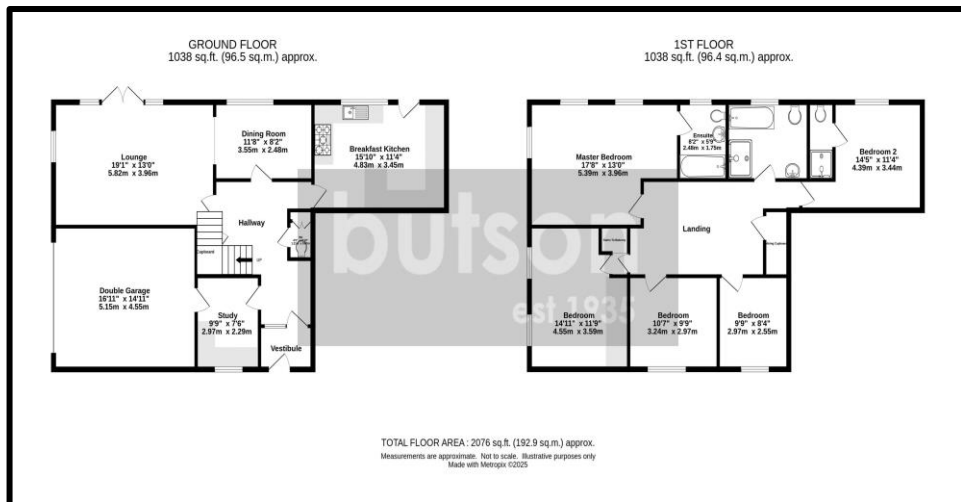




**1 MYTHOP VILLAGE,  
MYTHOP ROAD,  
BLACKPOOL,  
FY4 4XA**

**£440,000**



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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A spacious and characterful five-bedroom rural home originally dating back to 1850 and thoughtfully reconstructed around 1987.

Nestled in a quiet corner of a peaceful courtyard setting, yet just minutes' drive from local amenities. Accessed via a private road this property features generously sized, well-proportioned rooms offering flexible and adaptable living accommodation.

The accommodation briefly comprises a spacious lounge, second reception room and a study, along with a breakfast kitchen. A striking galleried landing with balcony leads to the master bedroom with en-suite, a second en-suite bedroom, three further bedrooms, and a family bathroom with WC. Externally, the property benefits from well-maintained gardens, access to communal outdoor space, a large integral garage, and ample parking. Call today to arrange your viewing.



**LOCATION:** From Preston New Road take Weeton Road. In just under a mile turn right immediately after the Staining Road junction (Sat Nav FY4 4XA). No.1 can be accessed by following the driveway straight on and around to the rear, (which provides access to the properties garage as well.) This rural location is only a few minutes' drive from the M55, supermarkets, schools, hospital and other amenities in Poulton, Lytham St Annes and Blackpool.

**STYLE:** Charming five-bedroom rural family property.

**ACCOMMODATION:** The property is entered via a welcoming porch and hallway, which includes a cloakroom WC, staircase, and a useful storage cupboard. To the rear, the lounge enjoys views over the garden and features French doors leading outside. A separate dining room, accessible from both the hallway and lounge offers flexible living space. The generously sized breakfast kitchen is fitted with an extensive range of wall and base units, complemented by solid worktops, tiled flooring, and a stable door providing direct access to the garden. At the front of the property, a fitted study/office offers an ideal work-from-home space and includes internal access to the integral garage. Upstairs, a feature landing leads to a raised balcony area—perfect for light use or additional storage. The property offers five well-proportioned bedrooms, two of which benefit from en-suite facilities, along with an updated family bathroom.

**OUTSIDE:** To the front, the property overlooks a well-kept communal courtyard with established shrubs and bushes. The rear garden enjoys a paved stone patio adjacent to the property, providing access around to the side and to the front of the garage. An established lawn is surrounded by deep well stocked borders with shrubs and bushes made private by fencing. The garage is a double (16'11 x 14'11) with power, light and electric up and over.

**SERVICES:** Mains water and electricity, septic tank drainage and gas fired central heating.

**TENURE:** We are advised the tenure of this property is freehold but a monthly management fee of £110.00 pcm is payable for the upkeep of the communal areas, bio septic tank, external window cleaning, gutter cleaning and gardening of the communal areas.

**COUNCIL TAX:** The property is listed as Council Tax Band F (Fylde Borough Council)

**VIEWINGS:** By telephone appointment through the agent's office.