



Little Coppins Lane, Poulton-Le-Fylde FY6 8FL

Asking Price £985,000







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5 Bedroom



3 Bathroom

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- Substantial individually designed five-bedroom detached family home
 - Attractive private setting with open countryside aspects
 - Generous accommodation arranged over three floors
 - Main lounge, separate snug, conservatory and dedicated study
 - New kitchen by Robert Pallant Designs
 - Refitted principal bedroom en-suite plus replacement windows and external doors
 - Extensive gated driveway parking and detached double garage
 - Established private gardens with lawns, patio areas and ornamental pond



Occupying an attractive position at the end of a private lane, this substantial individually designed five-bedroom detached family home offers approximately 3,038 sq ft of highly versatile accommodation arranged over three floors. Enjoying a high degree of privacy and open aspects across adjoining countryside, the property is complemented by established gardens, extensive gated parking and a detached double garage.

The property has been significantly improved during the current ownership, with works including replacement external windows and doors, a renewed upper structure, windows and roof to the conservatory, a new kitchen by Robert Pallant Designs and a refitted en-suite to the principal bedroom.

The accommodation opens into a spacious and welcoming reception hallway, providing access to the principal ground-floor rooms. The main lounge is a generous reception room with an attractive fireplace creating a natural focal point. A separate snug provides a comfortable second sitting room and offers useful flexibility for family living. This room was formerly connected to the lounge and has since been divided by a stud wall, which could potentially be removed should a future owner prefer a larger through reception space.

The kitchen has been comprehensively updated by Robert Pallant Designs, creating an excellent everyday family space with a high-quality finish and direct access through to the conservatory. The conservatory provides a particularly pleasant additional reception area overlooking the rear garden and benefits from underfloor heating. A separate utility room adds further practicality, while the dedicated study provides an ideal environment for those working from home.





To the first floor are four well-proportioned bedrooms. The principal bedroom is particularly impressive, incorporating dressing space together with a recently refitted en-suite shower room. The remaining bedrooms are served by the family bathroom, providing excellent flexibility for family living or visiting guests.

A further staircase rises to the second floor, where the fifth bedroom provides an especially versatile additional space, ideal as guest accommodation, a teenager's suite or further home-working space. A further bathroom completes the accommodation on this level.

Externally, the property is approached along a private road, understood to be jointly owned with the neighbouring property. Electric gates open onto a substantial block-paved driveway, providing excellent off-road parking and access to the detached double garage.

The gardens provide a particularly attractive setting, with established lawns, planted borders, patio areas and an ornamental pond creating a mature and private outdoor environment. Open aspects to two sides further enhance the feeling of space, while the garden enjoys a sunny aspect and a good degree of privacy.

Situated on the outskirts of Poulton-le-Fylde, the property combines a semi-rural setting with convenient access to the town's range of shops, schools, restaurants and leisure facilities. Poulton-le-Fylde railway station provides connections across the Fylde Coast and towards Preston, while the surrounding road network offers convenient access towards Blackpool, the M55 and the wider North West.



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 : Multiple parking spaces available on the driveway.

Construction Type :Brick under slate roof.

Building Safety: N/A

Restrictive Covenants :Non known to affect the property.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Non known to affect the property.

Footpaths / Bridleways : We understand that there are non known to affect the property.

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : Non known to affect the property.

Planning Consents affecting the property : Non known to affect the property. This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast are available in the area

Mobile signal: Three,o2, EE and Vodafone available in the area

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: Amitstead 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 with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///ruin.differ.divide

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

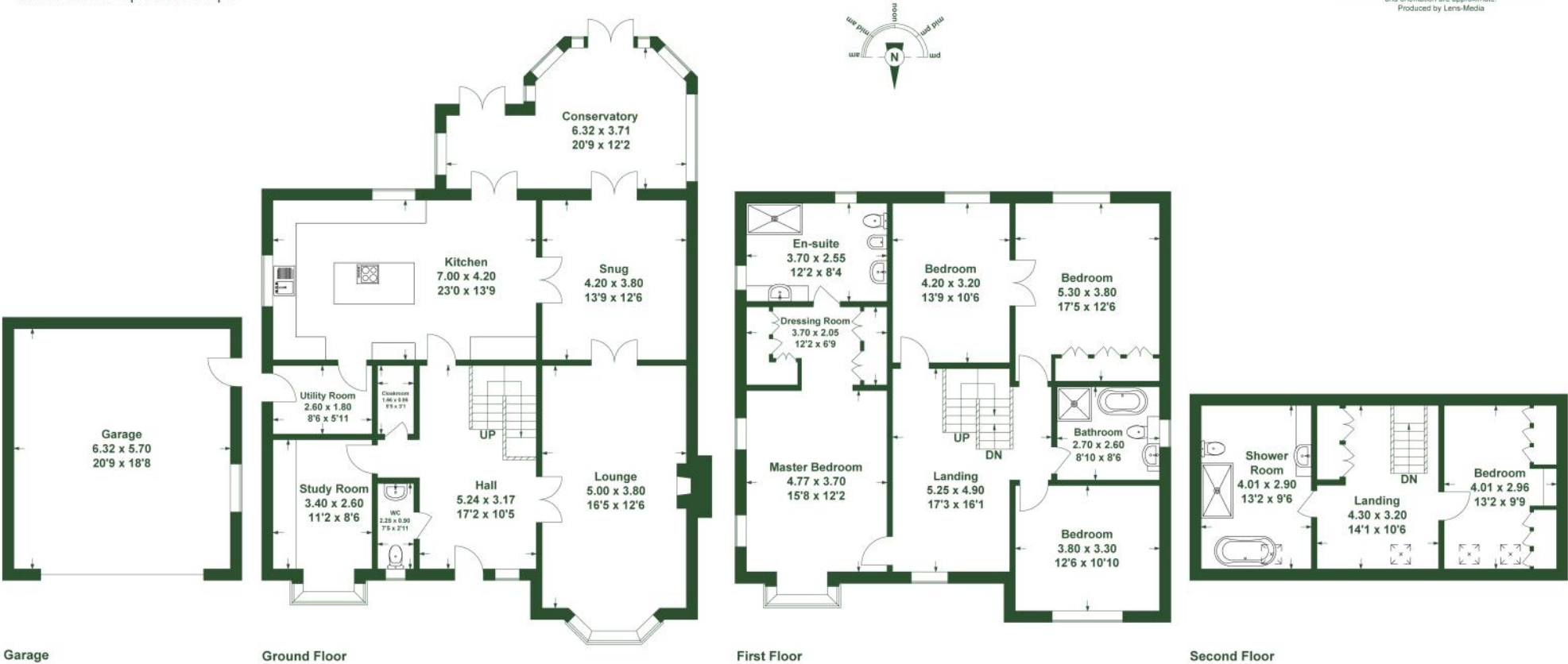
Date photographs taken : 5.10.26

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 282.24 sq m / 3038 sq ft
Garage : 36.02 sq m / 388 sq ft
Total : 318.26 sq m / 3426 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



Amitstead 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 Amitstead 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 Amitstead 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	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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