

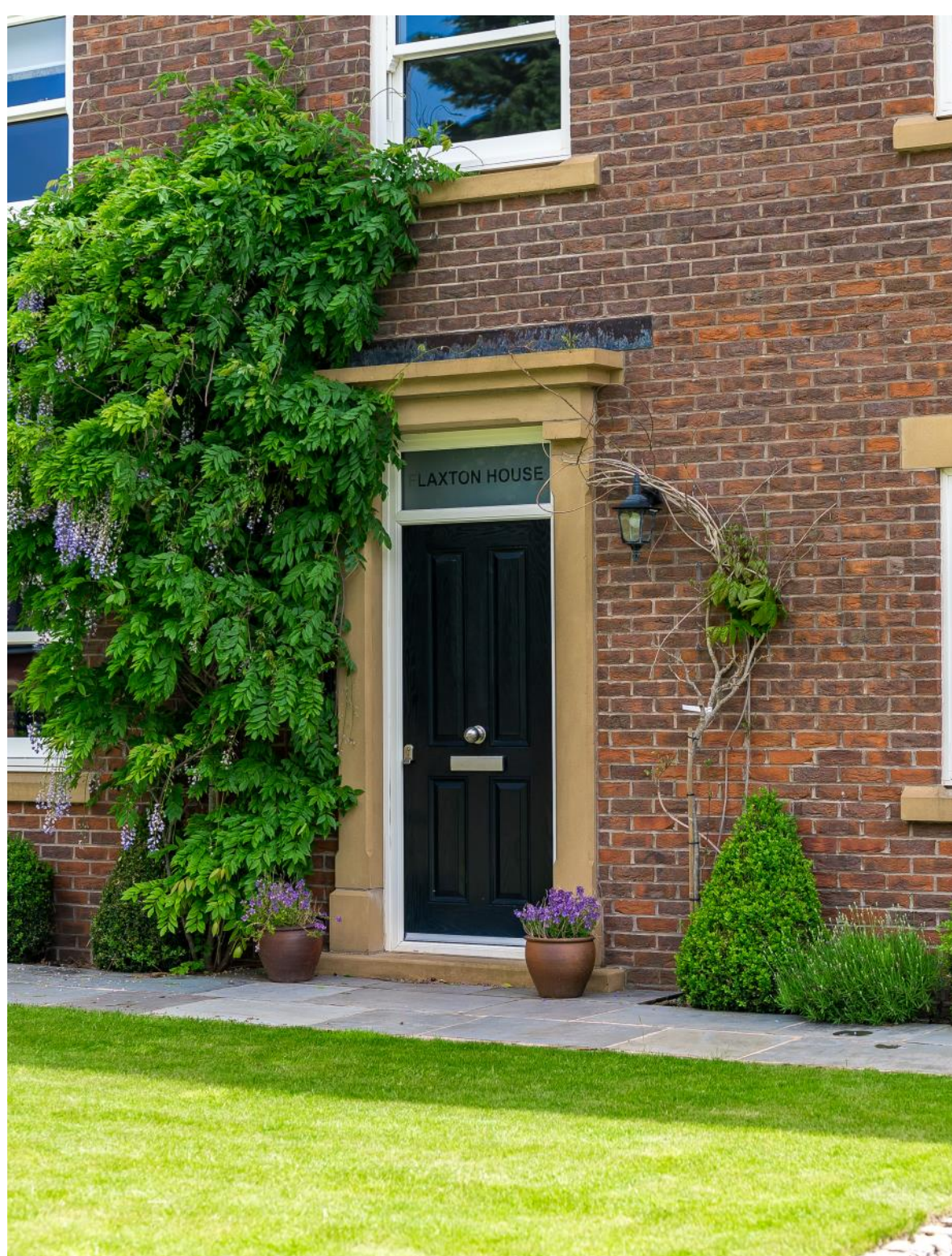


Little Poulton Lane, Poulton-le-Fylde, FY6 7ET

Offers Over £950,000







## Little Poulton Lane, Poulton-le-Fylde, FY6 7ET

Offers Over £950,000



4 Bedrooms



3 Bathrooms

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- Prestigious detached executive residence.
  - Exclusive residential location near the centre of Poulton.
  - Showstopping living kitchen, 2 further reception rooms, 4 bedrooms, 3 bathrooms.
  - Extensive gravel driveway with ample parking and double garage.
  - Carefully considered fixtures and fittings to an excellent specification.
  - Beautiful spacious landscaped gardens.
  - Greenhouse and garden studio.



Set within an exclusive and highly sought-after residential development, Flaxton House is a beautifully appointed executive home offering elegant proportions, outstanding craftsmanship, and meticulously landscaped grounds. Combining timeless architectural styling with contemporary luxury, this remarkable residence presents a rare opportunity to acquire a substantial family home in one of the area's most desirable locations. Accommodation includes a show stopping living kitchen, 2 further reception rooms, 4 bedrooms and 3 bathrooms.

From its impressive frontage and sweeping gravel driveway to its gorgeous interior living spaces and beautifully maintained gardens, every aspect of this home has been designed to provide comfort, style, and practicality in equal measure.



Situated within the highly desirable FY6 postcode, the property enjoys convenient access to excellent local amenities, highly regarded primary and senior schools, transport links and the surrounding Lancashire countryside. Private Schools locally include Rossall School, AKS Lytham and Kirkham Grammar School.

The market town of Poulton-le-Fylde offers an excellent selection of independent boutiques, restaurants, cafés and everyday conveniences, while Blackpool, Preston and the M55 motorway network are all easily accessible.

Approached via a generous gravel driveway providing extensive parking and access to the double garage, the property immediately creates a super first impression. The attractive brick-built façade, framed by mature planting and manicured lawns, reflects the quality and attention to detail found throughout.





An impressive entrance hall welcomes visitors with impressive ceiling heights, abundant natural light, and beautifully finished herringbone flooring, creating a sense of space and refinement from the moment you enter. There are doors off to the various ground floor rooms and a super staircase that rises to the first floor. There is a WC off.

The heart of the home is undoubtedly the stunning open-plan kitchen, dining and family space. Designed for both everyday family life and is a highly sociable space for entertaining, the kitchen features; shaker-style cabinetry with quartz work surfaces with quartz work surfaces and complimentary central island along with a range of integrated appliances to include dishwasher, fridge, freezer, gas hob with extractor and a range of ovens. There is plenty of space for both dining and lounging.

A woodburning stove to one end gives a cosy more ambient feel for the winter months, whilst bifold doors can be flung open in the warmer weather, where gets can be encouraged to use this super space and spill out onto those immaculate and spacious gardens.

The utility room is found to the rear of the kitchen and has a range of units and integrated washer and drier – there is oodles of storage in here!

In addition to the impressive open-plan living space, the property has a lovely lounge, a place for more formal entertaining or for relaxing away from the hustle and bustle for more relaxed occasions. The lounge has a woodburning stove set in a chimney again giving a warming and welcoming feel to the room. The study is also found at the front of the house which is the perfect spot for the home office.







The staircase rises to the first floor landing and the bedrooms are found off this space. The Principal Bedroom offers a luxury feel, enjoying views to the front of the home and includes a range of fitted wardrobes. A 'secret room style' dressing area is also included which is beautifully fitted with hanging space and drawers. The ensuite is complete with a double ended bath, walk in shower, wash basin within a vanity unit and a WC.

The second bedroom enjoys lovely patio doors to a Juliet balcony with beautiful views out to the rear. The ensuite here has a wet room shower, wash basin, WC and heated towel railing.

Bedroom 3 has views to the rear, a jack and jill ensuite serves this bedroom as well as bedroom 4. This ensuite has a wet room walk in shower, double ended bath, wash hand basin, WC and heated towel rail. The fourth bedroom has views to the front and again is a great size.

Each bedroom is complete with oak flooring.







Extending across a substantial plot, the outdoor space has been thoughtfully designed to provide areas for relaxation, entertaining and gardening. The garden is enclosed and includes expanses of lawn, elegant stoned patio areas, perfect for dining al-fresco during summer barbeques.



We love the productive vegetable garden and careful stocked beds. The greenhouse and garden studio/summer house along with further storage facilities are all excellent additions.

The gardens enjoy a wonderful sense of space making them ideal for families and outdoor entertaining alike.





## 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 :** There is parking for plenty of vehicles on the driveway and garage.

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

**Building Safety :** N/A

**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 over a neighbouring property for use of access to the property.

**Footpaths / Bridleways :** N/A

**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 :** 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: Nexfibre and Openreach are available in the area

Mobile signal: EE, Three, O2 and Vodafone are 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:** Amitstead 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 G

**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 :** ///machine.heats.professed

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

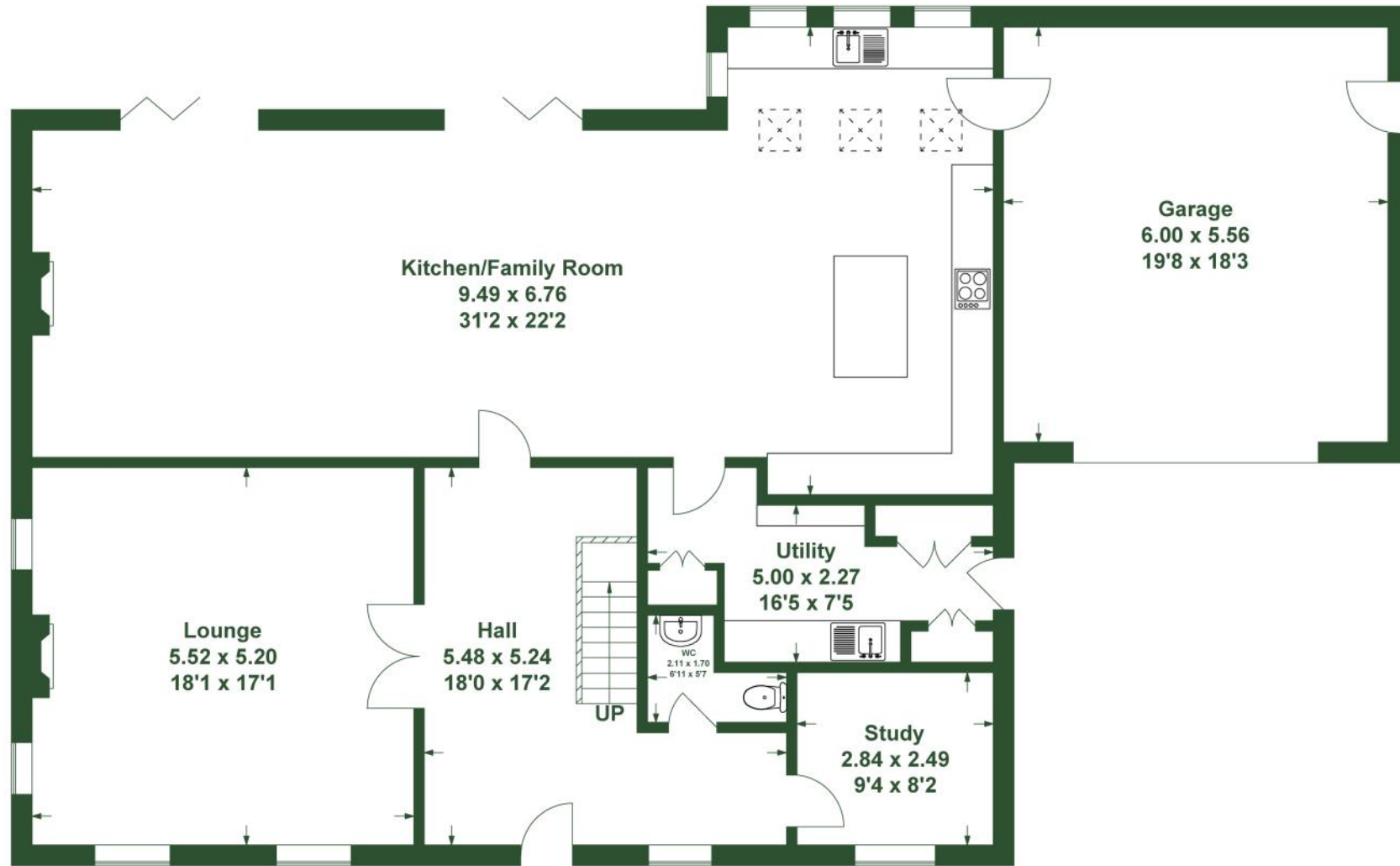


Approximate Gross Internal Area : 292.89 sq m / 3153 sq ft

Garage : 33.36 sq m / 359 sq ft

Total : 326.25 sq m / 3512 sq ft

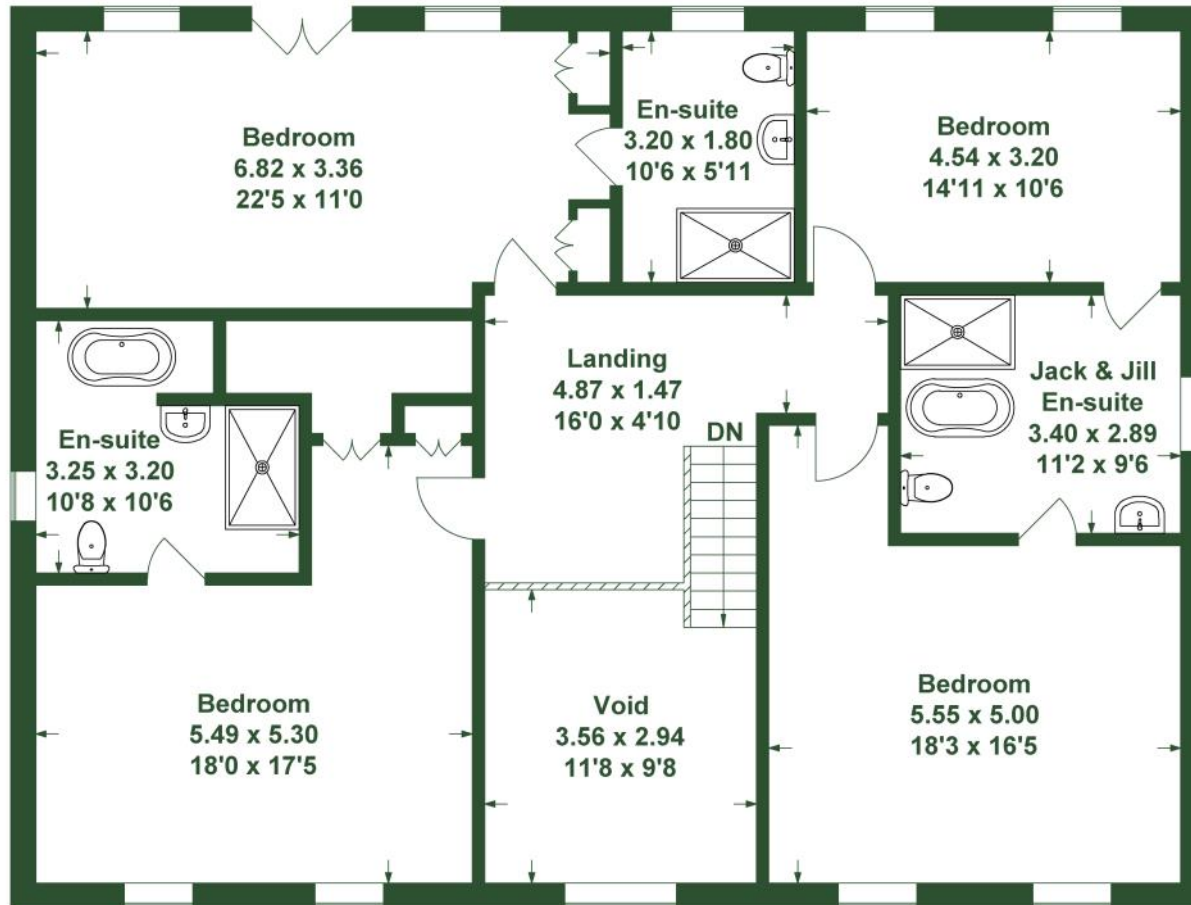
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Ground Floor



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 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



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 to 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	82 B	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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