



Lancaster Road, Knott End-on-Sea, FY6 0DX

Asking Price £575,000







## Lancaster Road, Knott End-on-Sea, FY6 0DX

Asking Price £575,000



3 Bedrooms



2 Bathroom



0 Acres

- 
- Detached family home with no onward chain
  - 3 bedrooms, 3 reception rooms
  - Same family ownership for over 45 years
  - Generous plot with extensive driveway parking
  - Double garage and mature gardens
  - South-facing rear garden with countryside views
  - Excellent potential to modernise and reconfigure
  - Sought-after Knott End-on-Sea location



Situated within one of Knott End-on-Sea's most desirable residential locations, this substantial detached family residence occupies a generous plot and presents a rare opportunity for a new owner to acquire a home of impressive proportions with exceptional potential to modernise, remodel and create a truly outstanding family home tailored to their own requirements.

Having been cherished by the same family for over 45 years, the property offers spacious and versatile accommodation comprising an entrance vestibule and welcoming reception hall, spacious lounge, large dining room/family room, sun room, dining kitchen with breakfast area, utility room and ground floor WC. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room and private balcony, together with a family bathroom.



While the property has been exceptionally well cared for throughout its ownership, it would now benefit from a programme of modernisation. The generous room sizes and flexible layout offer exciting opportunities for reconfiguration, allowing purchasers to adapt the accommodation to suit their individual requirements and create a contemporary home for modern family living.



Occupying a generous plot, the property enjoys beautifully maintained gardens to both the front and rear, together with a double garage and extensive in-and-out driveway providing ample parking. The south-facing rear garden is a particular feature, enjoying excellent levels of sunshine throughout the day and delightful open landscape views across the surrounding countryside, creating a wonderful setting for outdoor entertaining and family life.

Offered to the market with no onward chain, this is an increasingly rare opportunity to purchase a substantial detached home in a highly sought-after location and add significant value through improvement and modernisation.



Knott End-on-Sea is a popular coastal village renowned for its friendly community, attractive promenade and excellent range of everyday amenities including independent shops, cafés, medical facilities and local schools. The village enjoys easy access to Poulton-le-Fylde, Blackpool and Lancaster, whilst the nearby A585 and M55 provide convenient connections across Lancashire and beyond. Rail services are available from Poulton-le-Fylde, offering direct links to Preston, Manchester and London, making the area an appealing choice for both families and those seeking a coastal lifestyle without compromising on accessibility.

## 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 :** Driveway parking to front and rear, plus garage

**Construction Type :** Brick built

**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 :** 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. No defence has been put in place.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A

## Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: EE, Three, O2, Vodafone 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 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.

**What3words Location :** //duet.cobbled.forks

**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 earning commission from them, for recommending you to them.

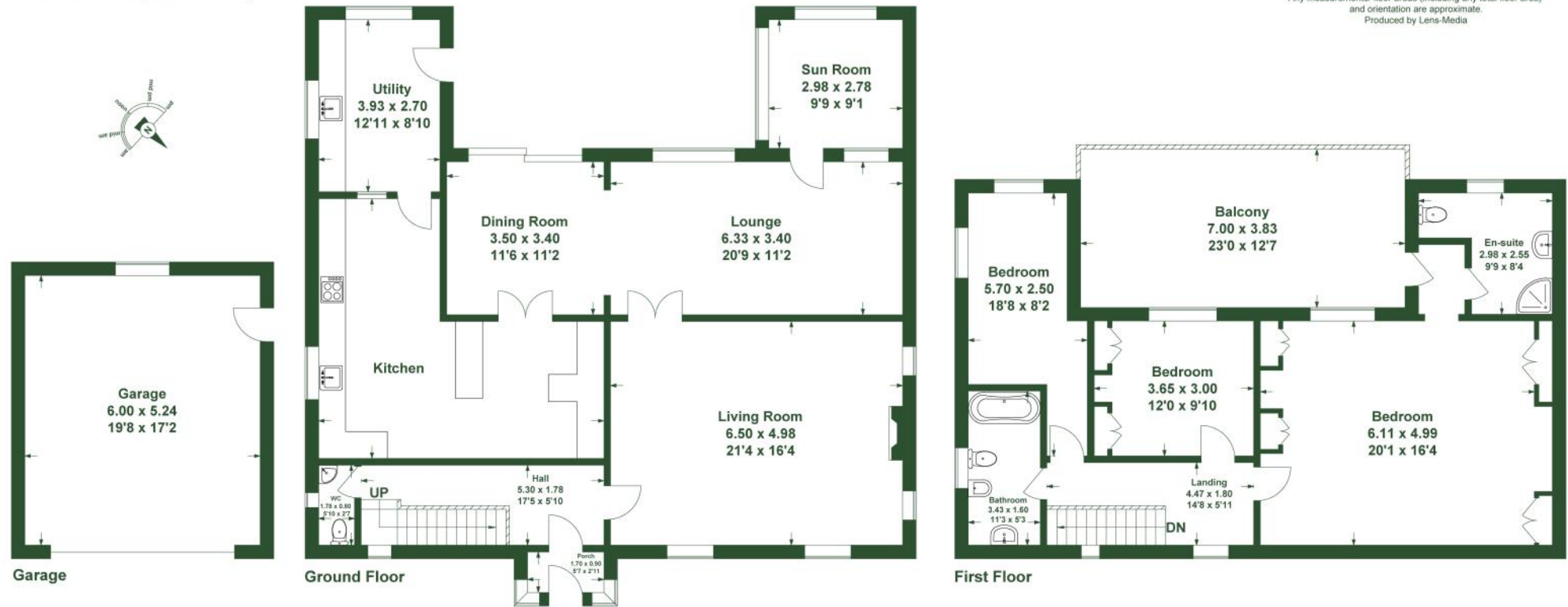
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 210.65 sq m / 2267 sq ft  
 Garage : 31.44 sq m / 338 sq ft  
 Total : 242.09 sq m / 2605 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



**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		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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## Ribble Valley

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