



Fairfield Road, Singleton, Poulton-le-Fylde, FY6 8LD

Offers over £1,000,000







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6 Bedrooms

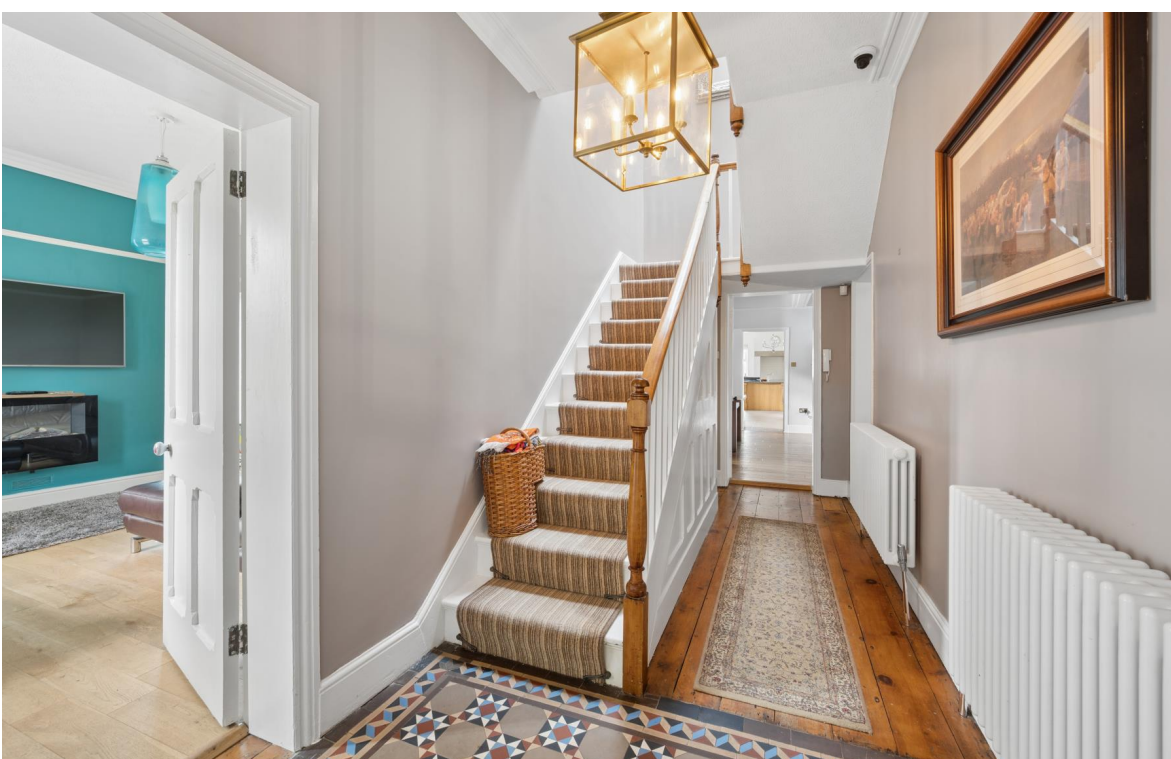


5 Bathrooms



0.63 Acres OTA

- 
- Highly attractive 6 bedroom, 4 reception room home with annexe style space.
  - Set within approximately 0.63 acres (0.26 hectares) OTA
  - Generous parking and garaging
  - Super semi rural setting with countryside views
  - Positioned between the village of Singleton and Poulton.
  - Good access to the main road and motorway network



A distinguished country home of considerable character and presence, extending to approximately 5,700 sq ft including the principal residence, substantial garage complex and self-contained annexe.

Occupying a generous plot in a peaceful semi-rural setting, this impressive family home combines traditional architectural charm with versatile modern living. Of an attractive period style with brick elevations beneath a pitched slate roof, the property enjoys far-reaching countryside aspects while offering extensive accommodation ideally suited to multi-generational living, entertaining and home working.

The main house extends to approximately 4,300 sq ft and is arranged over three levels. The ground floor provides a welcoming reception hall, lounge, family room, formal reception/dining room, fitted kitchen open to a breakfast room, utility room and boot room, together with a super conservatory overlooking the gardens. A basement/games room offers further space.

Substantial front door opens into the entrance vestibule which has windows to either side providing plenty of natural light. There is a quarry tile floor through to a timber floor beyond with lovely high ceilings, the staircase rises up to the first floor with doors off to various ground floor rooms. There is WC off the entrance hall.

The family room has views to the front of the property and a door through to the conservatory which enjoys views across the gardens and grounds. Patio doors lead out to the side of the property.

The lounge enjoys views to the front of the property and a woodburning stove is set in a chimney providing a cosy feel to the room.







The kitchen is open to the breakfast room and has a range of oak wall and base mounted kitchen units with a granite work surface over and complimentary central island. There is a porcelain sink along with an integrated dishwasher and microwave, there is a point for a range cooker and a feature fireplace which is a lovely focal point in the room.

The dining room has windows to either side of the property and a woodburning stove is set in an attractive fireplace along with a second set of stairs up to the first floor.



The boot room has a sink unit positioned and there is a door out to the side of the property and is positioned off the dining room area.





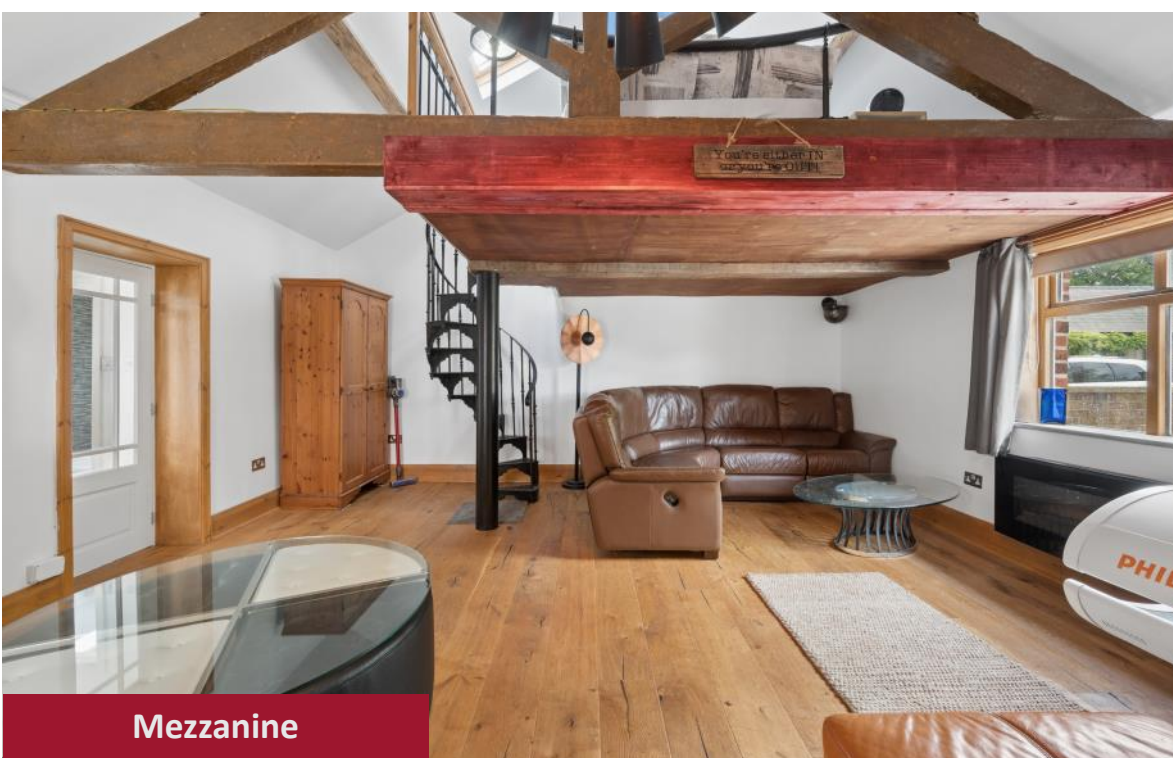
The staircase rise to the first floor where there are rooms off to various bedroom spaces. The principal bedroom suite has far reaching views to three sides ensuring this is a lovely bright room. There are a range of fitted wardrobes and a spacious ensuite which includes a slipper style bath, shower head fitting, separate shower, WC and wash handbasin.

Bedroom two has views out to the front and Bedroom three also has views to the front and includes a shower ensuite. Bedroom four is currently used as an office. Bedroom five has views to the side of the property. Bedroom six looks into the courtyard and includes a shower ensuite. The family bathroom has a double ended bath with a separate shower, wash handbasin, WC and Victorian style tiles.

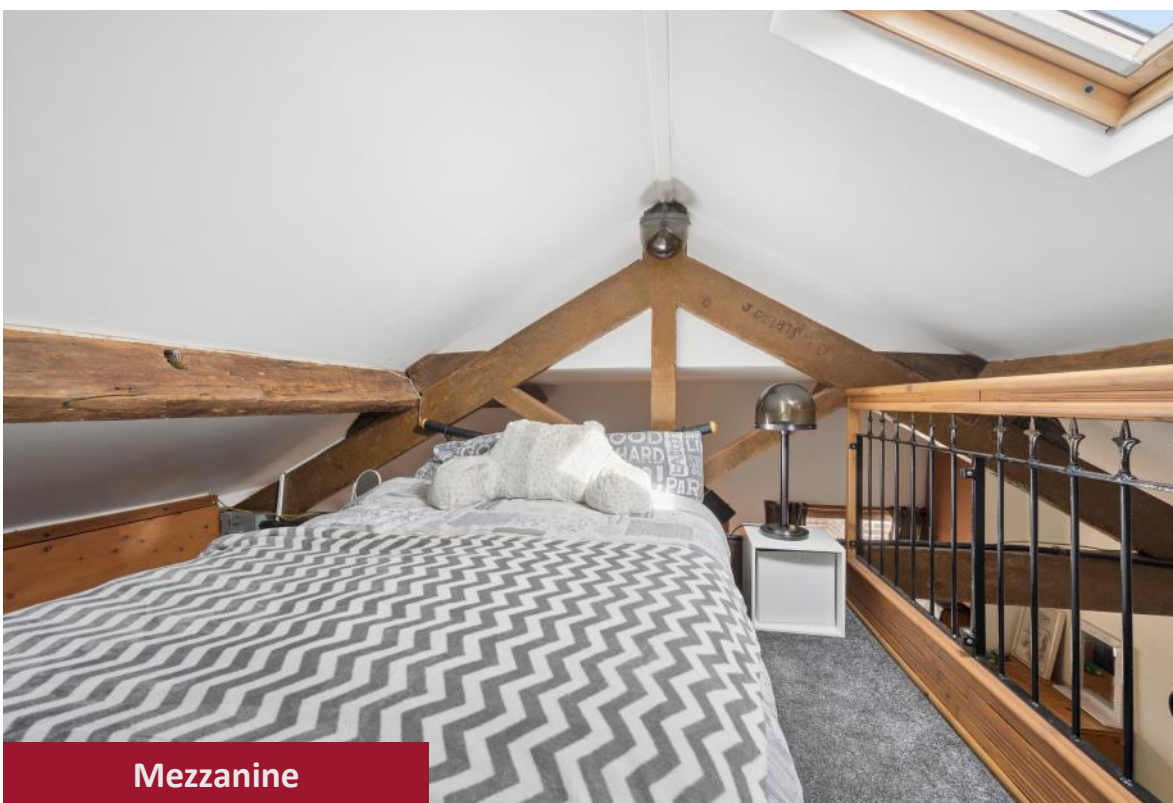


From the landing there is access into the loft space which is boarded. Substantial loft room provides flexible accommodation suitable for hobbies, storage ancillary use.





Mezzanine



Mezzanine

A building has been converted into annex style accommodation though we understand that no consents have been gained, this includes a kitchenette and reception area along with a bathroom and a spiral staircase up to a mezzanine style bedroom. This has been used to host guests and parties subject to gaining any necessary consents.

A notable feature of the property is a converted building which has been used as annexe style accommodation, extending to approximately 550 sq ft, offering independent living accommodation with its own kitchen, living room, bathroom and mezzanine level, making it ideal for dependent relatives, guest accommodation or potential income generation (subject to any necessary consents).

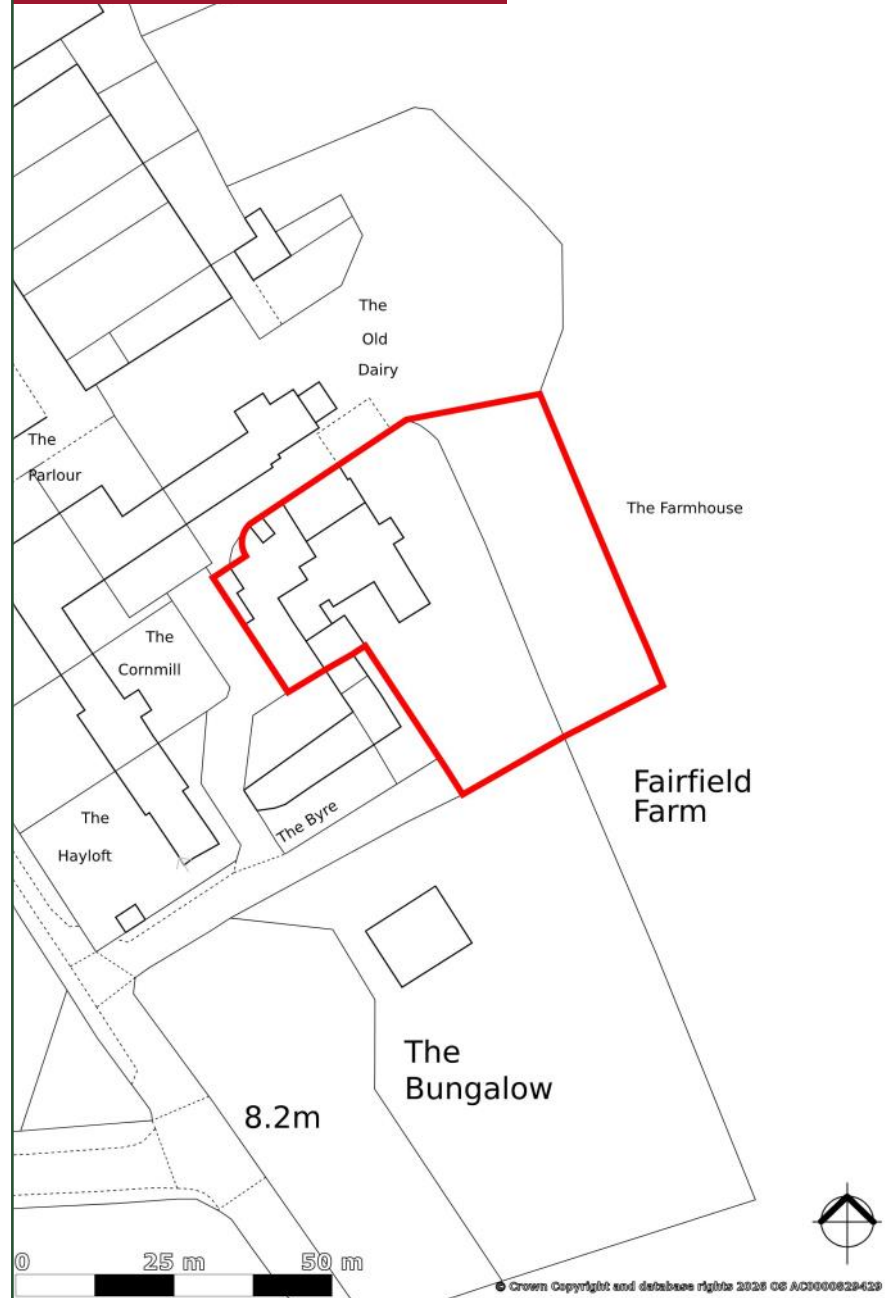
Externally, the property is approached via a sweeping gravel driveway providing extensive parking and access to the garage complex with a large garage with 'up and over' doors. The gardens and grounds extend to approximately 0.631 acres, comprising lawned areas, mature planting and attractive outdoor spaces that enjoy a high degree of privacy. Part of the plot was purchased as agricultural land.

The cellar was converted by the vendor into a games room and has a pump system in place.

There is a polycarbonate roof veranda joining this property to a neighbouring property, classing the property currently as a link-detached.



# Boundary Plan



## General Remarks

**Services:** The property has the benefit of mains water, and mains electricity. Heating is by way of an LPG oil central heating system. Drainage is via a septic tank.

**Parking allocated and number of spaces :** Driveway and garaging.

**Construction Type :** Brick, slate roof.

**Building Safety:** None known.

**Restrictive Covenants :** N/A

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

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** There is a right of way to the title.

**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 affect the property.

**Accessibility adaption information :** N/A

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: BT, Plusnet & NOW Broadband available in the area

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

The above information is according to Ofcom <http://checker.ofcom.org.uk> and [broadbandcheck.co.uk](http://broadbandcheck.co.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:** Band E

**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 :** [!common.ahead.bags](https://www.what3words.com/location/!common.ahead.bags)

**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**



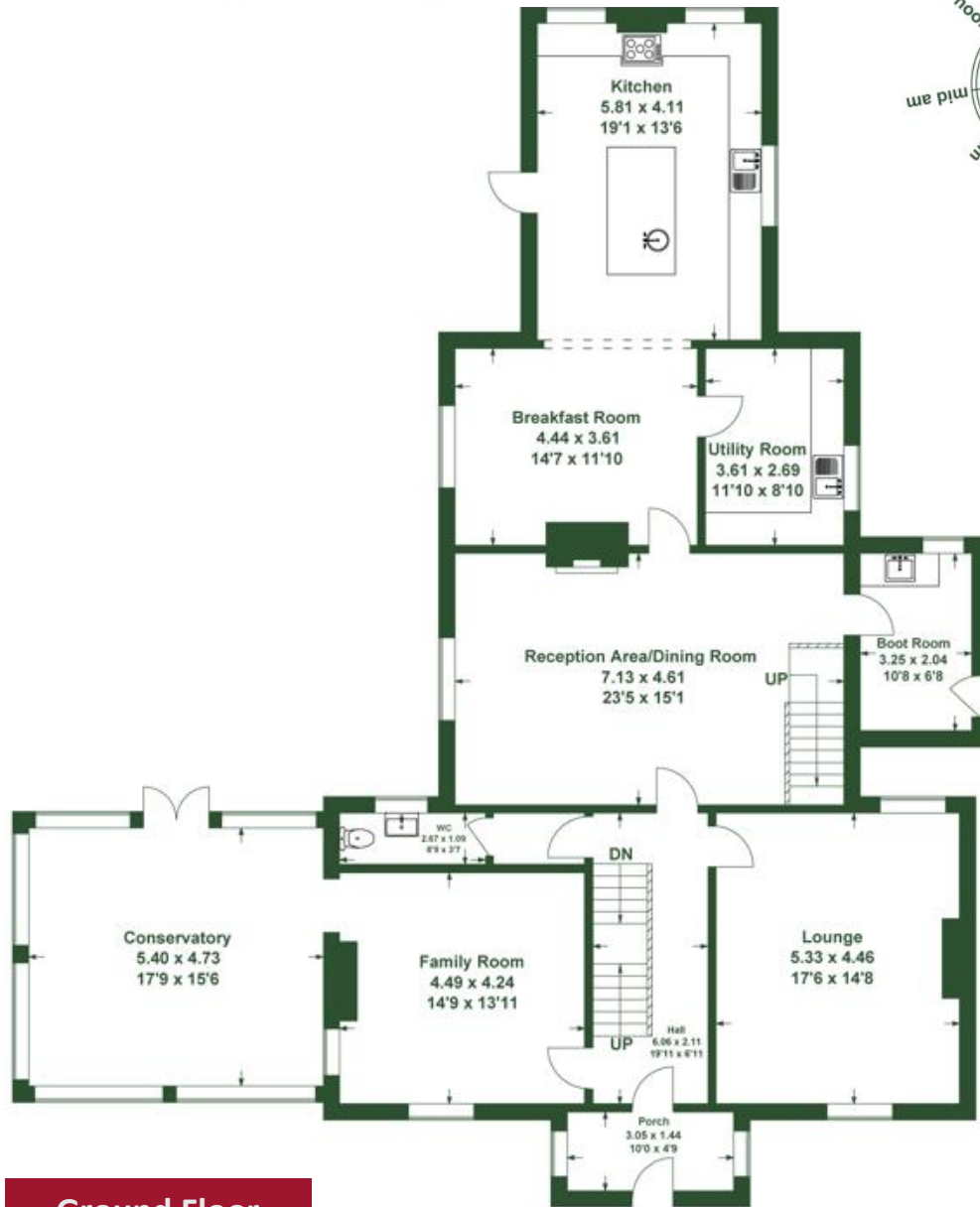
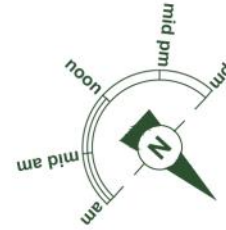
Approximate Gross Internal Area : 400.59 sq m / 4312 sq ft

Garage : 82.54 sq m / 888 sq ft

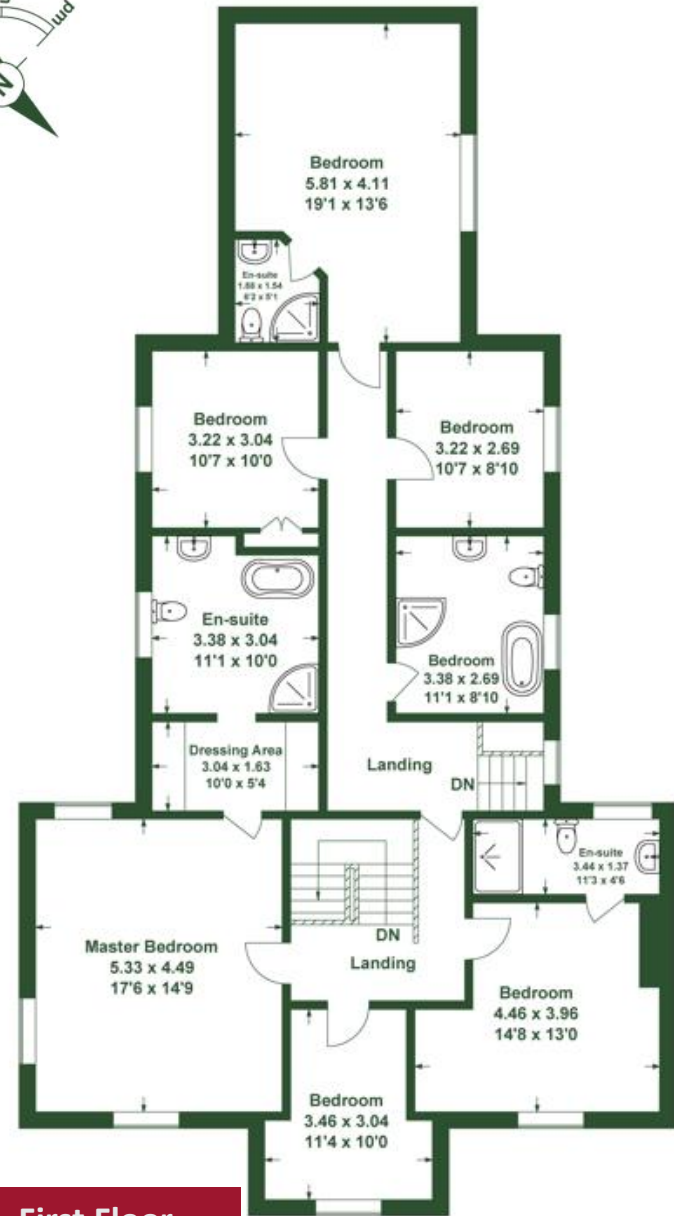
Annexe : 51.63 sq m / 556 sq ft

Total : 534.76 sq m / 5756 sq ft

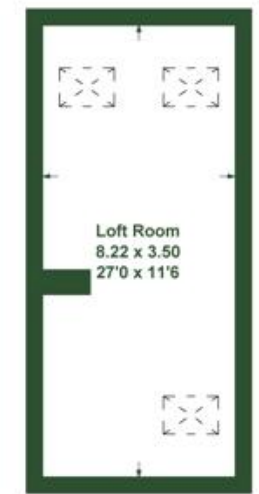
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



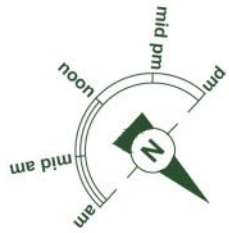
Ground Floor



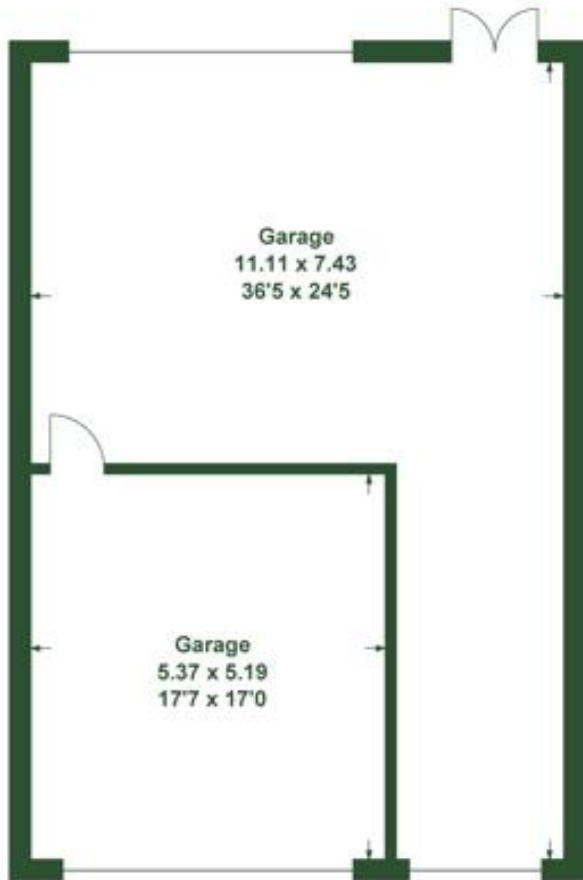
First Floor



Loft



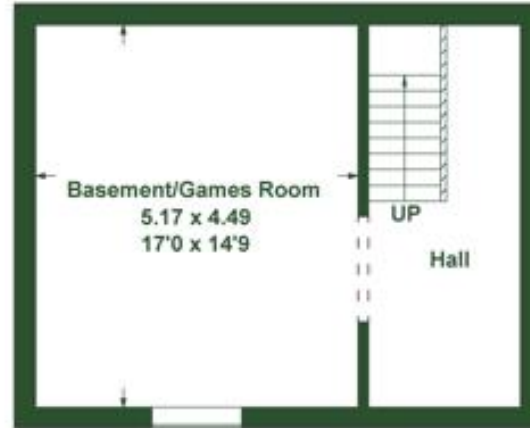
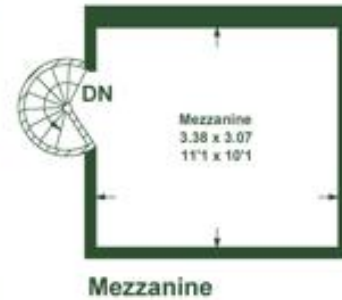
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 Produced by Lens-Media



**Garage**



**Outbuilding**



**Outbuilding**

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		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		



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