



Occupation Lane, Staining, Blackpool, FY3 0DB

O.I.R.O. £900,000







## Occupation Lane, Staining, FY3 0DB

Offers in the region of £900,000



5 Bedrooms



4 Bathrooms

- 
- Superb contemporary home
  - Impressive yet welcoming entrance hall
  - Showstopping living kitchen with 3 further reception rooms
  - Luxury principal suite with huge fitted out dressing room and superb ensuite
  - 4 further bedrooms, 3 further bathrooms
  - Double garage and spacious attractive gardens
  - Village position within walking distance of amenities
  - Good access to the main road and motorway network



Absolutely stunning, this beautiful and contemporary home has been carefully planned and signed to offer stunning modern living at its finest. With a spacious living kitchen and three further reception rooms there is plenty of room to spend time together whilst still being able to retreat to quieter more private spaces. These separate reception spaces give the house exceptional flexibility depending on what the buyer is looking to use the rooms as, these could be games room, gym, lounge, study, snug, play room, art studio – the possibilities are endless.

This home has been finished to an exceptional specification with a fully fitted bar room, stunning kitchen fittings to include Samsung appliances, attractive lighting and media wall, oak balustrade with glass finishings. Impressive cantilevered bi-fold doors create an unusual eye catching feature.

The first floor hosts a stunning principal bedroom with dedicated and fitted dressing area along with luxurious ensuite. There are two additional ensuite bedrooms along with two further bedrooms and a superb 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 market. The village itself offers excellent amenities including a shop, school, pub, village hall, park and golf club featuring the popular 'Glass House'. Conveniently the motorway junction is just a short drive away making this an ideal choice for those who 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 on the right hand side with the Delling being the third house on the right. This property sits in a spacious plot and must be seen to fully appreciate, it is guaranteed to impress you. With exceptional kerb appeal and an abundance of space there is so much to admire.







Parking is available directly in front of the double garage and a pathway leads to the entrance. The impressive front door is framed in a striking picture window and opens into a spacious and welcoming entrance hall. There is glazed double doors ahead allowing natural light to flow beautifully from both the front and rear of the property creating a truly inviting introduction to this gorgeous home.

Setting the tone for whats to come, the hall features an elegant staircase with an oak balustrade raising to a galleried landing above. Doors lead to various ground floor rooms and a conveniently located WC is positioned off the entrance hall. The study is found at the front of the home and enjoys pleasant views over the front grounds, 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 incredible home. This spacious room is flooded with natural light enhance by large sliding doors and an impressive cantilever corner featuring bi-fold doors, an architectural highlight which truly elevates the space. There is ample flexibility for both dining and lounging allowing the layout to be tailored perfectly to the purchasers lifestyle.

The kitchen itself is fitted with a range of contemporary units complimented by a central island with a highly sociable breakfast bar. Integrated appliances include a hob with a built-in extractor, two ovens, dishwasher, hot tap, fridge and freezer. A further glazed door opens into the utility room which has a further range of units and a spacious for a washing machine and dryer. A further doors 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 a further reception room which is currently kitted out with a beautiful bar style space. This fantastic space could be altered to create accommodation to suit the purchaser such as games room, gym, studio, snug, play room, art studio or other function to suit the purchaser needs.

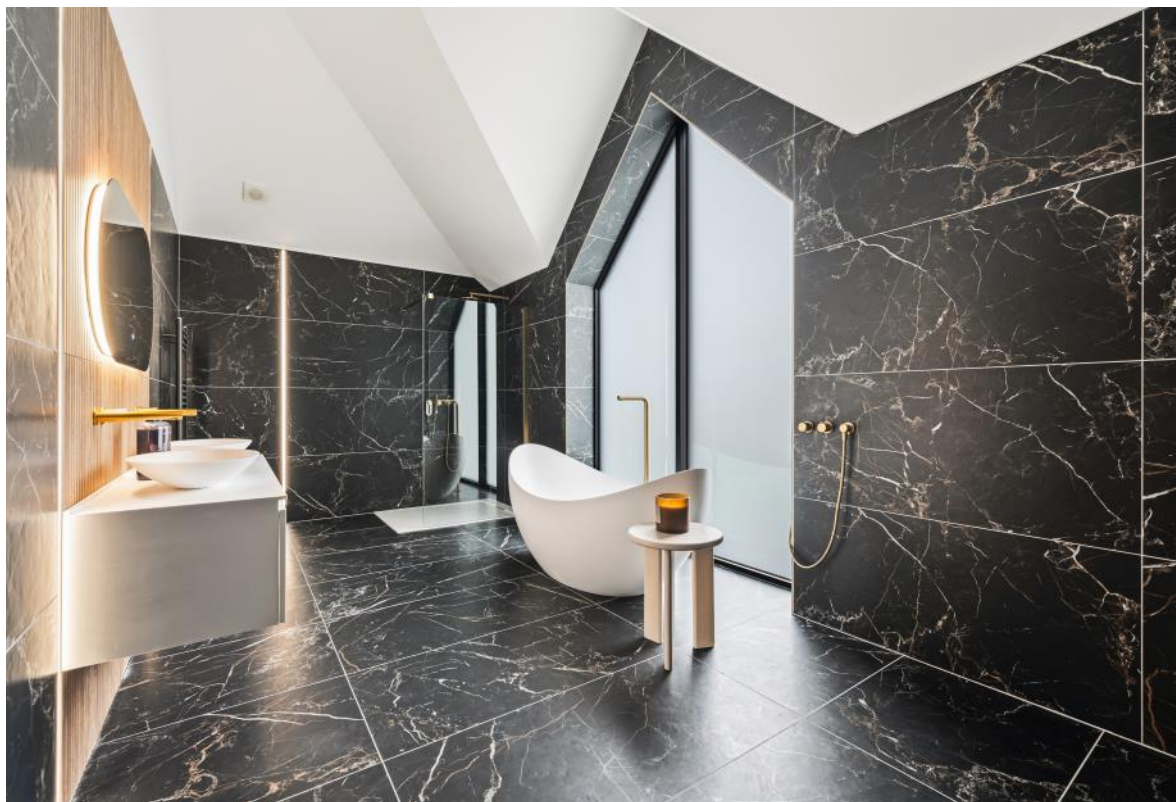






The staircase rises to a superb spacious landing which enjoys the picture window to the front and allows natural light to pour in creating a bright and calm space.

The principal bedroom spans the full width of the property and is truly exceptional, this luxurious style room features 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 dressing area has been fully fitted with a range of hanging and drawers along with carefully considered lighting. The sumptuous ensuite is impressive offering a double ended bath perfectly positioned in front of a feature window, walk in shower, twin wash handbasin and a WC all beautifully fitted with panelling and LED detailing.



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 overlook the rear garden and are served by the beautiful family bathroom which includes a feature double ended bath, separate shower, vanity unit with wash handbasin and a WC. Bedroom four also enjoys the advantage of its own walk-in wardrobe.

The property includes a double garage with electric 'up and over' doors along with parking at the front. The front garden has an expanse of patio and has been landscaped with areas of planting done in a contemporary manor along with lawns, this coupled with the large bi-fold doors in the kitchen make this house perfect for entertaining both outdoors and in. The property benefits from an EV charger, there is also a 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 electric central heating system with a ground source heat pump. Some of the furniture is available by separate negotiation. There is a EV charge in garage.

**Parking allocated and number of spaces :** There is a drive to the front of the property with space for two cars plus a garage.

**Construction Type :** Brick render and tiled roof.

**Building Safety :** N/A

**Restrictive Covenants :** No caravans or boats.

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

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

**Easement, and Wayleaves or Rights of Way :** The road is to be owned by the management company, each property to own an equal share 25%. 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 Agencys website the property sits in flood zone 1.

**Unimplemented Planning Consents :** None known.

**Planning Consents affecting the property :** N/A. 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: Openreach and Nexfibre available in the area

Mobile signal: Three, Vodafone, EE and O2 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 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:** Occupation Lane    **Council Tax:** Band 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 :** [//linksecure.nearly](https://linksecure.nearly)

**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 foms 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 eaming commission from them, for recommending you to them.

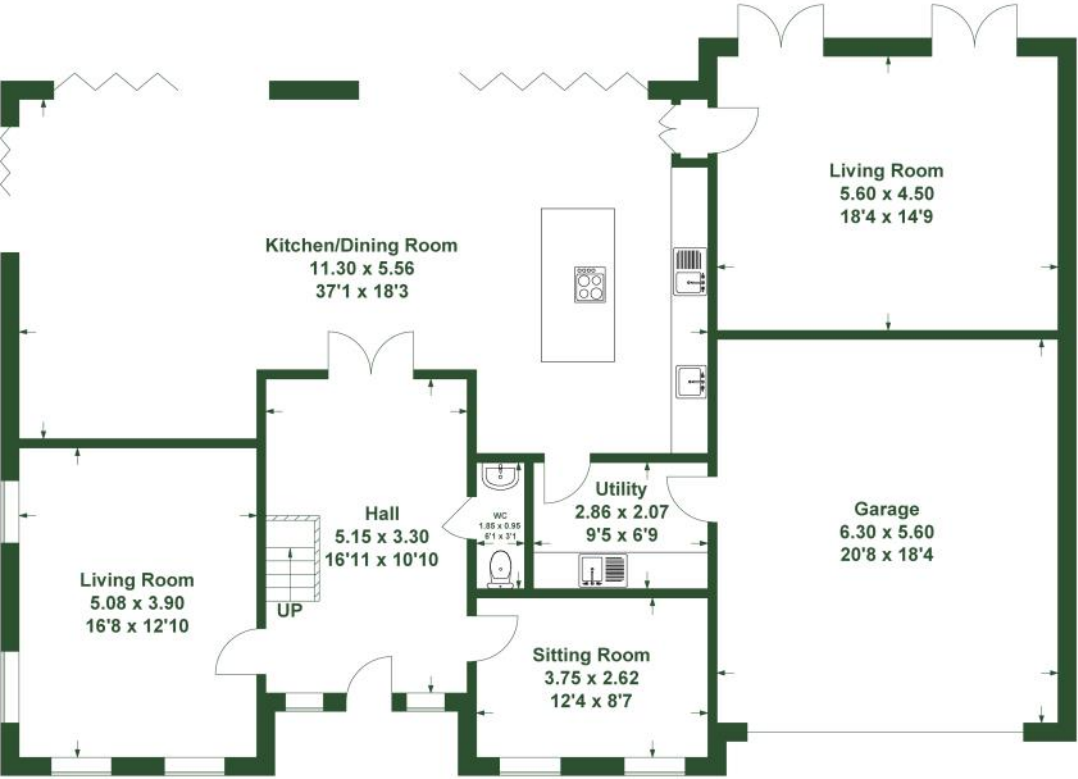
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

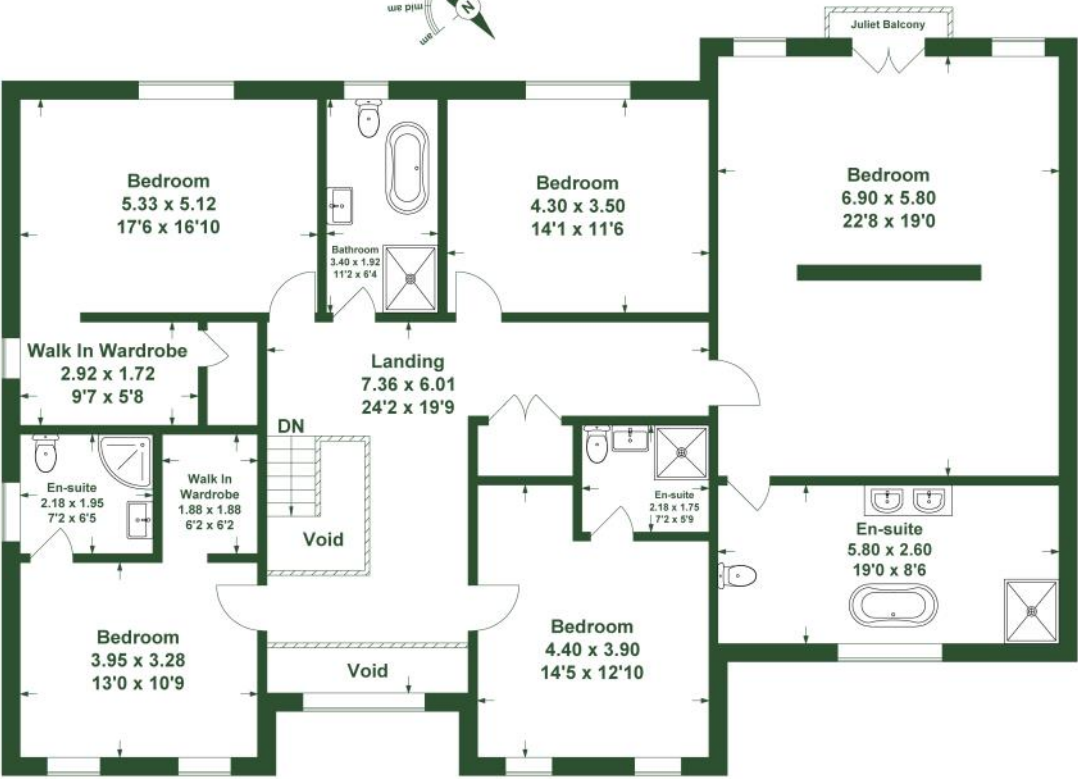


Approximate Gross Internal Area : 314.41 sq m / 3384 sq ft  
 Garage : 35.28 sq m / 380 sq ft  
 Total : 349.69 sq m / 3764 sq ft

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

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



## 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)