



McDonald

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**4 Bourbles Lane, Preesall,
Poulton-le-Fylde, FY6 0PE**

£399,950

CALLING ALL HORSE LOVERS - A rural four Bedroom Detached property sat in a plot totalling an area of around 1.3 acres, and offering a yard with six stables, further storage stables, a barn AND all weather Manege. The property itself does require upgrading throughout, but the whole package affords FANTASTIC POTENTIAL, and is sold with NO ONWARD CHAIN.

- Four Bedroom Detached Property
- Plot area in the region of 1.3 acres
- Yard with six stables
- Further storage stables
- All weather Manege
- Barn
- Incredible rural outlook to front and rear



Successfully selling property since
1948.



Porch: UPVC double glazed windows and door, Walk in cupboard.

Hall: Coved ceiling, Electric heater, Radiator.

Lounge: 19'8" x 12'0" (5.99 m x 3.66 m) Fireplace, Coved ceiling, Double glazed windows, Two radiators.

Dining Kitchen: 16'7" x 12'0" (5.05 m x 3.66 m) Wall and base cupboard units, One and a half bowl sink, Double glazed window. Archway to:-

Utility Area: 7'5" x 6'5" (2.26 m x 1.96 m) Wall and base cupboard units, Single drainer stainless steel sink, Plumbed for washing machine.

Rear Vestibule: 8'6" x 6'5" (2.59 m x 1.96 m) Double glazed windows.

Master Bedroom Suite: 23'11" x 14'0" (7.29 m x 4.27 m) Incorporating a dressing area and en-suite.

Bedroom 2: 14'8" x 12'0" (4.47 m x 3.66 m) Coved ceiling, Double glazed window, Radiator.

Bathroom: Comprising; Corner bath, Pedestal wash basin, Low flush WC, Bidet, Radiator.

First Floor:

Landing: Skylight, Radiator.

Bedroom 3: 16'7" x 13'7" (5.05 m x 4.14 m) Eaves storage, Two skylights, Radiator.

Bedroom 4: 13'7" x 10'8" (4.14 m x 3.25 m) Eaves storage, Skylight window, Radiator.

Shower Room: Step in shower, Low flush WC, Wash basin, Built in cupboard.

Outside:

Gardens: There are gardens front and rear, the latter stretching out around 300', mainly laid to lawn with patio area and a pond.

Garage: Large attached brick garage measuring 15'10 x 15'10

Stable Yard: There is an 'L' shape block of six stables with light power and water, plus a further run of timber storage stables, an all weather outdoor Manege and a barn

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - F £3292.81 (2024/25)

Additional Information: There is further land that can potentially be purchased from the current owner by separate negotiation.

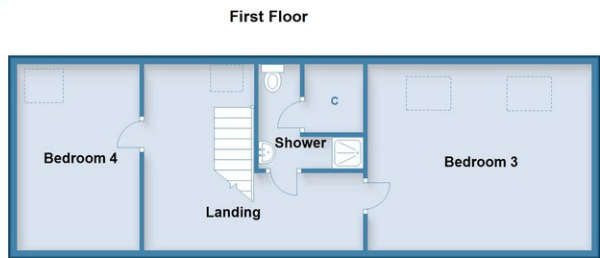
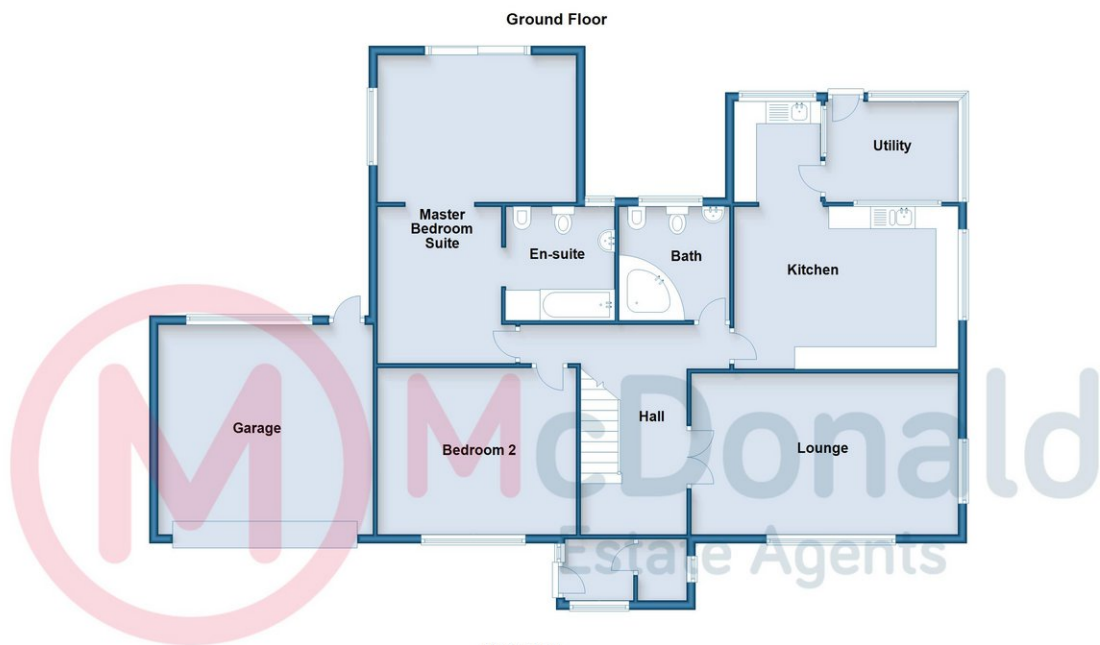


Directions: Take Shard Bridge over Wyre, at the mini roundabout bear left onto Shard Lane (A588), continue for some distance, the road changes to Green Meadow Land and then to Carr Lane. At the end of Carr Lane as the A588 bears right it changes to Strickland Lane. Continue to the end and turn left onto Mill Lane, then onto Hall Gate Lane, turn third left into Burned House Lane, first right into Head Dyke Lane and finally first left into Bourbles Lane.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			



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Bourbles Lane

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