

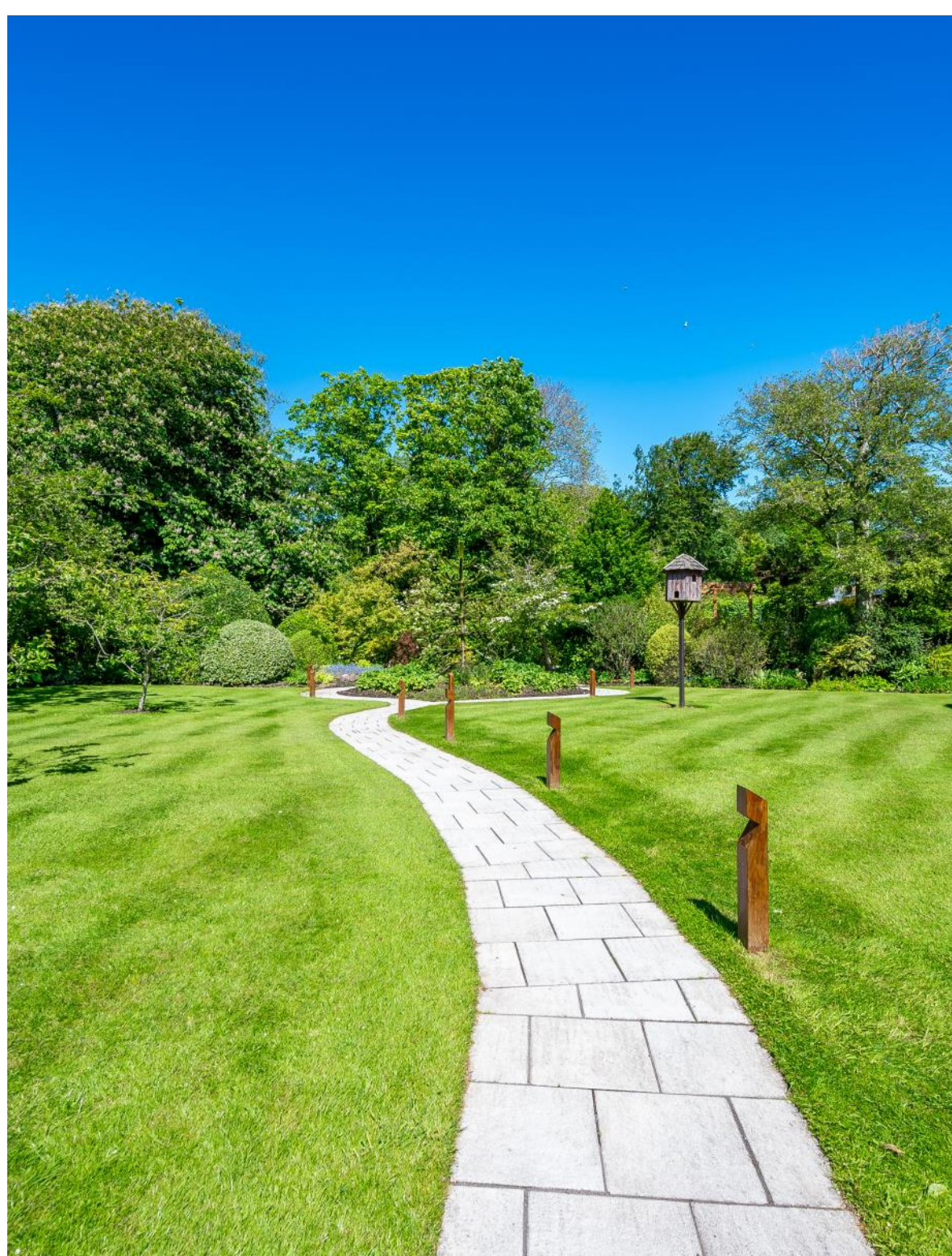


Holmefield Avenue, Thornton-Cleveleys FY5 2QS

O.I.R.O. £1,500,000







Holmefield Avenue, Thornton-Cleveleys FY5 2QR

Offers in the region of £1,500,000



6 Bedrooms



6 Bathrooms



1.48 Acres

-
- Stunning and substantial
 - Beautifully presented inside and out
 - Offering around 6800 sq ft of accommodation
 - 6 reception rooms, 6 ensuite bedrooms
 - Immaculate and highly attractive landscaped gardens
 - Set in 1.48 Acres (0.6 hectares) or thereabouts
 - Further planning consents within the grounds
 - A highly sought after Thornton Cleveleys address



Absolutely stunning! This beautifully presented home offers generous living space of around 6800 sq ft of accommodation to include a lovely breakfast kitchen, 6 reception rooms and 6 ensuite bedrooms. The house is set in truly incredible and immaculate grounds extending to 1.48 acres (0.6 hectares) or thereabouts. Bought by the vendor in 2001 and beautifully extended and improved to the highest standards to include a Tom Howley kitchen, stunning oak joinery, high quality sanitary wear creating a home that oozes luxury.

Set along Holmefield Avenue, on one of the most well known and prestigious addresses in Thornton-Cleveleys, the property is set back from the road and offers generous levels of privacy.

Double electric gates open on to a large resin driveway which sweeps through the superb grounds at the front to the parking ahead of the garaging and front door. This home is impressive from the outset and is a theme that continues throughout. Attractively designed to ensure a beautiful entrance with a picture window above, the substantial part glazed double doors are framed in stone and open to the entrance porch, further double doors open into a welcoming entrance hall. The entrance hall has doors off to various ground floor rooms, from here you start to see the incredible oak joinery to include a fabulous staircase and oak floor. A WC is handily positioned off the entrance hall along with a cloak cupboard/store.



The dining room is a beautiful space and has windows to the side along with a big beautiful bay window giving plenty of natural light to the room. A gas fire is set in a stone surround giving a cosy feel for those gatherings that require a more ambient feel. The Living Room is a gorgeous bright space, with patio doors to the rear along with windows to the side, allowing views over those incredible grounds, the patio doors lead out to an extensive patio, making this great for entertaining outdoors and in. A gas fire is set in a stone fireplace making this a great room for all seasons. The sitting room has 3 sets of patio doors out to the large patio at the rear with a veranda over, again great for entertaining. And enjoying those lovely views. There are a range of fitted units in this room.





The show stopping Tom Howley breakfast kitchen makes the kitchen – likely to be the hub of this lovely home. The kitchen has an electric Aga, Miele oven, hob with extractor, dishwasher, fridge freezer, coffee machine and a super breakfast cupboard. The kitchen is complete with quartz work surfaces and a 1.5 porcelain sink. The utility room has a point for a washer and drier along with a range of units and sink. The boiler is positioned in here.

The games room enjoys views to the front gardens and a separate with a snug that enjoys views to the front. The study has patio doors to the rear and could be used has a WC off, the perfect place to work away from the hustle and bustle of the house. Likewise this area has good annex potential subject to gaining any necessary consents. The garage is integral with doors from the front and a further door to the rear grounds meaning you can pull vehicles all the way through to the rear grounds.







The stunning oak staircase rises to the first floor where there is a spacious landing with an impressive picture window looking out to the front grounds. The principal bedroom has patio doors which lead out to the balcony overlooking those gorgeous gardens, there is also a window to the side ensuring plenty of natural light. There is a fitted out dressing room and a shower ensuite.

Bedroom 2 has windows to 2 elevations and includes a range of fitted furniture and a shower ensuite.

Bedroom 3 has patio doors to the balcony, a place to pause and admire the grounds. A shower en-suite is also provided.

Bedroom 4 also has a range of fitted wardrobes and views to 2 sides, the ensuite has a double ended bath and a walk in shower. Bedroom 5 enjoys views over looking the garden and has a shower ensuite, whilst bedroom 6 is positioned above the garage and is a fabulous space with patio doors to a balcony giving views over the gardens. This room has an ensuite with a separate WC.

The loft is partially boarded and controls for the loft are found here. Part of solar supports warm water and the other electric.







The gardens and grounds are something to behold. The front grounds are well polished with a super resin driveway and mature borders. The carefully planted rear gardens are simply stunning and include expanses of lawn with beautiful mature beds and trees, with areas of interest throughout. A summer house has bifold doors looking out to the gardens and a room used to place a hot tub is also provided. Fruit trees include plum, apple, and pear. As with any sizeable garden, there is plenty of storage by way of the original garages giving space for a workshop and storage. A compost area and bin store are included

Planning consent was passed many years ago where 3 additional dwellings could be built, the vendor informs us that a material start was made. For further information please contact Wyre Borough Council.

The house has electric gates and is walled at the front, there is a CCTV system and an alarm.

The property is well positioned for good access to the main road and motorway network. There are a good range of schools in the area with private schools including Rossall, AKS and Kirkham Grammar School.





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 is available on the driveway for multiple vehicles and in the garage (4 cars).

Construction Type : Brick

Building Safety : N/A

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

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 3.

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 Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE and Three 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>

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 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 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 : ///smirks.newsprint.lasted

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 : 634.62 sq m / 6831 sq ft

Attached Garage : 78.62 sq m / 846 sq ft

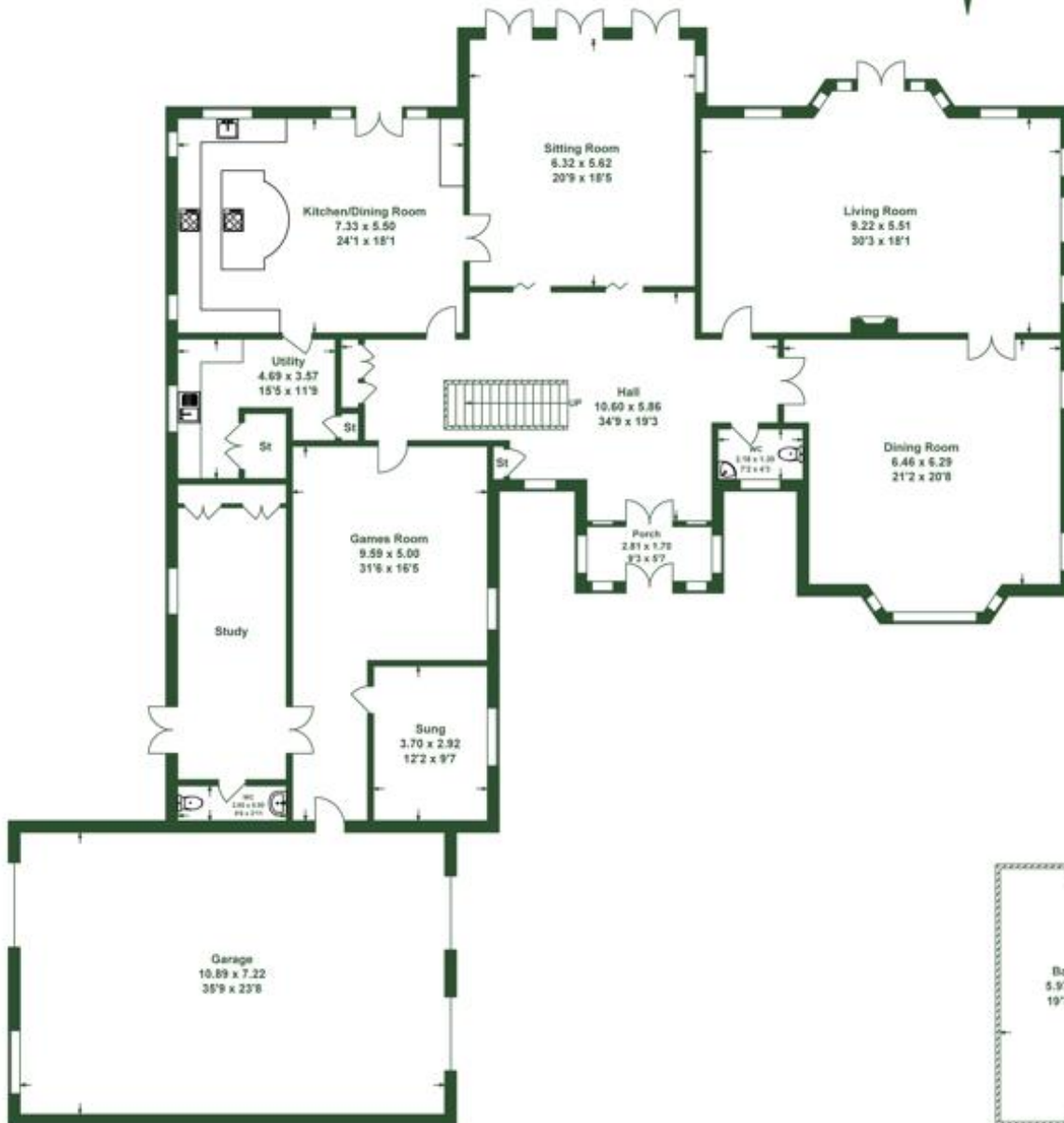
Deattached Garage : 63.15 sq m / 680 sq ft

Outbuilding : 36.43 sq m / 392 sq ft

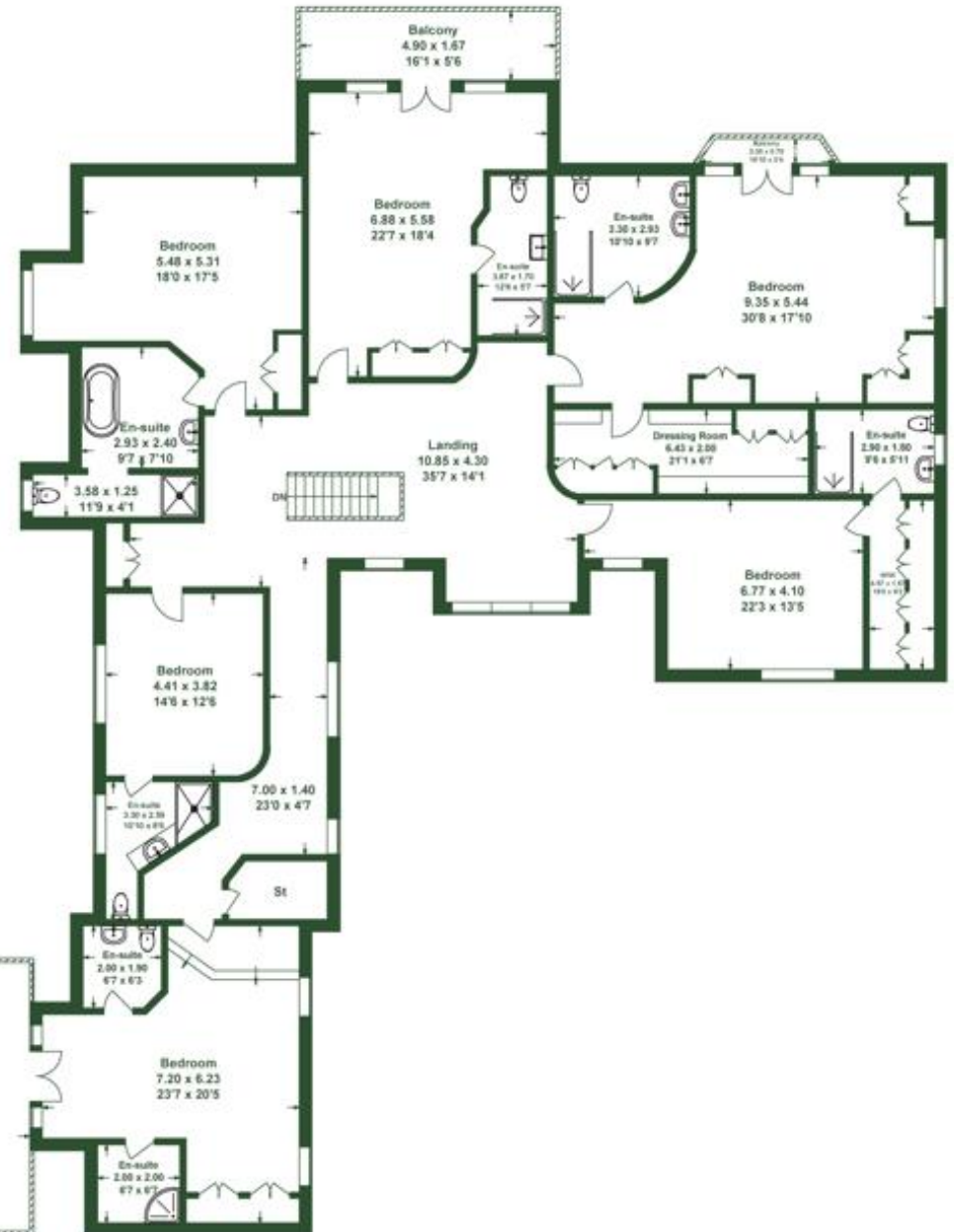
Total : 812.82 sq m / 8749 sq ft



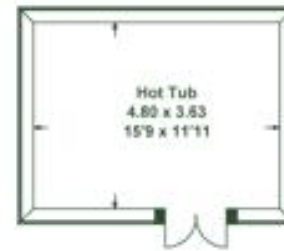
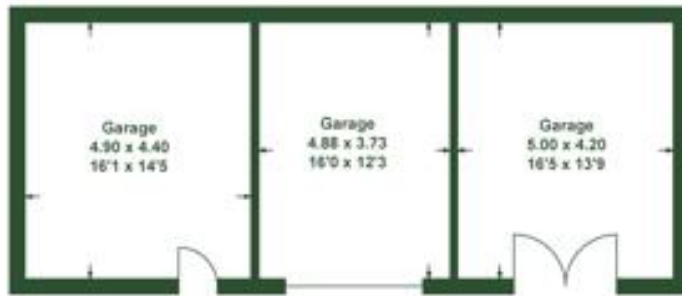
This floorplan is for illustrative purposes only. It is not drawn to scale.
Any measurements for floor areas including any total floor area
and orientation are approximate.
Produced by Lano-Media



Ground Floor



First Floor



Garage / 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	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)