



Lytham
Estate Agents

Pennfield, 10 Islay Road
Lytham | FY8 4AD



Pennfield

Fabulous Example Of A Superb Family Home, In One Of Lytham's Most Sought After Locations. Spacious Living Accommodation Comprises: Two Reception Rooms, Beautiful Garden Room, Office, Conservatory, Fitted Kitchen with Aga, Six Bedrooms, Three Bathrooms, Including Large Master Bedroom Suite\ Balcony, South Facing Gardens, Double Garage & Private Parking.



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Entrance Vestibule

5'0" x 3'5" (1.52m x 1.04m)

Solid wood entrance door with arched leaded top-light over, Cornice to ceiling, Fitted matting, Panelled door with matching side panels and top light over leading through to the

Entrance Hall

11'10" x 9'5" (3.61m x 2.87m)

Double panel radiator, Solid wood flooring with feature inserts, Turned spindled staircase leading to the first floor, Cornice to ceiling

WC

6'4"x 4'8" (1.93m 1.42m)

Obscure leaded window to front aspect, Ceramic tiling to floor, Fully tiled walls, Inset halogen ceiling

lights, Chrome ladder style heated, Two piece suite comprising: Wall-hung Althan wash-hand basin with vanity cupboard set beneath with mixer tap

Low level WC with concealed cistern

Lounge

22'10" x 16'4" (6.96m x 4.98m)

Leaded window overlooking the rear garden with further leaded windows to side and front, Lewis style fire surround housing real fire with granite hearth, Cornice to ceiling, Wall light points, Ceiling rose, TV aerial point, Two single panel radiators

Door leading through to the dining room

Garden Room

15'0" x 9'8" (4.57m x 2.95m)

Windows overlooking the rear garden, Fully glazed sliding patio doors leading to paved patio area at the rear, Single panel radiator

Dining Room

15'11" x 11'9" (4.85m x 3.58m)

Leaded window overlooking the manicured rear gardens, Single panel radiator, Cornice to ceiling, Ornate carved fire surround with marble hearth housing a living flame gas fire, Wall light points, Door leading through to garden room

Fitted Kitchen

15'8" x 11'9" (4.78m x 3.58m)

Leaded window overlooking the front aspect, A range of high and low level units with laminate work surfaces, 1 ½ bowl sink unit with mixer tap, impressive Aga, built-in wine racks, Integral Neff dishwasher, Neff four ring gas hob with matching oven and grill set beneath and illuminated extractor fan, Eye level microwave, TV aerial point, Ceramic tiling to floor, Tiled walls with feature border tile, Opening through to the utility room

Utility Room

11'10" x 7'5" (3.61m x 2.26m)

Leaded window to front aspect, A range of matching high and low level units with laminate work surfaces, stainless steel sink and drainer unit with mixer tap, Space for washing machine, tumble dryer and American style fridge freezer, Inset halogen ceiling lights, Single panel radiator, Matching ceramic tiling to floor to kitchen, Door to useful walk-in storage cupboard

Open Hallway

Cornice to ceiling, Inset halogen ceiling lights, Single & double panel radiator, Wall light points, Ceramic tiling to floor, Door leading to front aspect



Dining Area

2.85m x 2.69m (9'4" x 8'10")

Inset halogen ceiling lights, Double opening French doors to side leading to patio area, Leaded windows overlooking the garden, Opening through to the

Conservatory

26'4" x 15'6" (8.03m x 4.72m)

Fabulous conservatory opening up from the dining area with views over the rear garden, Double opening French doors leading onto the garden patio, Ceramic tiling to floor with inset pattern, Double panel radiator, TV aerial point, Inset halogen ceiling lights, Wired for speaker system, Two inset one-way windows through to the study

Study

15'8" x 11'7" (4.78m x 3.53m)

Obscure window to side aspect, Solid wood flooring, Single & double panel radiators, Inset halogen ceiling lights, Cornice to ceiling, TV aerial point, Two one-way arched windows through to the conservatory

WC

5'4" x 3'4" (1.63m x 1.02m)

Ceramic tiling to floor, Fully tiled walls with pattern border tile, Ceiling extractor fan, Chrome ladder style heated towel rail

Two piece suite comprising: Low level WC, Corner fitted pedestal wash-hand basin with mixer tap

First Floor

The aforementioned spindled staircase leads to the first floor landing area, Leaded picture window to front aspect Further staircase leading off to the second floor, Cornice to ceiling, Double & single panel radiators, Doors lead off to the following rooms

WC

5'1" x 3'5" (1.55m x 1.04m)

Obscure leaded window to front aspect, Single panel radiator, Two piece suite comprising: Low level WC, Wall hung wash-hand basin with twin taps

Bedroom One

24'3" x 15'11" (7.39m x 4.85m)

Two leaded windows to the front aspect, Two double panel radiators, Cornice to ceiling, Inset halogen ceiling lights & wall light points, Double opening French doors with matching side windows leading onto the balcony

Roof Terrace

9'4" x 8'10" (2.84m x 2.69m)

Spacious balcony overlooking the manicured rear garden with stone balustrades

Dressing Room

9'4" x 8'10" (2.84m x 2.69m)

Leaded window overlooking the rear garden, Range of bespoke fitted wardrobes and knee-hole dressing table with drawer units, Inset halogen ceiling lights, Built-in speakers to ceiling

En Suite

14'10" x 9'4" (4.52m x 2.84m)

Obscure leaded window to front aspect, Attractive tiling to floor with matching wall tiles, Inset halogen ceiling lights, Built-in speakers to ceiling, Chrome ladder style heated towel rail, Five piece suite comprising: Low level WC, Bidet, Urinal, Oval Jacuzzi & Spa bath inset in tiled surround Granite work surface with inset His and Hers wash-hand basins with remote mixer taps, mirror over, Down-lighting and fitted units to either side of mirror and beneath, Double shower/steamer cubicle

Bedroom Two

16'5" x 15'0" (5.00m x 4.57m)

Leaded window to rear overlooking the gardens, Further leaded windows to side and front, Range of fitted wardrobes, Double panel radiator, Cornice to ceiling, Inset halogen ceiling lights, Doors leading through to the

En Suite

7'6" x 7'5" (2.29m x 2.26m)

Obscure leaded window to front aspect, Partly tiled walls with pattern border tile, Single panel radiator, Inset halogen ceiling lights, Four piece suite comprising: Bidet, Low level WC, Corner bath with mixer tap, Pedestal wash-hand basin with mixer tap

Walk-in-Wardrobe

7'7" x 4'8" (2.31m x 1.42m)

Inset halogen ceiling lights, Fitted rails and shelving, Single panel radiator

Bedroom Three

15'11" x 13'3" (4.85m x 4.04m)

Leaded window overlooking the rear garden and further window to side aspect, Single panel radiator, Cornice to ceiling, TV aerial point, Range of fitted wardrobes and knee-hole dressing table

Bedroom Four

16'0" x 13'3" (4.88m x 4.04m)

Leaded walk-in bay window overlooking the rear garden, Double panel radiator, Cornice to ceiling, A range of fitted wardrobes to one wall, Two built-in cupboard units

Family Bathroom

7'7" x 6'8" (2.31m x 2.03m)

Obscure leaded window to front aspect, Inset halogen ceiling lights, Single panel radiator, Three piece suite comprising: Panelled corner bath with telephone style mixer tap, Pedestal wash-hand basin with twin taps, Fully tiled corner shower unit

Second Floor

Lowered ceilings, Useful built-in under eaves storage cupboards, Inset halogen ceiling lights, Doors lead off to the following rooms

Bedroom Five

16'1" x 16'1" (4.90m x 4.90m)

Leaded window to rear aspect, Velux window to side aspect, Double panel radiator, TV aerial & telephone point, Inset halogen ceiling lights, Wood laminate flooring, Door leading through to the en-suite

Study Area

15'2" x 8'2" (4.62m x 2.49m)

Two Velux windows to rear aspect, Wood laminate flooring, Under eaves storage areas

En Suite

12'10" x 5'8" (3.91m x 1.73m)

Velux window to side aspect, Wooden flooring, Inset halogen ceiling lights, Fully tiled walls with pattern border tile, Double panel radiator, Inset halogen ceiling lights, Ceiling extractor fan, Wall mounted shaver socket, Three piece suite comprising:

Low level WC, Pedestal wash-hand basin with mixer tap, Step-in shower cubicle



Bedroom Six

15'5" x 13'0" (4.70m x 4.01m)

Velux window both side aspects, Wood laminate flooring, Lowered ceilings, Inset halogen ceiling lights, Double panel radiator
Under eaves storage cupboard, TV aerial point

Study Area

12'1" x 5'7" (3.68m x 1.70m)

Range of fitted units to under eaves areas, Double panel radiator, Wood laminate flooring

External

The property is approached through double opening wrought iron gates which leads onto a block paved driveway providing parking for around 8-10 vehicles and gives access to the integral garage. To the left-hand side of the property there is a single wrought iron gate giving access to the rear garden.

The extensive rear garden is Southerly facing with a large paved patio area, lawn, water feature and borders with a host of established shrubs, plants and trees. External lighting.

Additional Information

Tax Band - G

Freehold

EPC Results

Current Energy Efficiency Rating - E

Potential Energy Efficiency Rating - D

Current Environmental Impact Rating - E

Potential Environmental Impact Rating - C

Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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