



Highgate Lane, Hambleton, Poulton-le-Fylde, FY6 9DS

Price: £1,119,950

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- Rural six bedroom detached residence
- Beautiful 360' Views
- Stables for 12 horses
- Hay barn, paddocks and outbuildings
- No dwellings within 1/2 mile radius
- Large extended property
- Three reception rooms
- Two bathrooms

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FULL DESCRIPTION

This stunning and rural six bedroom residence is located in a rural setting with 360° views of countryside. The home has no dwellings nearby for a half mile radius and is surrounded by stables, paddocks, kennels, hay barn and various outhouses for different uses. Beautiful views compliment this highly desirable home which has been extended to provide ample living accommodation for the family. Set in approximately 4.25 acres. Viewing is an absolute must!

ENTRANCE HALL

Double glazed door and window. Central heating radiator. Laminate floor. Ceiling spotlights.

LOUNGE

13' 10" x 12' 3" (4.22m x 3.74m)

Tiled floor. Log burner. Double glazed window. Central heating radiator. Spotlights in ceiling.

LIVING ROOM

20' 6" x 16' 0" (6.26m x 4.89m)

Log burner. Three double glazed windows. Laminate floor.

KITCHEN/DINING/LIVING ROOM

24' 3" x 20' 4" (7.40m x 6.20m)

Laminate floor. Ceiling spotlights. Double glazed french doors to garden with three double glazed windows. Double glazed door. Built in breakfast bar. Integrated oven, hob and extractor hood. One and a half bowl stainless steel sink unit and mixer tap.

SNUG/OFFICE

11' 7" x 11' 5" (3.54m x 3.48m)

UTILITY ROOM

13' 11" x 8' 0" (4.25m x 2.44m)

Double glazed door and window. Central heating radiator. Plumbed for washing machine.

SECOND UTILITY ROOM/PANTRY/BOOT ROOM

8' 11" x 5' 8" (2.73m x 1.74m)

Multiple use room. Double glazed door and window. Walk in storage pantry.

GROUND FLOOR WC

WC. Pedestal hand basin. Tiled floor. Fully tiled. Extractor fan.

INTERNAL HALLWAY

Built in storage cupboards. Central heating radiator.

BATHROOM

Free standing bath with mixer shower. WC. Pedestal hand basin. Central heating radiator. Chrome ladder style towel radiator. Fully tiled. Double glazed window. Ceiling spotlights.

BEDROOM 1

12' 5" x 11' 11" (3.81m x 3.64m)

Double glazed window. Central heating radiator.

BEDROOM 2

15' 0" x 14' 2" (4.59m x 4.34m)

Double glazed window. Central heating radiator. Laminate floor. Feature fireplace.



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STAIRS AND LANDING

Spindled balustrade. Double glazed window. Ceiling spotlights.

BEDROOM 3

15' 5" x 12' 2" (4.70m x 3.73m)

Laminate floor. Two Double glazed windows. Underfloor heating.

BEDROOM 4

17' 5" x 9' 1" (5.32m x 2.78m)

Two double glazed windows. Underfloor heating.

BEDROOM 5

14' 6" x 12' 8" (4.43m x 3.87m)

Two double glazed windows. Underfloor heating.

BEDROOM 6

13' 0" x 12' 1" (3.97m x 3.70m)

Double glazed window. Fitted wardrobes. Central heating radiator. Walk in wardrobe. Access through bedroom 5.

BATHROOM

Bath. WC. Vanity hand basin. Double glazed window. Tiled floor. Shower cubicle. Chrome ladder style radiator.

GARDENS AND GROUNDS

Set in approximately 4.25 acres with stables for 12 horses, turnout paddock and menage. Kennels for 8 dogs with indoor and outdoor play areas. Hay barn, store shed, feed shed and shavings shed. Goat enclosure and chicken coop

TENURE

The property is **Freehold**

COUNCIL TAX

Band "F"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been



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unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

11/03/2024



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

5251.26 ft²
487.86 m²

Reduced headroom

101.21 ft²
9.40 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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