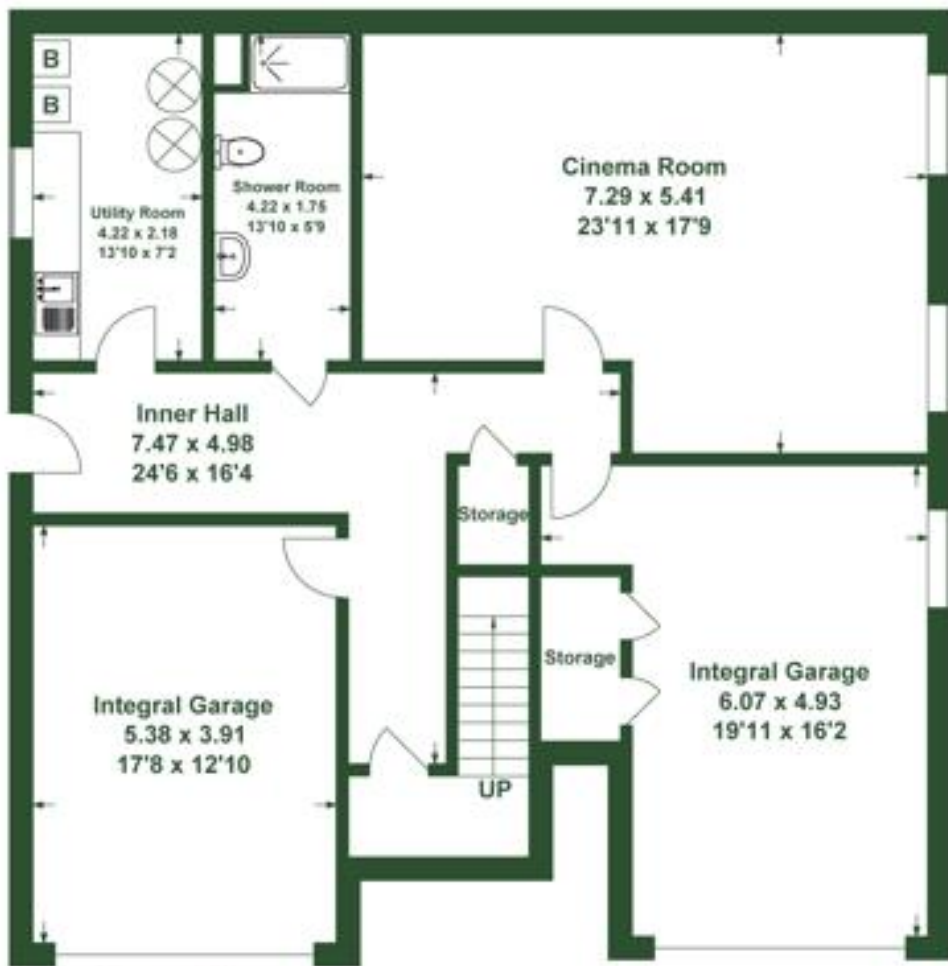
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission



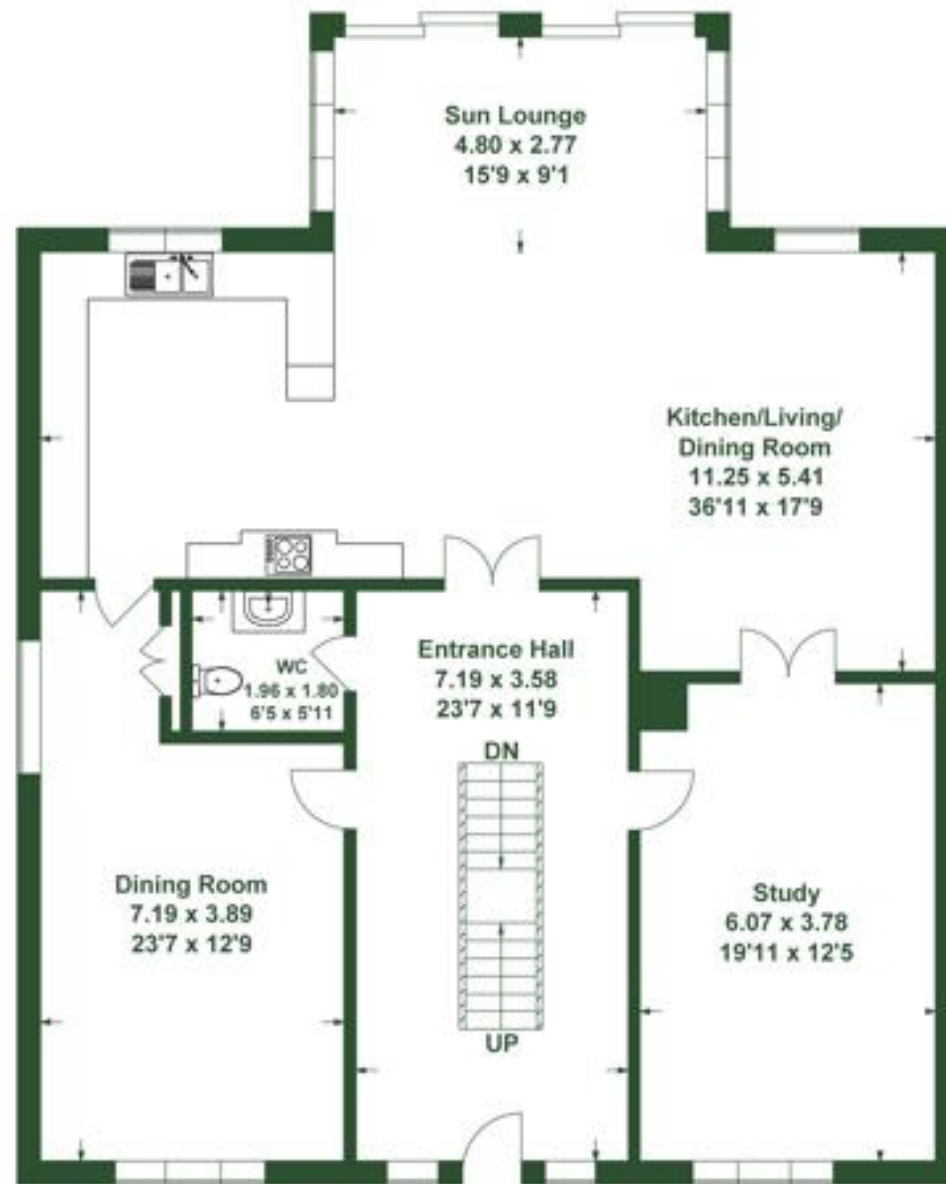
Approximate Gross Internal Area : 498.33 sq m / 5364 sq ft

Garage : 48.40 sq m / 521 sq ft

Total : 546.73 sq m / 5885 sq ft



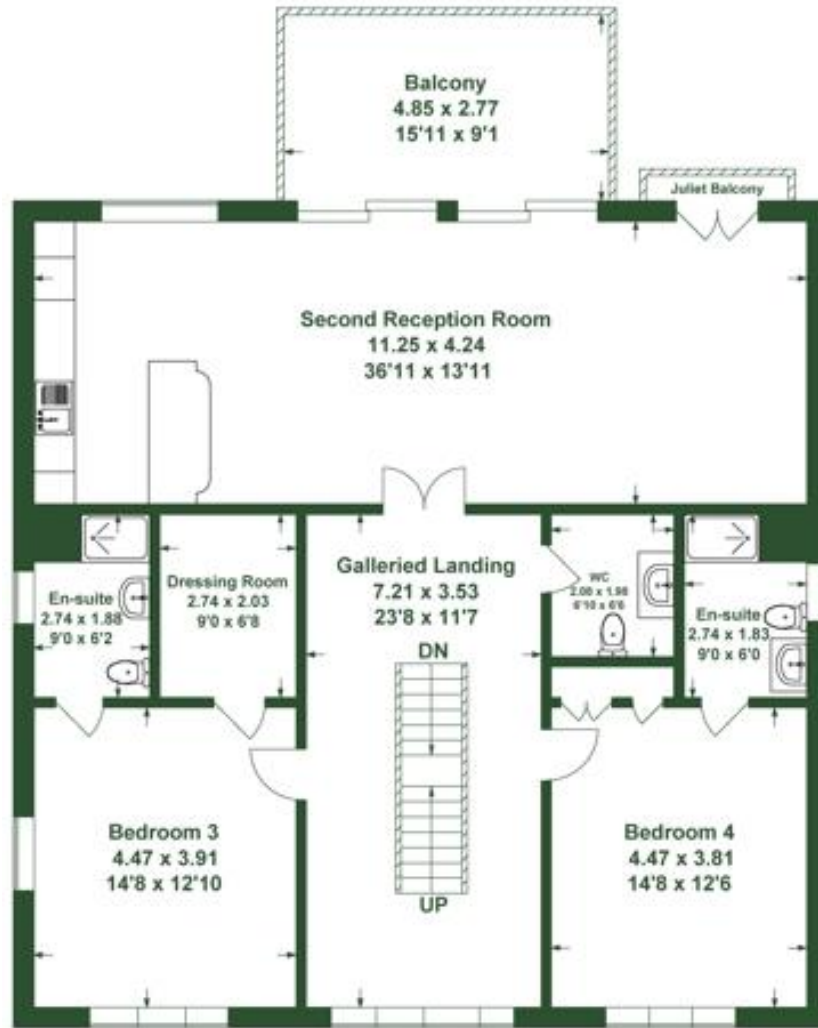
Lower Ground Floor



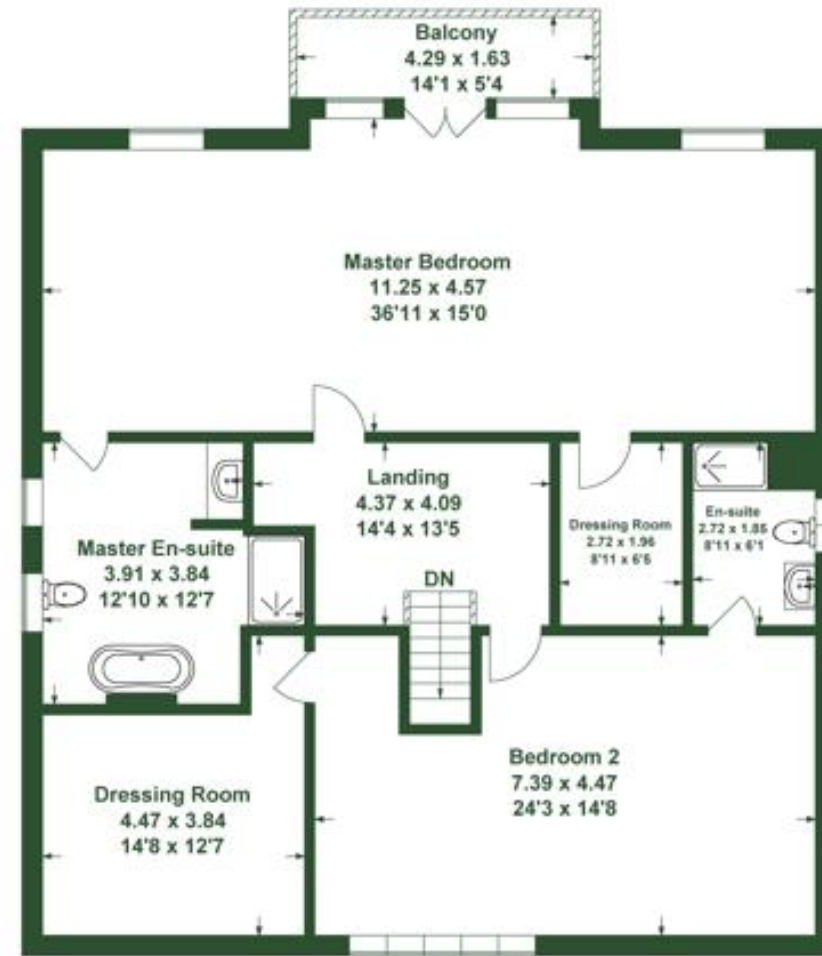
Ground Floor

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



Second Floor

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



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