



Staynall Lane, Hambleton, Poulton-Le-Fylde FY6 9DT

Asking price £450,000







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3 Bedrooms



2 Bathroom



2.3 Acres OTA

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- Charming three-bedroom detached cottage
 - Substantial gardens and grounds
 - Extended accommodation offering a flexible arrangement
 - Two principal reception/living areas
 - Separate utility room
 - Large detached single garage with power, lighting and useful storage above
 - Greenhouse, polytunnel and established vegetable growing areas
 - Generous driveway providing parking for several vehicles



A charming three-bedroom cottage occupying a delightful semi-rural position and set within substantial gardens and grounds extending to approximately 2.3 acres. Having been a much-loved family home for over 30 years, the property offers tremendous scope for a new owner to create a home to their own taste, complemented by generous outside space, a detached garage, greenhouse, polytunnel and productive garden areas.



The property is an individual home enjoying an attractive setting along Staynall Lane, with the present owners having lived here for more than 30 years. The property has been extended over the years, increasing the accommodation whilst retaining the charm and individuality of the original cottage.

The accommodation is approached through a porch and provides a combination of traditional and more adaptable living spaces. There are two principal reception areas, providing plenty of scope for use as a sitting room, snug or more informal family space, together with a kitchen and separate utility room.



There are three bedrooms, served by the main bathroom facilities, and whilst some aspects of the accommodation would now benefit from modernisation, this gives an incoming purchaser an excellent opportunity to update and personalise the property whilst retaining its established cottage character.

One of the key attractions is undoubtedly the outside space, with extensive gardens and grounds which should appeal particularly to those looking for considerably more space than is normally associated with a three-bedroom home.

For those with an interest in gardening or growing their own produce, the grounds include a greenhouse, polytunnel and established vegetable growing areas, whilst there is plenty of additional space to enjoy the setting and potentially develop the gardens further according to individual requirements.

A generous driveway provides off-road parking for several vehicles and leads to a substantial detached single garage. The garage benefits from power and lighting, a personnel door and useful storage space above, making it suitable not only for parking but also for workshop or general storage purposes.

The property is understood to be connected to mains water, gas and electricity, with drainage provided by a private septic tank system.

Hambleton is a popular Fylde Coast village conveniently positioned for access towards Poulton-le-Fylde, Thornton-Cleveleys and the wider Fylde area. The village provides a range of everyday amenities, whilst road connections give access towards Blackpool, the A585 and onward to the M55 motorway network. For purchasers looking for a more rural lifestyle without becoming isolated from surrounding towns and services, the property offers an appealing combination of character, land and accessibility.



General Remarks

Services: The property has the benefit of mains water, mains gas, and mains electricity. Heating is by way of an gas central heating system. Foul drainage is by way of septic tank, the Vendor is unable to confirm the compliance of the existing septic tank and associated drainage arrangements with applicable regulations. Purchasers are advised to make their own enquiries and satisfy themselves as to the condition, compliance and suitability of the system prior to purchase.

Parking allocated and number of spaces : Off street parking available for multiple vehicles.

Construction Type: The vendor advises that the property is constructed using a combination of cobble, brick and block.

Building Safety: N/A

Restrictive Covenants :Non known to affect the property.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Non known to affect the property

Footpaths / Bridleways : We understand that there are non know 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 1,

Unimplemented Planning Consents : non known to affect the property.

Planning Consents affecting the property : Non known to affect the property, This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : Ground floor toilet and Shower room.

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

Communications :

Broadband: Standard is available in the area

Mobile signal: Three, EE, o2 and Vopafone are available in the area

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 E

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 famillar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///amuse.pages.array

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

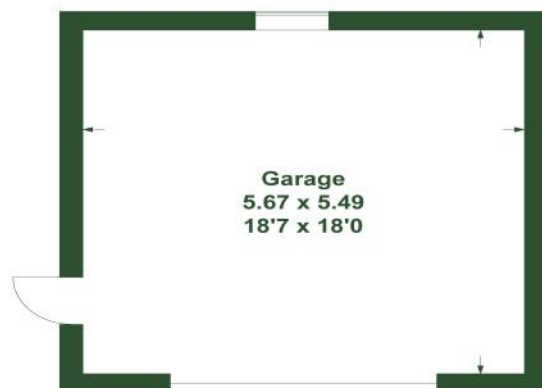
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

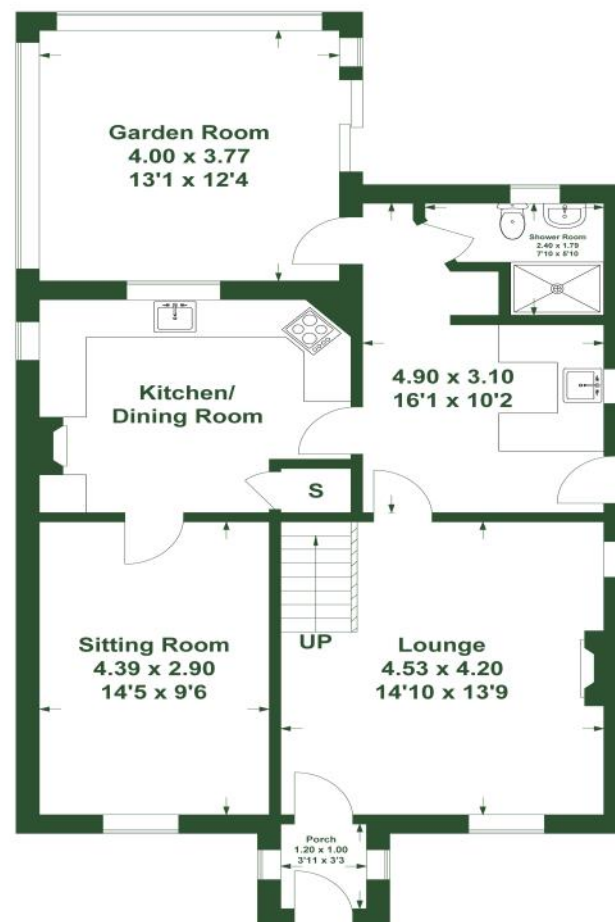


Approximate Gross Internal Area : 147.55 sq m / 1588 sq ft
 Garage : 31.12 sq m / 335 sq ft
 Total : 178.67 sq m / 1923 sq ft

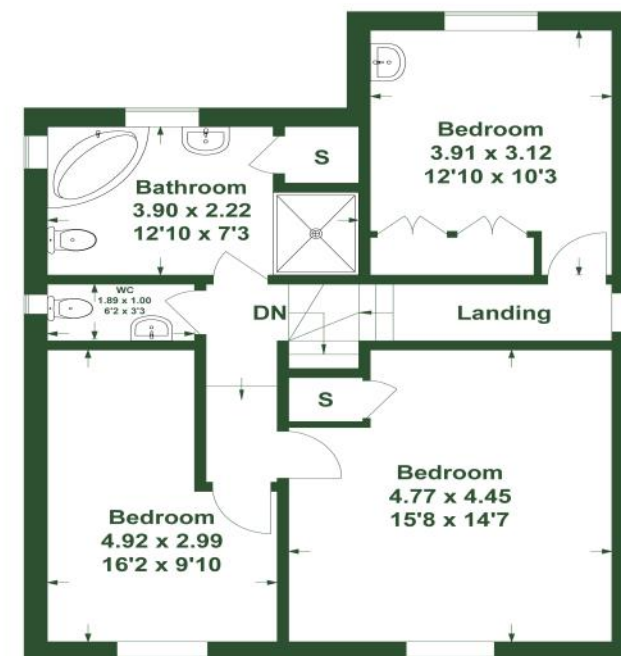
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Garage



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 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 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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