



**TOWN END FARM,
1A WOOD VIEW LANE,
STALMINE,
FY6 0LH**

£575,000



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****CHARACTER RURAL PROPERTY WITH GENEROUS GARDEN SPACE –
GRADE II LISTED****

SITUATED IN A RURAL AND TRANQUIL LOCATION THIS SUBSTANTIAL DETACHED CHARACTER HOME OFFERS SPACIOUS FAMILY ACCOMMODATION THROUGHOUT. THE PROPERTY IS IDEAL FOR A FAMILY / COUPLE LOOKING FOR SOMETHING A LITTLE BIT DIFFERENT IN A COUNTRYSIDE POSITION BUT YET WITHIN AN EASY DRIVE TO POULTON, GARSTANG AND LANCASTER. THE ACCOMMODATION BRIEFLY COMPRISES; THREE RECEPTION ROOMS, BREAKFAST KITCHEN, FOUR GOOD BEDROOMS, SHOWER ROOM AND BATHROOM. AMPLE PARKING, GENEROUS SURROUNDING GARDENS WITH ATTRACTIVE DRIVEWAY AND LARGE GARAGE / WORKSHOP. EPC RATED E

EARLY VIEWING IS A MUST.



LOCATION: Sat in a very pleasant, quiet rural area just off Carr End Lane and Smithy Lane. Enjoying delightful countryside and with Hambleton, Poulton, Garstang and Lancaster within easy reach.

STYLE: Detached, Grade II listed character property.

CONDITION: An extremely well-appointed property ready to walk into with neutral décor, solid wood flooring the ground floor and many attractive rustic features.

ACCOMMODATION: Comprising, Ground floor; Entrance hall with dual entrance to the snug and dining room, both with feature brick fireplaces, log burners and beamed ceilings. The enviable lounge boasts a fabulous rustic brick Ingle Nook fireplace, beamed ceiling, French doors to the rear garden and stairs to the first floor. From the snug there is access to a utility room, breakfast room and kitchen with vaulted beamed ceiling, an extensive range of oak high and low fitted units, integrated appliances, centre island and Belfast sink. First floor: Four double bedrooms each with vaulted ceilings, modern family bathroom with walk-in shower to one side of the property and a further shower room to the other.

OUTSIDE: Gated, loose stone driveway providing parking for several vehicles. The front garden has a lawn, fruit trees and a hedged boarder. South east facing rear garden with paved patio area and good size lawn. Double garage with power and lighting.

SERVICES: All mains services are connected, gas central heating and hard wood double glazing.

TENURE: We are advised the tenure of this property is Freehold

COUNCIL TAX: The property is listed as Council Tax Band E. (Wyre borough Council).

VIEWINGS: By telephone appointment through the Agents office.