



Holly House, Moss House Lane
Westby, PR4 3PE



Introducing Holly House, Moss House Lane—an exceptional detached residence offering approximately 3 acres of mature gardens. This large 4/5 bedroom house boasts stunning open-plan accommodation and includes a dedicated teenager suite. With 3 bathrooms and multiple garages, this property offers ample space and versatility. Situated on a quiet lane, Holly House provides a tranquil setting while still offering convenient access to Lytham, Blackpool, Preston, and the M55 Motorway. The house has undergone extensive modernisation and upgrades by the current vendors, resulting in a beautifully renovated home both internally and externally. We are delighted to present this remarkable property to the market.



GROUND FLOOR

Welcome to this stunning and imposing residence, accessed through double opening doors into the vestibule porch. Step into the grand entrance hall, featuring a spindled staircase leading to the first floor. Moreover, a Bose surround system throughout the downstairs area ensures an immersive audio experience. The hall is carpeted and adorned with a decorative radiator cover. From here, you'll find doors leading to the following rooms:

WC / Cloakroom - Recently fitted with a modern two-piece suite, including a wash hand basin and low-level WC. The room is illuminated by a UPVC double glazed window to the rear and features tiled walls.

Lounge - This inviting space boasts a Georgian bow window to the front, complete with a built-in window seat. French doors open up to the rear garden. The focal point is an exquisite exposed brick Inglenook fireplace, flanked by Georgian windows. A feature reclaimed beam and cast iron wood-burning stove add character. The room is complete with coved ceiling, wall light points, TV aerial point, and two radiators.

Family Room Dining Kitchen - Enjoy the light-filled Georgian bow window with another built-in window seat. French doors connect this space to the conservatory. The kitchen area showcases a high-class range of Smallbone hand-built wall and base units, including a tiled peninsular bar with warm air heating to kickboards. Laminate work surfaces and an inset Franke stainless steel sink with mixer tap enhance functionality. A cast iron Aga range cooker, integrated dishwasher, and ample space for a fridge/freezer are provided. The panelled ceiling features inset ceiling down-lighting, while ceramic tiled splash-backs and slate tiled flooring add elegance. A TV aerial point is conveniently located here.

Large Conservatory - This feature-filled space combines UPVC double glazed and brick base construction. It boasts double opening French



doors to the rear garden and an additional single patio door to the side. Enjoy the natural light while relaxing in this room, which also features a TV aerial point and slate tiled flooring.

Utility Room - Accessible via a door to the rear garden, this room benefits from windows to the front and side. The central heating boiler is located here.

Integral Double / Triple Garage - This garage offers convenience with a remote-operated up and over door for easy vehicle access. Ample natural light streams in through windows to the front and rear. The garage is equipped with power, lighting, and a central heating oil tank. Pull-down stairs lead to a first-floor area that could be converted into a usable room.

FIRST FLOOR

The feature first-floor landing of this residence offers a remarkable outlook of the mature grounds through a Georgian double glazed window at the front. The staircase, with a spindled balustrade, leads down to the ground floor, while another matching staircase ascends to the second floor. Inset ceiling down-lighting and a radiator with a decorative cover add to the ambiance. Doors open up to the following first-floor rooms:

Principal Bedroom - Enjoy the view from the double glazed window at the front elevation. This room boasts an extensive range of fitted handcrafted bedroom furniture, including corniced wardrobes. A TV aerial point and radiator with a decorative cover are also featured. Double wardrobe doors lead to:

En-Suite Bathroom - A UPVC double glazed window to the rear illuminates this space. A five-piece suite comprises a Jacuzzi bath set in a tiled surround, a double glass shower enclosure with thermostatic mixer shower controls, a Vernon Tutbury ceramic pedestal wash hand basin with period taps, a low-level WC, and a bidet with a mixer tap. Inset LED ceiling down-lighting, two fitted ladder-style heated towel rails, and an extractor fan provide convenience and comfort. Fully contrasting ceramic tiled walls and a tile-effect Carndean floor complete the ensemble.

Bedroom Two - This room features a double glazed window to the front and a range of fitted bedroom furniture, including floor-to-ceiling wardrobes. A coved ceiling and radiator add to the room's appeal.

Bedroom Three - Enjoy natural light from the UPVC double glazed window to the rear. This room also includes a range of fitted bedroom furniture, comprising floor-to-ceiling wardrobes, a knee-hole desk, and drawers.

Family Bathroom - The UPVC double glazed window to the rear brightens this space. A four-piece contemporary suite consists of a bath, separate walk-in shower, wash hand basin, and WC. Tiled walls add a touch of elegance.





SECOND FLOOR

Living Area / Bedroom Five - Ascend the aforementioned staircase with a spindled balustrade to reach this versatile space. Two windows on the side provide natural light. Inset LED ceiling down-lighting, a loft hatch, TV aerial point, and a radiator are included. Access to large eaves storage areas on both sides offers ample storage solutions.

Shower Room - A Velux window illuminates this room. It features a three-piece contemporary suite, including a step-in glass shower enclosure with electric shower controls, a ceramic wash hand basin with a mixer tap mounted onto a vanity unit, and a low-level WC with a dual push-button flush. The ceramic walls are fully tiled with a glass border, and a mirror light point and fitted ladder-style heated towel rail add convenience.

Large 4th Bedroom - Enjoy natural light from two windows on the side. This room is equipped with a radiator and provides access to large eaves storage areas on both sides.

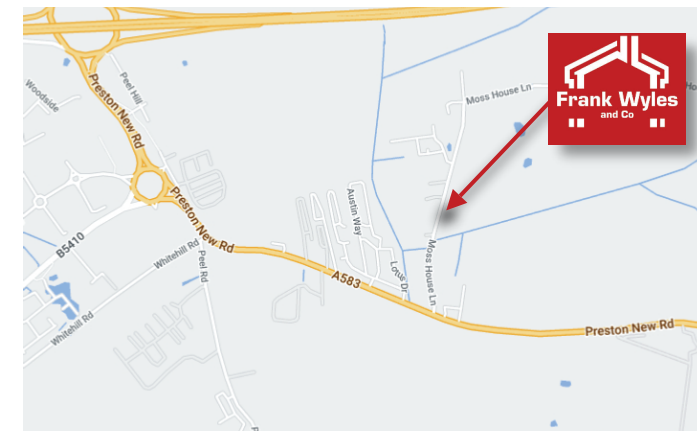
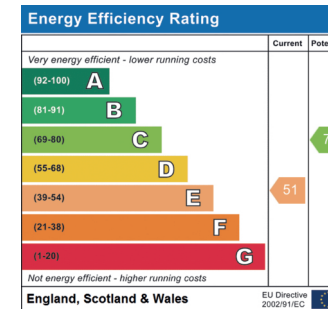
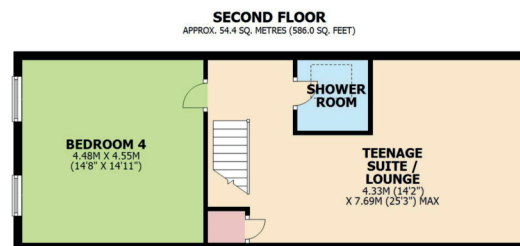
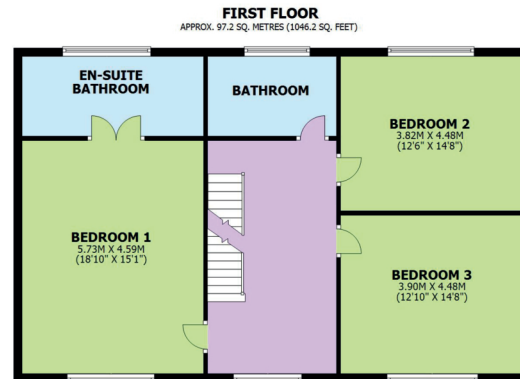
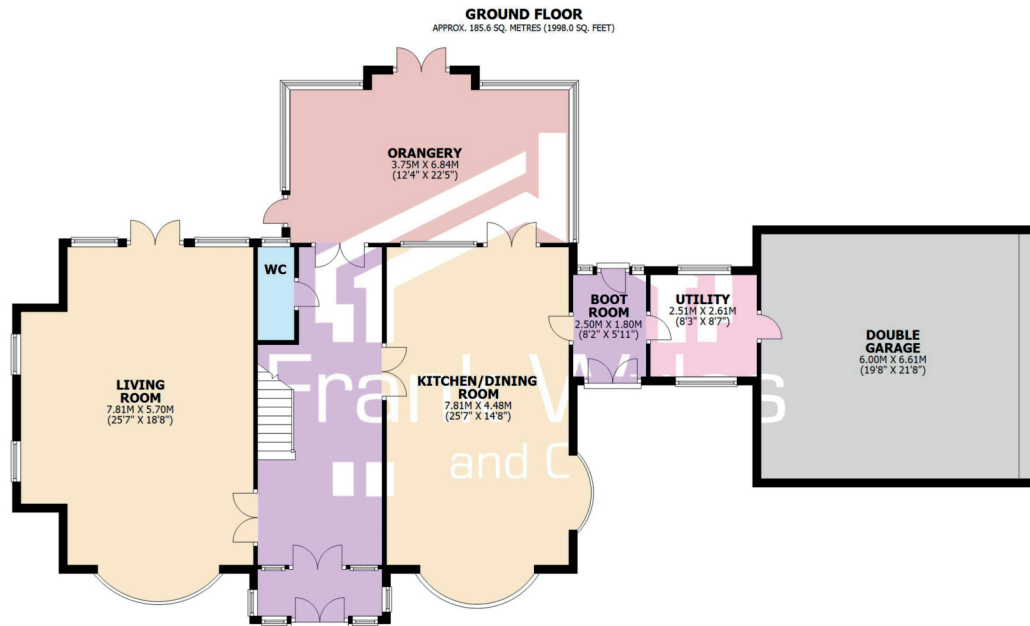
EXTERNAL

Access to the property is through remote-operated composite electric gates, leading to a sweeping driveway. The driveway provides access to a number of detached brick-built garages as well as an additional integral double garage. Recently fitted insulated electric sectional doors enhance the functionality of all the garages. For added security, a CCTV system is in place.

One of the standout features of this property is the approximately 3 acres of meticulously maintained gardens. These well-kept gardens offer more than just open land; they provide a variety of potential uses and possibilities. The grounds are truly exceptional and must be seen in person to fully appreciate their beauty and potential. A state-of-the-art robot lawnmower diligently tends to the front lawn, ensuring its pristine appearance with minimal effort.







Tenure: Freehold

Council Tax: Band G



01253 731 222

11 Park Street, Lytham

01253 713 695

21 Orchard Road, St. Annes

lytham@frankwyles.com

www.frankwyles.com



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