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FLAT 9 SINGLETON HALL, LODGE LANE, SINGLETON, FY6 8LT
£325,000



*** EXCLUSIVE AND UNIQUE PRIVATE APARTMENT ***

Singleton hall is a gothic styled mansion originally built in 1855 for the miller family and sensitively converted in 2006 in to 21 luxurious private apartments. Many typical original features are still visible such as the roof line gargoyles and individual stone carvings.

The property still retains its extensive secluded landscaped gardens and woodland for the residents to enjoy, including natural pond, in the peaceful village of Singleton.

The apartment briefly comprises; private entrance reception room, large lounge, two double bedrooms with en suite facilities and private balcony. Double-glazing and gas central heating, allocated parking space and garage.

VIEWING ESSENTIAL



LOCATION: Singleton Hall is found just off Lodge Lane (B5269), heading towards Singleton on the left hand side accessed via a private lane. The property is within easy travelling distance of Preston, Blackpool and Poulton handy for all amenities. The M55 motorway is easily reached ideal for a commute to Manchester or the Lake District.

STYLE: Bespoke modern 1st floor apartment with the original building 19th century styled in gothic revival.

CONDITION: Finished to exacting standards and well maintained. Internal inspection is a must to appreciate the size and quality of these apartments.

ACCOMMODATION: Ground floor; front entrance reception area accessed via video/telephone intercom system, stairs and lift providing access to all floors. Private entrance lobby, hallway with separate cloakroom and W.C. Double doors provide access to a large lounge with door to a private terrace. Well-appointed kitchen with an excellent range of units and integral appliances, utility room with cylinder cupboard, good size study room, which could be used as a dining room or third bedroom. Two double bedrooms, one with dressing area and en suite bathroom, extensive family bathroom comprising, bath, shower, 'his & her' sink unit, W.C and bidet.

OUTSIDE: The apartments are approached via electronic gates and a sweeping driveway passing through woodland areas. The grounds stretch to approximately 7 acres of maintained mixed formal gardens and natural woodland enjoyed as communal areas. The apartment includes an allocated car parking space adjacent to the main entrance and a garage with electronic up and over.

SERVICES: All mains services are connected; gas central heating and double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band G (Fylde Council).

TENURE: Tenure of the property leasehold the details are TBC

VIEWING: By telephone appointment strictly through the Agents office.

