



**Old Bankfield House, Poolfoot Lane, Singleton, FY6 8NA**  
**Asking Price £1,200,000.**



Old Bankfield House, Poolfoot Lane, Singleton

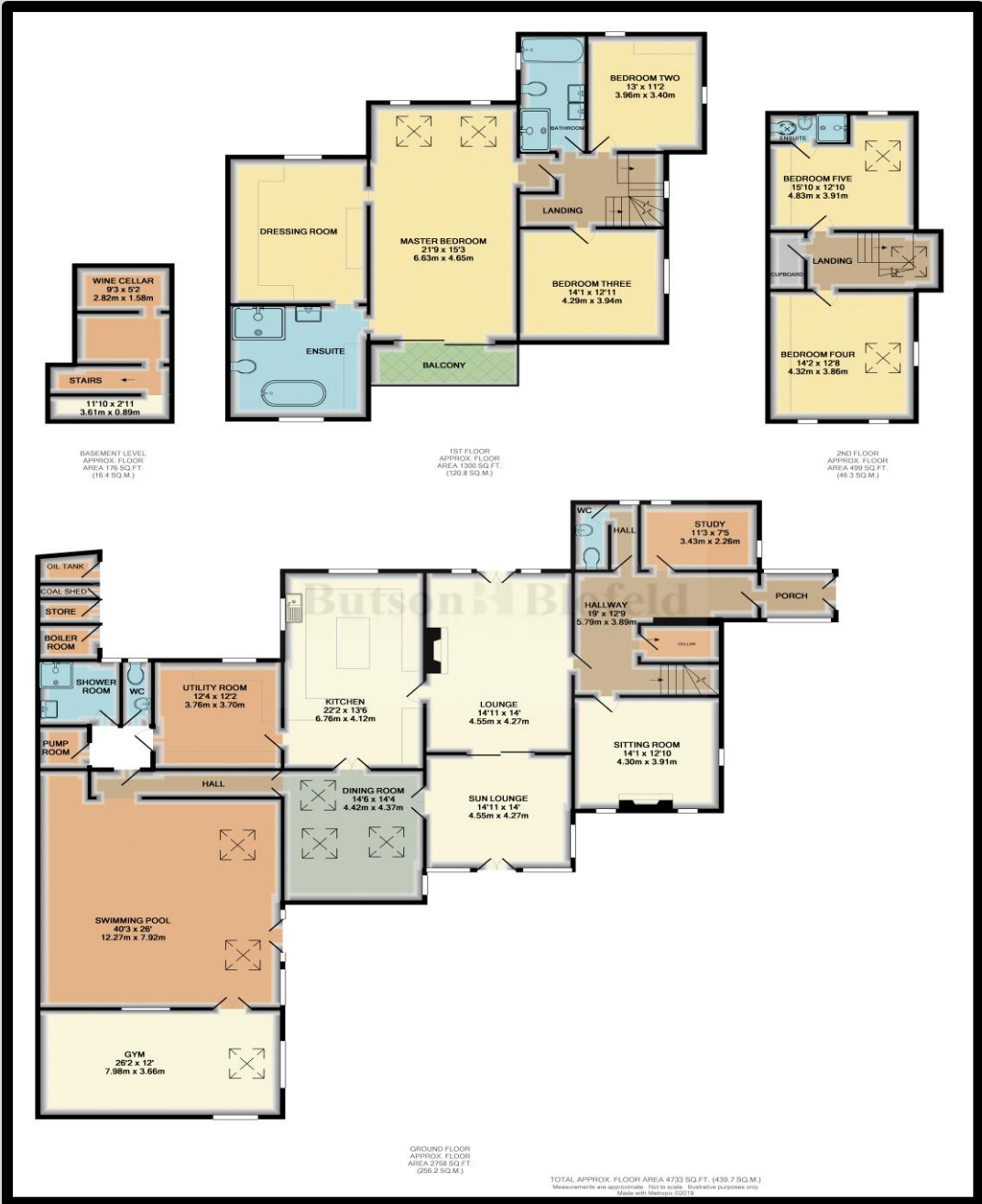
Price: £1,200,000

\*\*\* LOCATION! LOCATION! LOCATION ! \*\*\*

‘OLD BANKFIELD HOUSE’ IS AN IMPRESSIVE FAMILY HOME THAT WAS ORIGINALLY TWO FARM COTTAGES DATING BACK APPROX 150 YEARS. OVER THE YEARS THE PROPERTY HAS BEEN EXTENSIVELY EXTENDED AND REDESIGNED FEATURING A STUNNING INDOOR HEATED SWIMMING POOL AND LEISURE COMPLEX WITH GYM. SET IN APPROX ONE ACRE OF PRIVATE FAMILY LANDSCAPED GARDENS, THIS IMPOSSIBLY CHARMING RESIDENCE BOASTS AN EXPANSIVE FLOOR PLAN AND GRANDLY PROPORTIONED LIVING SPACE OF AROUND 5,000SQ FT. IT MUST BE VIEWED TO FULLY APPRECIATE THE SIZE AND SPLENDOUR OF THE ACCOMMODATION.

Briefly comprising entrance hallway, cloaks/WC, office, snug, central lounge, sun lounge, dining room, dining kitchen & utility. Superb indoor heated swimming pool complex with adjoining gym, changing room and shower/WC. To the first floor is a large master bedroom with balcony, en suite bathroom/WC and dressing room, there are also two further double bedrooms & a large bathroom/WC. To the 2nd floor there are two double bedrooms and an en suite shower room/WC. Two double garages with extensive storage.

Outside garden kitchen ideal for entertaining, Summerhouse with fitted kitchen, lounge, bedroom and private patio. Ideal as a Granny Annexe or further office accommodation.





Set in just over an acre, with landscaped well-maintained lawns and well-stocked flower beds thoughtfully planned by the current vendors to achieve a fantastic family garden space. Benefiting from a triple garage and a separate double garage with stairs to the upper floor, 'newly constructed' garden room with integrated kitchen, wine chiller, BBQ area and further courtyard parking. Electronically operated gates with intercom, substantial courtyard area featuring a large pond and further courtyard providing access to the front patio area and outbuildings.

**Services:** Mains electricity, oil fired central heating and mains water are connected. A water filtration system is installed

**Tenure:** We are advised by the owners that the tenure of the property is freehold

**Energy Performance Rating** - The property has an energy rating of **TBC**

**Council Tax Band:** The property is listed as Band G (Wyre Borough Council)





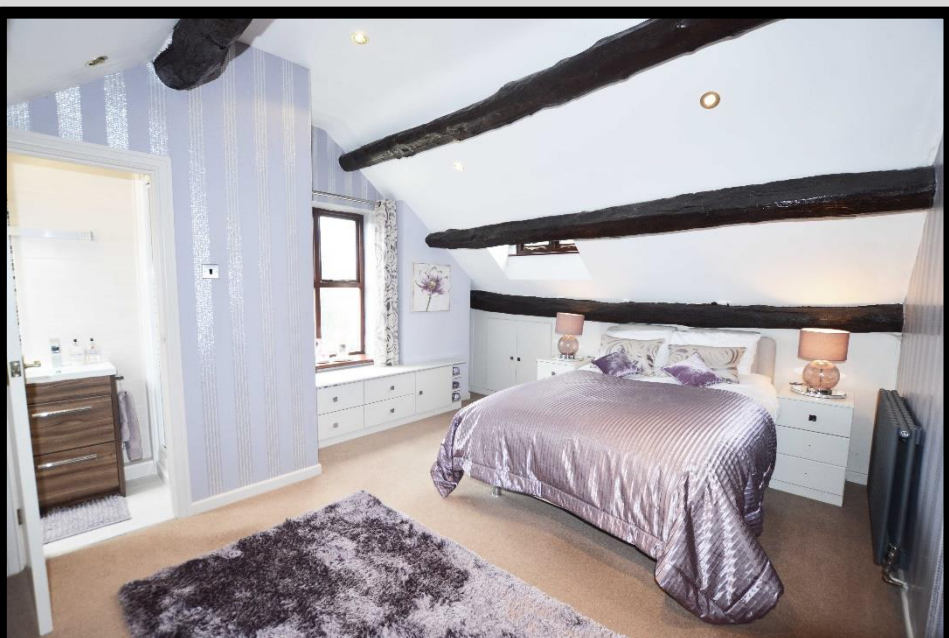


There are a number of exclusive properties along Pool Foot Lane which is located on the edge of Singleton. This quiet location is perfect for those who enjoy the peace and tranquillity of rural life, yet within close proximity to shops and amenities, with the town of Poulton-le-Fylde and train station a short drive away.

Access onto the main road network is excellent, making Old Bankfield house an ideal home for those who commute, with easy access to all the Fylde towns and further afield with the motorway network only minutes away.

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

The swimming pool complex is truly a fantastic entertaining space for all family and friends, with a shower/dressing room, pump room and large gym.











Double doors open into the impressive porch, entrance hall with W.C/cloak room and study, staircase rising to the first floor and access to the cellar room below. Double doors open onto the garden from the dining area and the room flows beautifully, the grandly proportioned lounge features a substantial fireplace with a wood burning stove, providing a fabulous focal point, there is also a conservatory and a further sitting room known as the snug.

The extensive kitchen has a range of wall and base mounted units with contrasting granite work surfaces and centre island. There is a Range cooker with extractor fan along with an American fridge-freezer, an integral dishwasher and Belfast sink. The utility room links off the kitchen with access through to the swimming pool complex and courtyard beyond with a variety of outbuildings.



On the first floor the impressive spacious master bedroom is absolutely stunning with a private balcony and large dressing room with fully fitted bespoke wardrobes and vanity unit, a large modern en-suite bathroom includes a stand-alone bath, spacious walk-in shower, w/c and basin.

There are two further good-sized double bedrooms and luxury family bathroom all located on the first floor. On the 2nd floor there are two further bedrooms with feature beams, the fifth bedroom has its own en-suite shower room and the fourth bedroom with built in wardrobes has been used as a sitting room, this space would be ideal for a teenager wanting their own space.

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