



## 'COTTAM HOUSE'

**105 BLACKPOOL OLD ROAD, POULTON LE FYLDE, FY6 7RH**



# Butson Blofeld

Real Estate and Letting Agents

Cottam House, 105 Blackpool Old Road,  
Poulton Le Fylde, FY6 7RH

Priced To Sell: £735,000

- Handsome detached family home.
- Popular residential location.
- Spacious family accommodation
- High end specification throughout
- Fabulous, bespoke fitted kitchen.
- Family room extension to rear.
- Four double bedrooms plus single
- Two en-suite plus family bathroom
- Beautiful orangery
- Stunning rear garden.
- Large driveway with double garage
- Viewings strictly by telephone appointment.





## 'Cottam House' 105 Blackpool Old Road

\*\*\* Size and location, two very significant features for this impressive family property \*\*\*

Situated on the edge of Poulton centre, this surprisingly large, detached home has been re modelled and extended to the rear & must be viewed to appreciate the full accommodation and standard on offer.

Location wise, you are a short stroll into the town centre with a wide range of shopping facilities, restaurants, transport services and good schools. Motorway access is in easy reach and Poulton train station is nearby, ideal for anyone commuting.

The layout briefly includes large reception areas with open plan living, dining kitchen with orangery. Five bedrooms, two en suites and family bathroom. Gas central heating and double glazing installed.

Generous landscaped and secure gardens with sunny aspect and ample off-road parking with dual access garage.







Ground floor; External entrance porch and large hallway with cloak room W.C, formal lounge with feature stone fireplace and bay window leading via French doors into the fabulous open plan family room/kitchen.

The bespoke, solid wood fitted kitchen has tiled flooring throughout, an extensive range of units, granite worktops, integrated appliances, and central island. A feature living flame open fire separates the kitchen from the sitting room which has a contemporary wood burner though to the dining area.



From the dining area there is dual access into the beautiful orangery with lantern ceiling and bifold doors opening to the garden





First Floor; Landing area with access to the fully tiled family bathroom incorporating wall mounted vanity unit with twin sinks W.C and L shaped shower bath.

A double bedroom with fitted wardrobes to the front along with a single bedroom/office.

An inner hall leads from the landing to the two rear double bedrooms one with fitted wardrobes, dressing room and fully tiled ensuite shower room.



The spacious, main bedroom suite also has a dressing area with fitted wardrobes and fabulous fully tiled ensuite with walk in shower, twin sinks, bidet, and W.C.









This handsome property is set behind remote controlled double gates and wood fencing and a large tarmac driveway across the front gives ample parking and access to the double garage.

A door to the side of the garage takes you through to the rear porch with access to the exquisite rear garden with its luscious lawns, mature borders, trees and many stone paved paths and patio areas making it ideal for entertaining. Timber constructed summer house for garden storage.

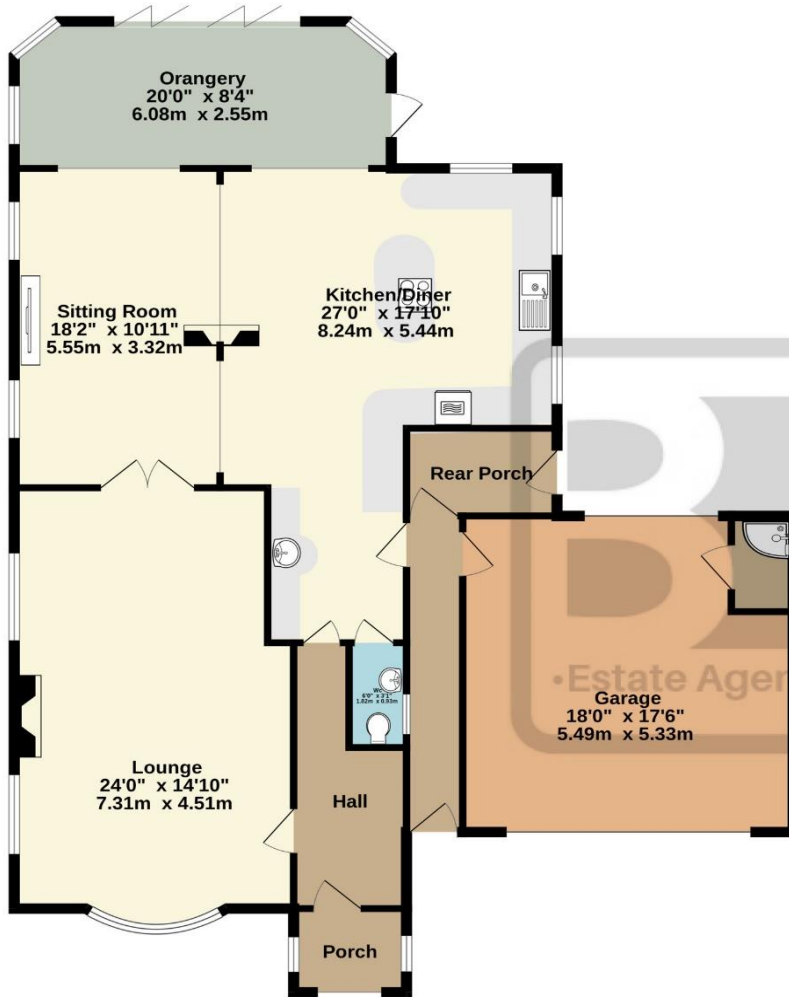


The garage can also be accessed via a rear patio and contains a handy shower room.

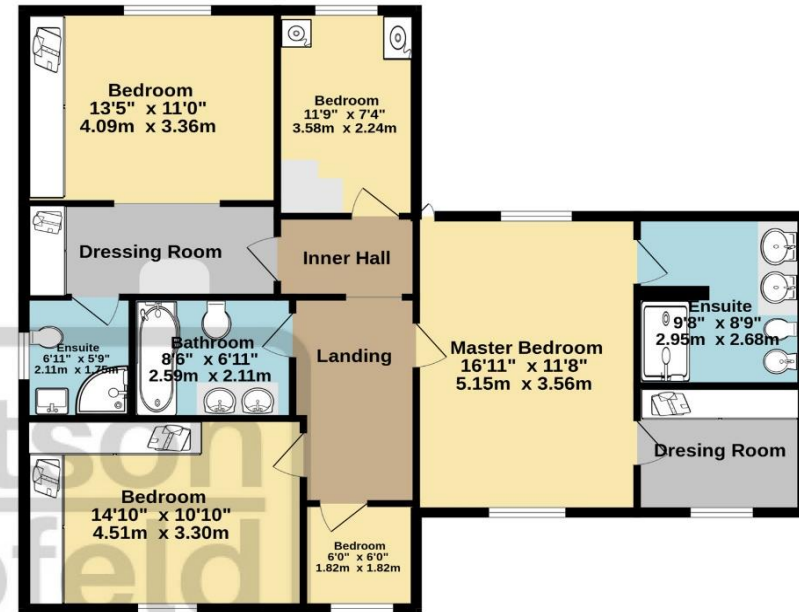
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GROUND FLOOR  
1589 sq.ft. (147.7 sq.m.) approx.



1ST FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2641 sq.ft. (245.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Services: All mains services are connected, gas central heating and double glazed windows.  
Electric gates to the front garden

Council tax band: The property is listed as band E (Wyre council).

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

Viewing: Strictly by telephone appointment through the agent's office and comes highly advised.



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