



St. Francis Mews, Poulton-le-Fylde, FY6 9FH

Asking Price £775,000







St. Francis Mews, Poulton-le-Fylde FY6 9FH

Asking Price £775,000



5 Bedrooms



3 Bathrooms

-
- Beautifully finished, five bedroom detached family home.
 - Fabulous outbuilding/studio to the rear.
 - Large open plan kitchen/living/dining room.
 - Five double bedrooms. Superb principal suite with en-suite, dressing area and balcony.
 - Off street parking and double integral garage.
 - Positioned just a short stroll from the centre of Hambleton where there are a range of local amenities, shops and transport links.





Welcome to St. Francis Mews. An exceptional detached family home beautifully positioned within an exclusive development in the semi-rural village of Hambleton. The best of both worlds. Built in 2020 by Shard Developments, this impressive property offers spacious and well presented living accommodation throughout, featuring five generous double bedrooms, a stunning open plan kitchen, dining and living space, a sun lounge, followed by an elegant formal lounge.

To the front, a large dual driveway and integral double garage provides ample off-street parking for multiple vehicles, while gated side access leads to the rear gardens and detached outbuilding/studio.

At the heart of the home is the stunning dining kitchen, a stylish and sociable space designed for both everyday family life and entertaining. With direct access onto the rear patio and gardens, it is the perfect setting for dining and socialising, particularly during the warmer months.

The formal lounge provides an excellent space for relaxing and unwinding, with floor-to-ceiling windows to the front and side of the property. Currently utilised as a cinema and music room, the space is enhanced by a striking media wall and LED beamed ceiling lighting. The sun lounge offers further flexibility and could work equally well as a formal dining room, snug or home office. With floor-to-ceiling windows and sliding doors to two sides, the room beautifully brings the outdoors in, framing views across the rear gardens as they change with the seasons.

The detached outbuilding/studio provides excellent flexibility and is currently utilised as a studio, this space could create further workspace or perhaps a hobby room for one of your passionate hobbies. Or a home bar. The choice is yours.

Hambleton is a delightful semi-rural village located just over Shard Bridge within Poulton-le-Fylde in the borough of Wyre, Lancashire. Nestled on the southern banks of the River Wyre, Hambleton offers a perfect blend of tranquillity, community spirit, and accessibility, making it a highly sought-after location for families, retirees, and professionals alike. The village enjoys excellent transport connections, making it an ideal location for those who value both rural living and accessibility. There is an excellent range of primary and senior schools in the area and private schools include AKS Lytham, Kirkham Grammar School and Rossall School.







Upon entering the property, you are greeted by a fabulous entrance hallway with doors off to the room. The floating staircase with feature slate tiling is found ahead, immediately creating a sense of style and elegance, setting the tone for the rest of the accommodation beyond.

The true heart of the home lies to the rear, where an impressive open-plan kitchen, dining and living area has been designed with modern family life in mind. Expansive bi-fold doors with flowing porcelain tiles from the kitchen to the outdoor patio, seamlessly connect the interior with the rear garden, creating the perfect space for entertaining and everyday living. We love this room.

The contemporary kitchen is fitted with an extensive range of high quality wall and base units, complemented by elegant quartz worktops and a feature central island. A comprehensive range of integrated Siemens appliances include an electric hob with extractor above, double oven with app control and self clean function, as well as a microwave. There is also a Quooker hot tap, integrated fridge and freezer as well as pop up sockets within the island. A useful pantry provides additional storage and practicality. The utility room is found off this space with space for a washer and dryer. A sink adds further practicality to this room. Completing the ground floor is a luxurious WC, conveniently placed off the entrance hallway.



Rising to the first floor, the landing is bright and spacious, enhanced by a feature vaulted ceiling and large windows looking out to the front. All bedrooms are exceptionally well proportioned. Bedroom two has views out onto the side and rear of the home and also benefits from its own en-suite comprising a walk in shower, wash hand basin, heated towel rail, WC and the addition of a remote controlled Velux window. Bedrooms three and four are again excellent in size and share a balcony out onto the rear via a patio door to each room. Both bedrooms feature a mezzanine, a great addition to the rooms.

The principal suite has been carefully designed with luxury in mind. This room features a private balcony to the side of the property,, allowing plenty of light to flood in, along with a dressing area and its very own principal suite. Bespoke fitted wardrobes and a dressing table have been fitted to this space. The en-suite bathroom benefits from a his and hers sink within vanity unit, heated towel rail, walk in shower and WC.

A beautifully appointed family bathroom comprises a walk-in shower, double-ended bath, vanity wash basin, heated towel rail and WC, with a further Velux window adding to the bright and airy feel. Underfloor heating serves the ground floor, whilst a gas central heating system services the first floor.



Principal Bedroom



Principal En-Suite





The rear gardens are truly spectacular and again an excellent feature to the home. A detached outbuilding/studio offers endless possibilities, whether as a home office, gym or entertaining space. Large porcelain tiles create a perfect place for summer barbequing and dining al fresco while the lawned gardens and established flower and shrub borders create a private and attractive setting. There is also access to the front of the property to the side.

The integral double garage benefits from a remote controlled door. There is also an electric car charging point positioned to the front of the property and next to the garaging.

The bustling market town of Poulton-le-Fylde is just a 10-minute drive away, offering a range of shops, eateries, and a well-connected railway station with links to Blackpool, Preston, and beyond. The M55 motorway is also within easy reach, providing quick access to the wider Lancashire region.

The property still benefits from the 10 year NHBC warranty which was issued to the property in 2020, providing you with the peace of mind that these homes have been built to a high standard and inspected throughout the build process.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Off street parking is available for multiple vehicles on the driveway and within the garage to the front of the property.

Construction Type : Brick built, tiled 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 : None known

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 2.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach is available in the area

Mobile signal: EE, Vodafone, Three 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 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 G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Harli Rowcliffe. 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 : [///anchors.comply.liability](https://www.what3words.com/anchors.comply.liability)

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.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti -Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

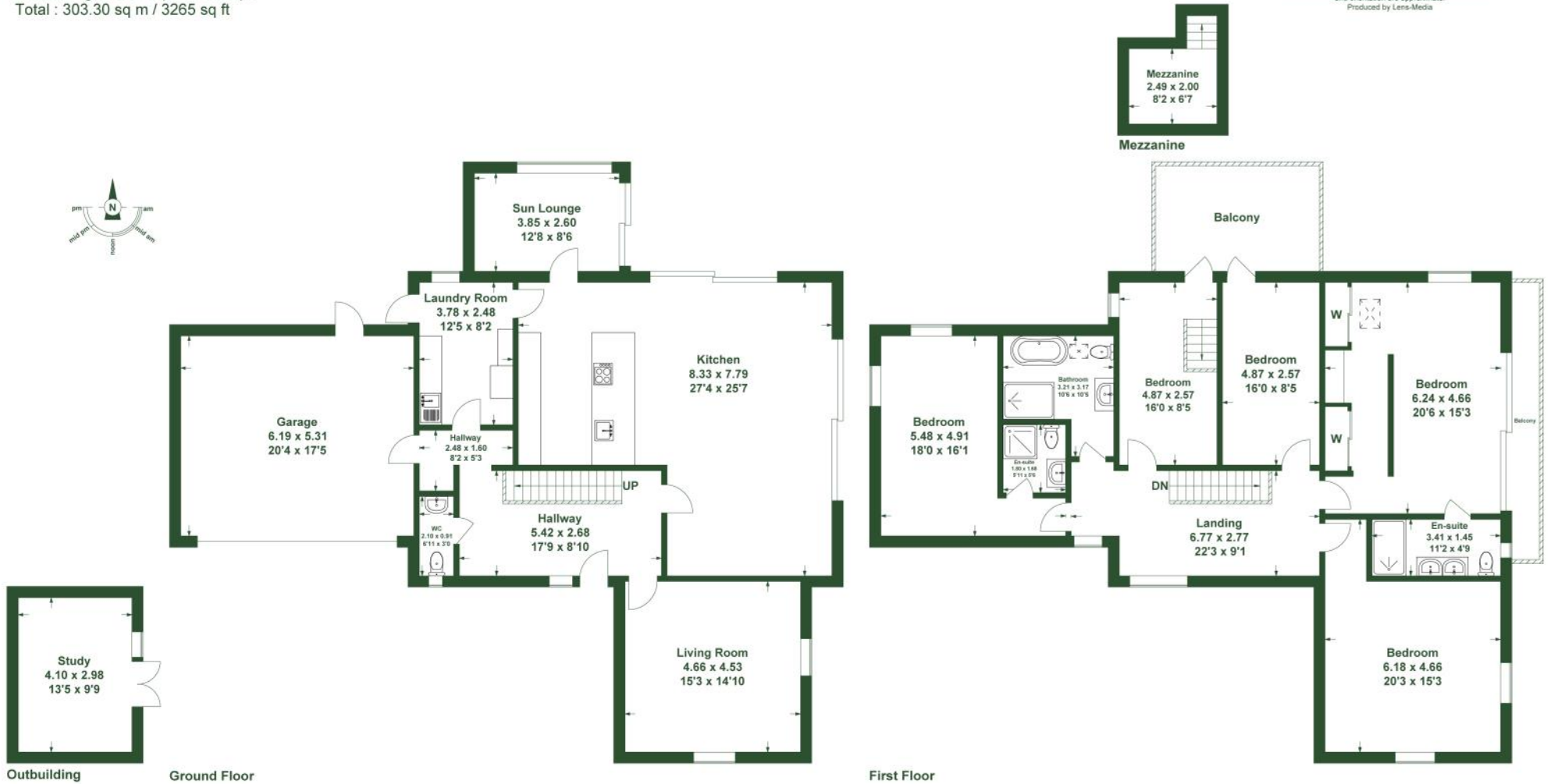
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



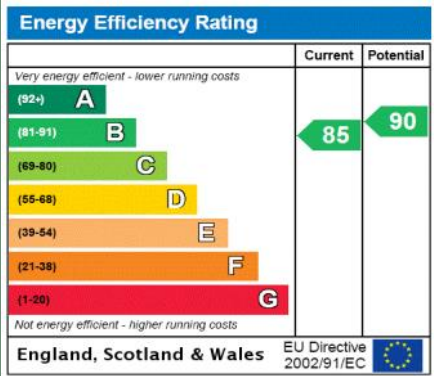
Approximate Gross Internal Area : 258.07 sq m / 2778 sq ft
Garage : 32.86 sq m / 354 sq ft
Outbuilding : 12.37 sq m / 133 sq ft
Total : 303.30 sq m / 3265 sq ft

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 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.





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