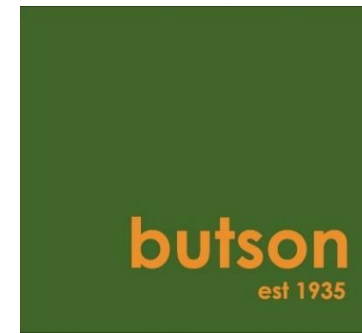




**THE GLASSHOUSE, PUDDLE HOUSE LANE, FY6 8LB**





The Glasshouse,  
Puddle House Lane, Poulton Le Fylde,  
FY6 8LB

Asking Price £1,300,000



- Stunning, individually designed Home
- Finished to an exceptional high specification
- Convenient, quiet semi-rural location
- Spacious versatile accommodation
- Fabulous open plan kitchen, dining, sitting room
- Five bedrooms, three ensuites
- Master ensuite and walk in wardrobe
- First floor laundry room
- Detached triple garage.
- First floor balcony with spectacular countryside views.
- Large surrounding gardens
- Viewings are an absolute must







\*\*\* Stunning, individually designed home finished to a high specification \*\*\*

This recently constructed house certainly provides the wow factor with its unique glass façade and sleek roof design making 'the glass house' a standout home.

Situated in a semi-rural quiet backwater just 10 minutes from Poulton town centre and within easy reach of all local amenities, transport services and motorway access.

The accommodation briefly offers; stunning open plan living dining kitchen across the back of the property, lounge and snug room / office. Five bedrooms, three with ensuite facilities, family bathroom WC and laundry room.

First floor full length balcony enjoys fabulous views over the rear garden and countryside. Spacious driveway with ample parking and large triple garage with 2 storey height.

The property provides large surrounding gardens with rural outlook.

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A unique and sought-after location off Fairfield Road, Singleton, close to Poulton town centre and nearby facilities.

Transport service routes are within easy reach of the property including the M55 / M6 and nearby towns such as Kirkham, Lytham, Preston, Garstang and Lancaster.

The property is ideally located for many good local schools including Baines & Hodgson High as well as Kirkham Grammar and Rossall Boarding School.

Architecturally designed, modern eco style home built around 2022. A light and airy space with a contemporary finish throughout.

Immaculately presented and ready to walk into this home is definitely worth viewing to appreciate the accommodation on offer.









Ground Floor; Impressive entrance hallway and landing with floor to ceiling glazed windows, oak & glass staircase leading off and wet room. Main lounge and sitting room / office to the front aspect.

Open plan design, living / dining / kitchen which spans the rear of the property which enjoys plenty of natural light and open views to the garden and patio area.

The bespoke fitted kitchen includes integrated appliances with single over and separate combination oven, gas hob with extraction, fridge and freezer, dishwasher and hot tap. Solid worktops with island and breakfast bar.

Two sets of Bi-Folding doors across the back. Feature inset fireplace to the living area.

First Floor; light and airy landing with glass balustrade, vaulted ceiling, Velux roof lights and useful laundry room.

The property provides five bedrooms, the master bedroom sits at the back of the property with views out to the garden, with dressing area, ensuite and access onto the full-length balcony which runs across the rear of the 1<sup>st</sup> floor.

Two double bedrooms with 'Jack & Jill' ensuite, one with access to the balcony and two further, good size bedrooms.









The property provides a large stone chipped driveway to the front with parking space for multiple vehicles and access to the detached garage / workshop with power and light installed.

Neat, planted borders, timber fencing and established trees surround.

The rear can be accessed via either side of the property along a paved walkway to a laid stone patio with ample space for seating, dining and entertaining. Large lawn with surrounding fence and open aspects.

Mains electric and LPG gas central heating connected providing under floor heating throughout. Waste treatment plant drainage.

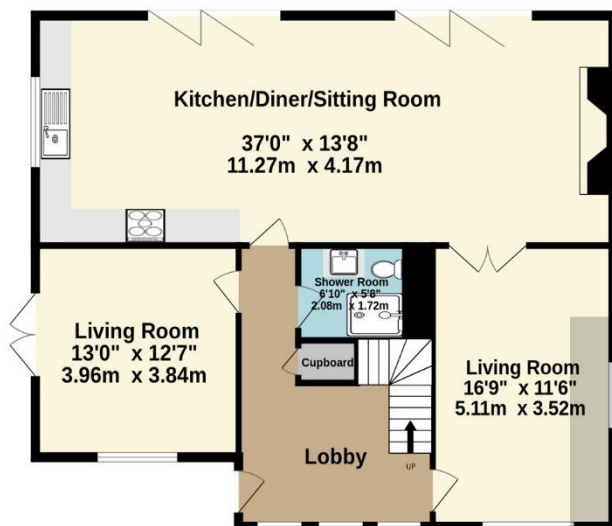
Alarm installed along with numerous security cameras.

Power is provided for installation of electronic gates and car charging if required.

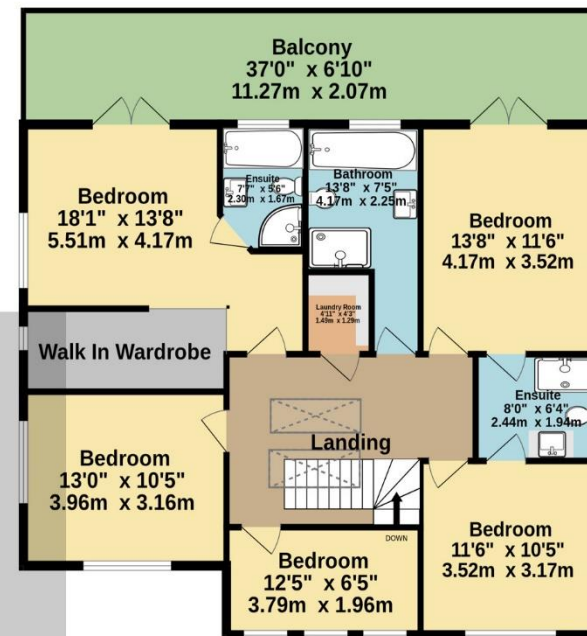




GROUND FLOOR  
1786 sq.ft. (165.9 sq.m.) approx.



1ST FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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COUNCIL TAX BAND: The property is listed online as Council Tax Band G (Wyre Council)

EPC RATING- to be confirmed.

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

VIEWING: By telephone appointment strictly through the Agents' office and is an absolute must.



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