

**MEADOW VIEW,
CARR LANE,
HAMBLETON,
FY6 9DW**

£725,000



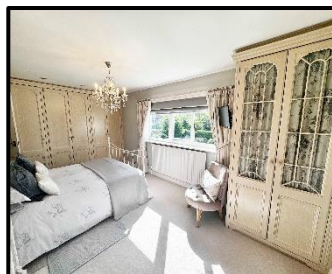
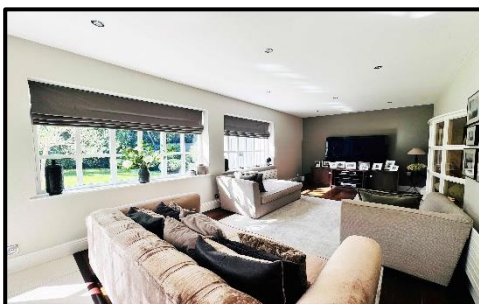
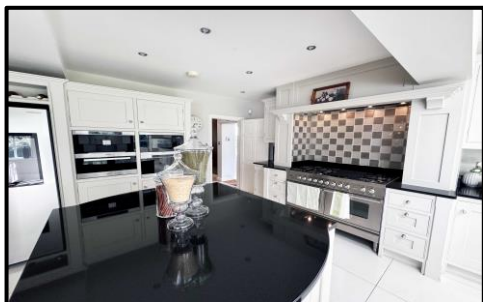
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SIMPLY STUNNING DETACHED RESIDENCE IN A PICTURESQUE SETTING

A MOST IMPRESSIVE AND DISTINCTIVE DETACHED 'FARMHOUSE' STYLE HOME SITUATED IN A QUIET BACK WATER WITHIN THE POPULAR SEMI RURAL VILLAGE OF HAMBLETON. CONVENIENTLY LOCATED AND ENJOYING A RURAL POSITION BUT WITH ACCESS TO ALL AMENITIES AND THE M55 MOTORWAY. THE SPACIOUS ACCOMMODATION IS FINISHED TO EXACTING STANDARDS INCLUDING BESPOKE FITTINGS THAT HAVE BEEN WELL MAINTAINED BY THE PRESENT OWNERS. THE PROPERTY BRIEFLY COMPRISES; THREE RECEPTION ROOMS, OFFICE, STUNNING BREAKFAST KITCHEN AND SEPARATE UTILITY WITH W.C. FIVE BEDROOMS, THREE WITH EN SUITE FACILITIES AND FAMILY BATHROOM W.C. BEAUTIFUL, MATURE LANDSCAPED GARDENS, IN AND OUT DRIVEWAY AND GOOD SIZE GARAGE. INTERNAL INSPECTION IS A MUST.



LOCATION: Occupying a most convenient and sought after semi-rural position on Carr Lane and found just after the turn with Brick House Lane (SAT NAV FY6 9DW). The property is in easy reach of Poulton, Blackpool and Lancaster and the M55 motorway link is accessed via the by-pass.

STYLE: Attractive, Farmhouse style property.

CONDITION: Immaculate and tastefully presented with a calming style of décor throughout. All finished off to a very high standard including the fittings.

ACCOMMODATION: Ground floor; Welcoming entrance hall with oversized front door. Character front reception room with feature box bay window and attractive fireplace. Central dining room with access to the garage. Spacious and extremely well fitted kitchen by Robert Pallant offering a high level of appliances including professional multi gas burner hobs and grill, integral dishwasher, ovens, plate warming drawers, wine chiller and Miele plate warming drawers, steam oven and nespresso coffee machine. Off the kitchen you will then enter the dining / family room which extends across the back of the property with French windows out to the garden. Additional ground floor rooms include a fully fitted office suite a separate utility and a cloak room with a C.P. Hart vanity unit. First Floor; landing area. Master bedroom with fitted furniture and en-suite shower room. Three further double bedrooms, two with en-suite facilities and fitted furniture and a single fifth bedroom / nursery. Well-presented tiled bathroom w.c..

OUTSIDE: The property enjoys well maintained landscaped gardens, the front is laid to lawn with borders including shrubs and trees and a boundary brick wall with an In and Out stone chipped driveway and access to the garage. The rear garden truly is a tranquil setting with manicured lawn, extensive paved patio area and pergola. Borders surround with a wide variety of shaped shrubs and bushes with ornamental trees.

SERVICES: All mains services are connected, gas central heating and fully double glazed.

COUNCIL TAX BAND: The property is listed from an online search as Council Tax Band TBC (Wyre Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By telephone appointment through the agents office.