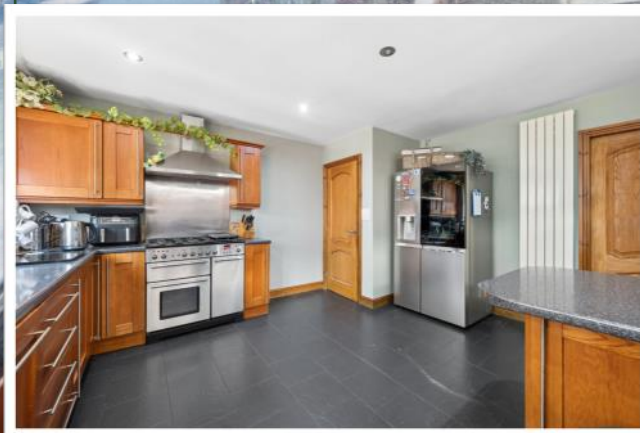


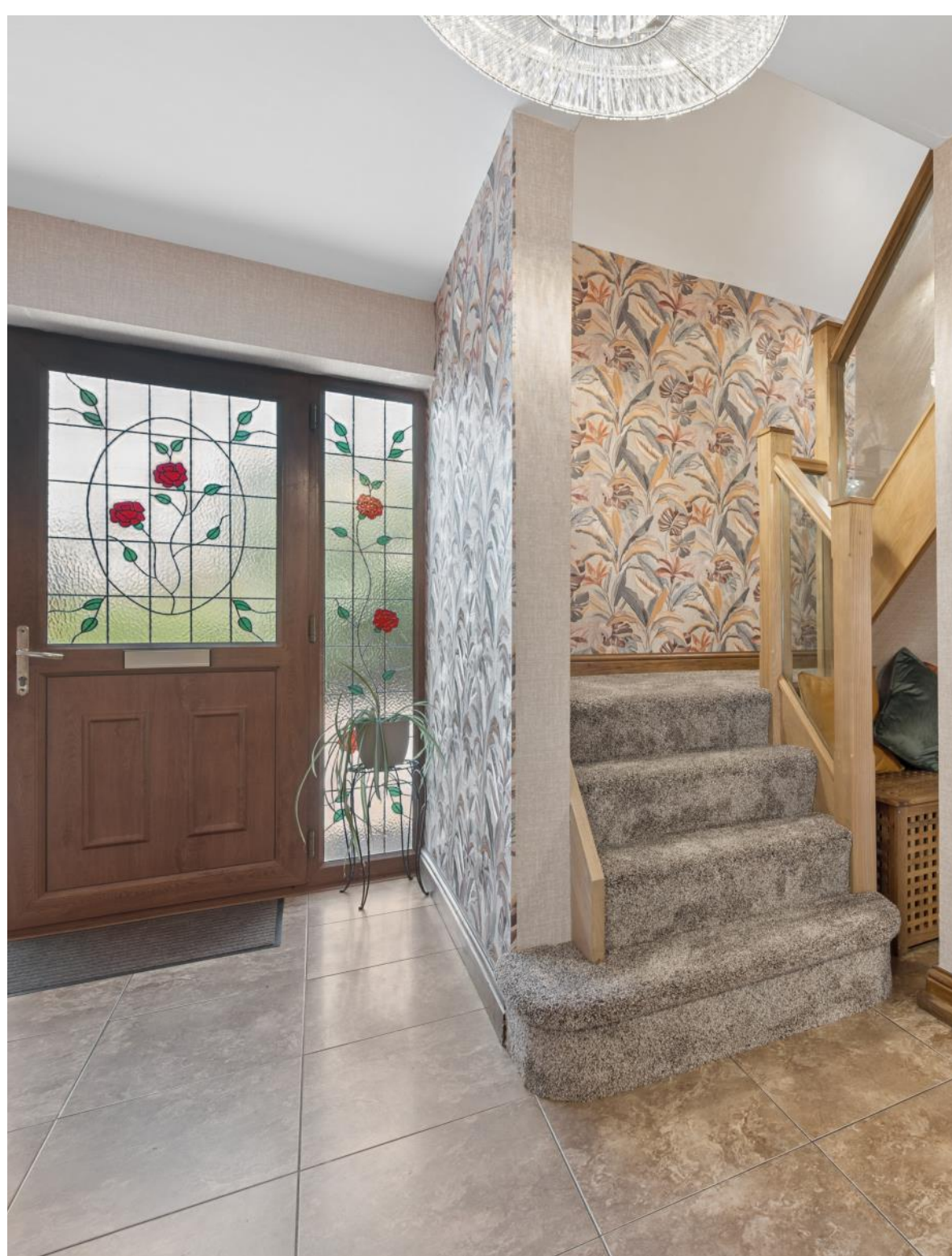


Smithy Lane, Stalmine, Poulton-le-Fylde FY6 0LE

Asking Price £525,000







Smithy Lane, Stalmine, Poulton-le-Fylde, FY6 0LE



4 Bedrooms



2 Bathroom

-
- Individually designed detached family home built in 2005
 - Four double bedrooms, including two en-suite shower rooms
 - Spacious open-plan lounge, dining kitchen and conservatory
 - Separate home office, utility room and ground floor WC
 - Detached double garage with ample gated parking
 - Private south-east facing rear garden with koi pond
 - Electric gates, CCTV and concealed driveway
 - Sought-after village location with excellent commuter links



Constructed by the current owners in 2005, this individually designed detached family home occupies a generous and private plot within the sought-after village of Stalmine. Set behind electric gates with a concealed driveway, the property enjoys an excellent degree of privacy together with beautifully maintained gardens and spacious accommodation extending across two floors.



The welcoming entrance hall immediately creates a superb first impression, leading through to the heart of the home where a spacious open-plan living area seamlessly combines the lounge, dining and kitchen spaces. A log-burning stove provides a warm focal point, while the adjoining conservatory with its solid roof offers an additional reception area overlooking the rear garden, making it an ideal space to enjoy throughout the year. The well-appointed breakfast kitchen is complemented by a separate utility room, whilst a dedicated home office provides an ideal environment for those working remotely. A ground floor WC completes the accommodation.



To the first floor, the property offers four well-proportioned double bedrooms, making it an excellent family home. Three bedrooms benefit from fitted wardrobes, with the principal bedroom further enhanced by a walk-in wardrobe. Two of the bedrooms enjoy the luxury of their own en-suite shower rooms, whilst a contemporary family shower room serves the remaining accommodation.

The private rear garden enjoys a desirable south-east facing aspect and has been thoughtfully landscaped with a generous paved seating area, a feature pond complete with koi carp and mature planting, creating a wonderful space for both entertaining and relaxing. The property also benefits from CCTV for added security.



Stalmine is a popular semi-rural village offering a peaceful lifestyle whilst remaining well connected. Nearby Poulton-le-Fylde provides an excellent range of shops, cafés, restaurants and supermarkets, together with highly regarded schools. The property is ideally placed for access to the Fylde Coast, Garstang, Lancaster and Preston, with excellent road links making commuting straightforward. Surrounded by attractive Lancashire countryside, the location perfectly balances village living with everyday convenience.

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 and garaging, providing offstreet parking for multiple vehicles.

Construction Type : Brick with a Slate Roof.

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 : An electricity pole and associated overhead apparatus are situated within the grounds and are subject to an existing wayleave agreement with Electricity North West.

Footpaths / Bridleways : We understand that there are none known to affect the property.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known to affect the property.

Accessibility adaption information : N/A

Coal field / mining area : None known to affect the area, information obtained from the Local Authority and British Geological Survey.

Communications :

Broadband: Openreach available in the area

Mobile signal: Vodafone, Three, EE and O2 available in the area

B4RN : vendor advised the property is connected to B4RN

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 Council **Council Tax:** Band F

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 : //seashell.unite.udder

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

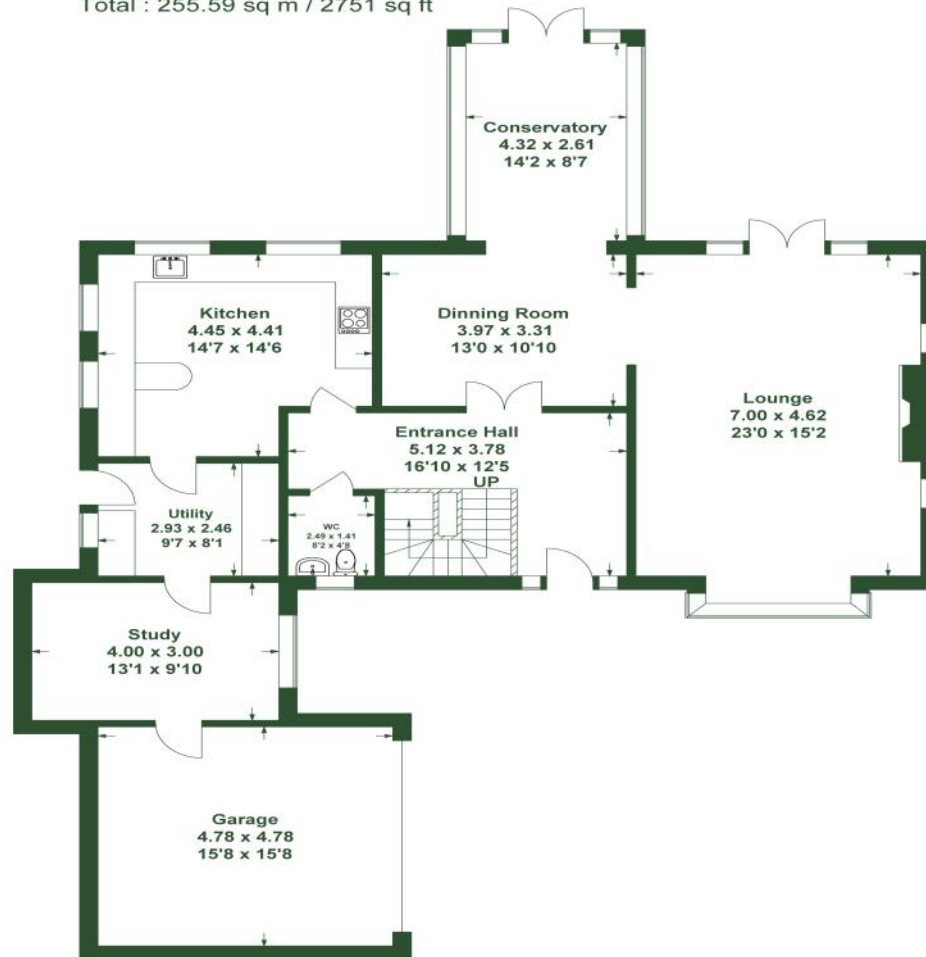
SUBJECT TO CONTRACT



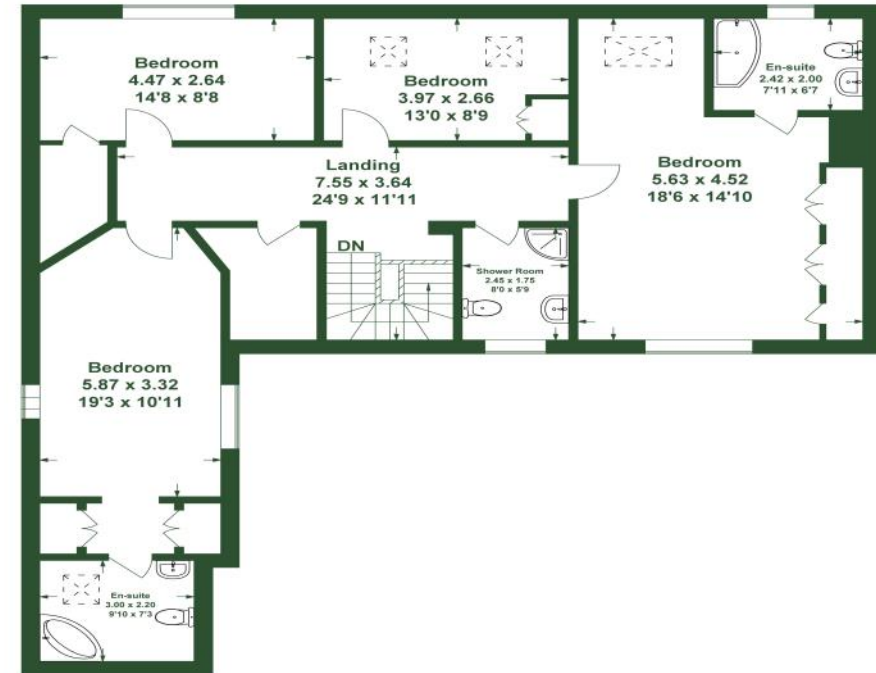
Approximate Gross Internal Area : 232.75 sq m / 2505 sq ft
Garage : 22.84 sq m / 246 sq ft
Total : 255.59 sq m / 2751 sq ft



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

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	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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