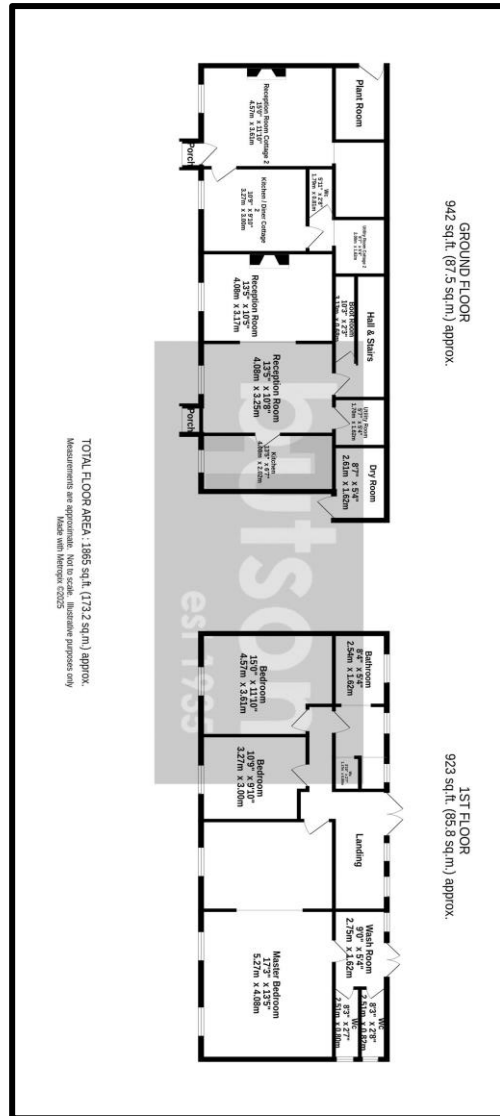




**SPRING BANK COTTAGES,
WYRE SIDE,
KNOTT END-ON-SEA,
FY6 0AA**

£625,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

A FANTASTIC ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE A FORMER RESIDENTIAL SAILING SCHOOL.

THE PROPERTY WHICH WAS ORIGINALLY TWO 19TH CENTURY FISHERMAN'S COTTAGES IS BEING SOLD WITH FULL PLANNING GRANTED TO RE MODEL AND CHANGE THE FAÇADE, SUCH AS PANORAMIC WINDOWS AND FULL LENGTH BALCONY TO THE FRONT OF BOTH PROPERTIES. INCLUDED IN THE SALE IS THE OLD AND SPACIOUS TIMBER CLASSROOM WITH PLANNING TO BE TURNED IN TO ANNEX ACCOMMODATION AND ALSO A LARGE BOATHOUSE WITH IT'S OWN SLIPWAY! THE VIEWS OF THE RIVER, ESTUARY AND ACROSS MORECAMBE BAY TOWARDS THE LAKE DISTRICT ARE STUNNING, SOMETIMES EVEN DRAMATIC WITH THE ADDED INTEREST OF PASSING TRAWLERS, PLEASURE CRAFT AND DISTANT SHIPPING. THE COASTLINE IS A BIRDWATCHERS AND NATURE LOVERS PARADISE. A QUIET LOCATION WITH A FOOTPATH AND NO ROADWAY TO THE FRONT. VEHICULAR ACCESS IS PROVIDED AT THE REAR ALONG A TRACK THROUGH KNOTT END GOLF COURSE WHERE PARKING IS FOUND.



LOCATION: Occupying a waterside position, accessed via a private track which is a continuation off Hackensall Road (Sat Nav FY6 0AA) and leads you across Knott End Golf course. Enjoying uninterrupted sea views and over to the Lakeland fells the property is conveniently located within easy walking distance to local amenities, including a pub, supermarket, library, local shops and Fleetwood ferry. Larger towns such as Poulton, Cleveleys and Lancaster City centre are just a short drive away.

STYLE: 19th century pebbledash, detached property comprising of 2 semi-detached cottages.

CONDITION: The property is ready for an update and upgrade. Plans have been passed for external alterations and can be found on the Wyre Borough Council website.

ACCOMMODATION: The current layout makes use of both 1 & 2 Spring Bank Cottages which provides just under 2,000 Sq Ft of accommodation. The present habitable layout provides as follows; kitchen, dining room and sitting room with large wood burning stove. Three bedrooms and various wash and bathrooms with w.c facilities. A copy of the floorplan provides guidance on the layout attached to the brochure.

OUTSIDE: The property has access from the Golf Course with parking to the rear. Steps down through a tiered garden provide access to the property and waterfront. Pedestrian access at the front is via the shoreside footpath. The frontage is mainly hard standing with private slipway for boat launching.

COUNCIL TAX: The property is listed as Council Tax Band C (Wyre Borough Council).

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

VIEWING: By appointment through the agents office.

PLANNING REFERENCES: Change of use of existing classroom to form ancillary living accommodation in association with no. 1 Spring Bank Cottage. **22/00975/FUL** Erection of front balcony to 1 and 2 Spring Bank Cottages and changes to external finishes and window openings. **22/00976/FUL**