



LUXURY

RIVER VIEW

KILN LANE, HAMBLETON,
POULTON-LE-FYLDE, FY6 9DY



RIVER VIEW, KILN LANE, HAMBLETON, POULTON-LE-FYLDE, FY6 9DY

TOTAL APPROX. FLOOR AREA: 5,140 SQ FT

ON THE BANKS OF THE RIVER WYRE 'RIVER VIEW' COMBINES CONTEMPORARY ARCHITECTURE WITH OPEN LANDSCAPE POSITIONED ON APPROX. 2.6 ACRES OF PRIVATE GROUNDS. A UNIQUE HOME DESIGNED FOR MODERN LIVING, IT IS DEFINED BY SPACE, PRIVACY AND A CONNECTION TO ITS NATURAL SURROUNDINGS.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

THE PROPERTY

River View is a spacious contemporary home of outstanding design and proportion. Extending over **5,000 square feet**, it combines clean architectural form with the warmth and practicality of modern living.

Behind secure electric gates, the property includes **expansive first floor living spaces** created to frame the **panoramic estuary views**, four ensuite bedrooms and a **detached leisure suite with pool**. Its layout reflects a clear sense of proportion and order, creating a home that feels both substantial and effortless to live in.

DISTANCES

- NEAREST BUS STOP: 5 MIN WALK
- NEAREST TRAIN STATION: 10 MIN DRIVE
- POULTON-LE-FYLDE: 10 MIN DRIVE
- WARDLEY'S YACHT CLUB: 4 MIN WALK
- HAMBLETON TENNIS & SPORTS CLUB: 3 MIN DRIVE
- KNOTT END & FLEETWOOD GOLF CLUB: 20 MIN DRIVE
- BLACKPOOL: 20 MIN DRIVE
- GARSTANG COUNTRY HOTEL & GOLF CENTRE: 25 MIN DRIVE
- LIVERPOOL CITY CENTRE: 70 MIN DRIVE
- MANCHESTER CITY CENTRE: 75 MIN DRIVE
- M55 (J3): 15 MIN DRIVE



ACCOMMODATION IN BRIEF

- Integral porch
- Entrance hall
- Spacious open plan lounge
- Sitting / family room
- Dining room
- Kitchen with dining
- Separate utility
- Cloakroom / WC
- 4 Bedrooms (all ensuite with walk-in / fitted wardrobes)
- Family bathroom

LEISURE SUITE

- Heated pool with sports jets (approx. 4x9m)
- Adjoining reception with kitchenette
- Shower room / changing / WC
- Large storeroom

OUTSIDE

- Approx. 2.6-acre plot
- Remote gated entry
- 'In and out' driveway with turning circle
- Quadruple garage
- Various terraces and covered patios
- Water features
- Natural pond
- Fire pit with inbuilt seating
- Further outbuildings

Note: The plot is on three separate title deeds as adjoining plots were acquired in 2015.

expluxury.uk.com





FIRST FLOOR

Approached via an **impressive staircase**, the main entrance opens via an integral, light filled porch before moving through to the entrance hall that brings you to the main living level and the heart of the home, and its most remarkable level. At the top, the walkway runs centrally between the principal rooms, framed by full-height internal glazing that replaces solid walls with light and transparency. The result is an open, connected space where every turn reveals a new perspective of the surrounding landscape. **Quartz tiled flooring** runs through this central area, leading into rich **solid oak floors** across the principal rooms, all served by **underfloor heating** and **air-conditioning** that flows throughout the entire level for year-round comfort.

The **main lounge** extends the full length of the home and it's hard not to be impressed. Triple aspect glazing captures all-encompassing views across the **River Wyre** and open countryside, flooding the space with light from dawn to dusk. A contemporary **feature fireplace** anchors the room at its centre, creating a natural focal point without detracting from the sense of openness. This is a room for every season, bright and expansive in summer, atmospheric in winter and a place where the ever-changing scenery becomes part of daily life. The **kitchen**, handcrafted by **Carl Joseph**, is designed with precision and purpose. Bespoke **solid oak cabinetry** is paired with light **Corian work surfaces**, chosen for their seamless finish and durability. At its centre sits an integrated **Corian dining table** with seating for four, a considered alternative to a breakfast bar, blending informality with design. Integrated high quality appliances and subtle lighting support the clean architectural lines, while wide glazing connects the space visually to the gardens and vistas beyond.

Adjoining the kitchen, the **utility room** continues the same design language with extensive cabinetry and counters, providing generous workspace and discreet storage for laundry and household essentials. This area also includes a modern **cloakroom / WC**, created for everyday convenience.



Beyond the kitchen, the dining room forms a natural link between the culinary and social spaces. Flooded with light through panoramic windows and full-height glazing looking through to the hall and the main lounge, it's perfectly proportioned for entertaining yet relaxed enough for daily use.

The adjoining **family room / sitting room** is accessible from both the kitchen and dining area, offers a quieter space to unwind. Triple-aspect windows frame uninterrupted views, allowing you to watch the light change and the seasons shift. It's a space for reflection and calm, a room that connects indoors and outdoors with effortless ease. Every space has been designed for comfort, connection and the enjoyment of its exceptional setting and a flow that defines the lifestyle this home was built to offer.







GROUND FLOOR

A glazed entrance at the rear of the home opens into a **double-height entrance** where light filters through the **glass-panelled façade**. A staircase with glass balustrades rises to the principal living areas and a few steps down lead to the sleeping accommodation, setting the tone for the workmanship and spatial design found throughout the home.

The lower level is dedicated to rest and privacy, with each of the **four bedrooms** designed to a generous scale and finished with care. **The principal bedroom** features bespoke solid wood cabinetry by **Langley's of Bolton**, including fitted wardrobes, drawers and a dressing table that combine bespoke craftsmanship with practicality. A ceiling fan adds comfort during the warmer months, with **underfloor heating** for the cooler times of year. **Triple glazing** and an **EPC rating of B** also ensure year-round efficiency and insulation.

Each bedroom benefits from its own **ensuite shower room**, individually styled yet sharing a consistent standard of quality. Subtle, contemporary tones and well-chosen materials create calm, cohesive spaces. Every ensuite includes a **walk-in shower**, **vanity basin, WC**, and **heated towel rail**, with fittings selected for both design and durability.

Depending on the room, storage is provided through either floor to ceiling **fitted or walk-in wardrobes**, all created to maximise light and function without clutter.

A **family bathroom** completes this level, offering the choice of a long soak or quick refresh. Finished in light, neutral tones, it features a **full-sized bath**, **stone-topped vanity unit with undercounter basin**, a **separate walk-in shower**, and **WC**, all finished with the same meticulous attention to detail found throughout the home.













GARDENS & GROUNDS

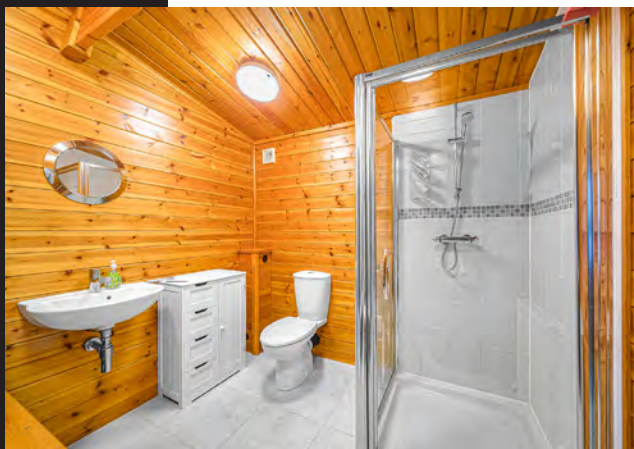
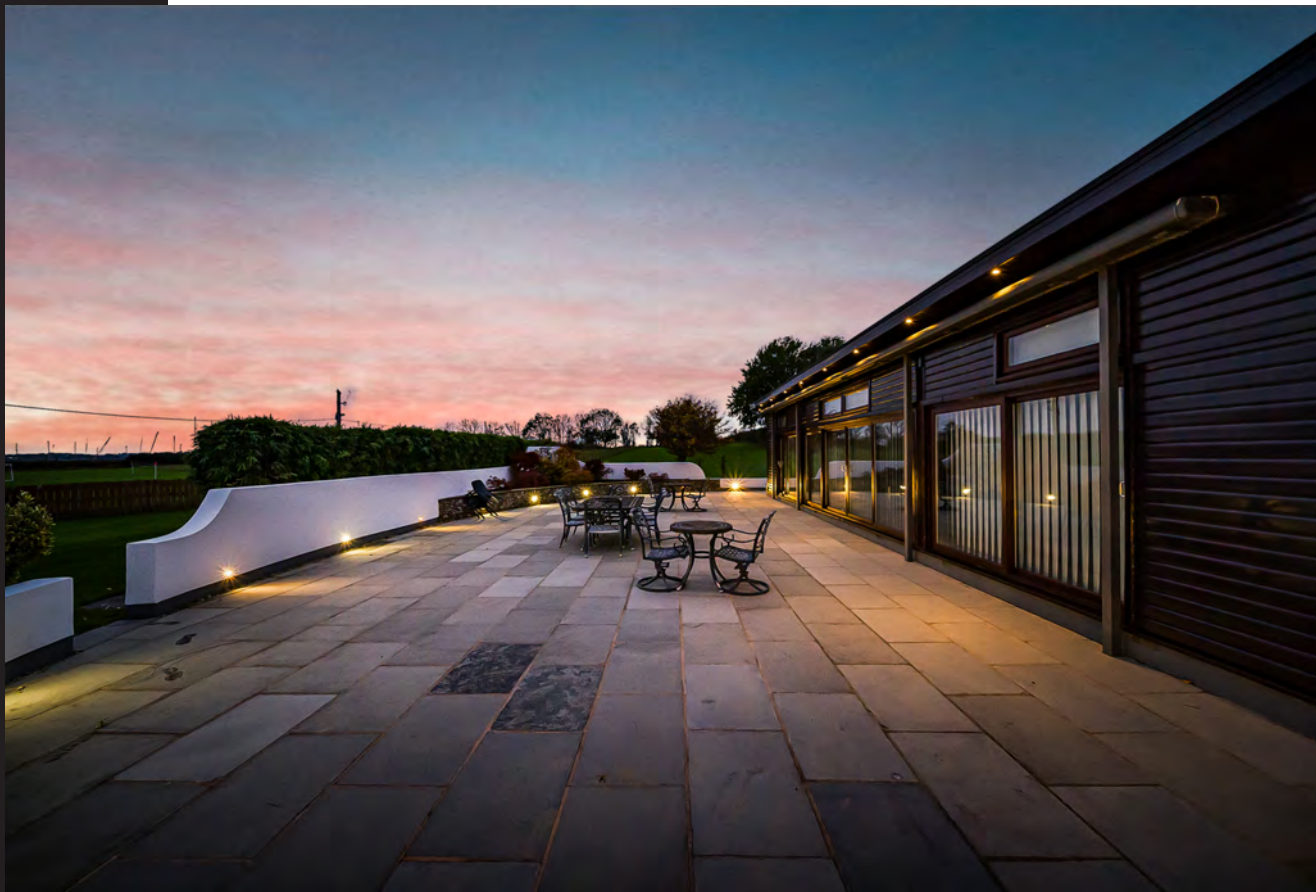
The setting of River View is as much a part of its appeal as the home itself. Designed by a local craftsman, the original landscaped grounds extend to approximately two acres, and the owners have more recently acquired two further parcels of land. One to the northern area of the property to create a wildlife garden and one to the west to create secondary access to Wardleys Lane.

Offering a blend of structure, natural planting, and open space, the **extensive lawns** feature well-located **seating and terraced areas**, with established trees creating a sense of serenity and continuity with the wider countryside. The **natural pond** at the lower boundary forms the focal point of the rear garden, attracting a variety of wildlife throughout the year; even deer are frequent visitors. As evening falls, the grounds come alive with **subtle outdoor lighting** and the muted sounds of nature.

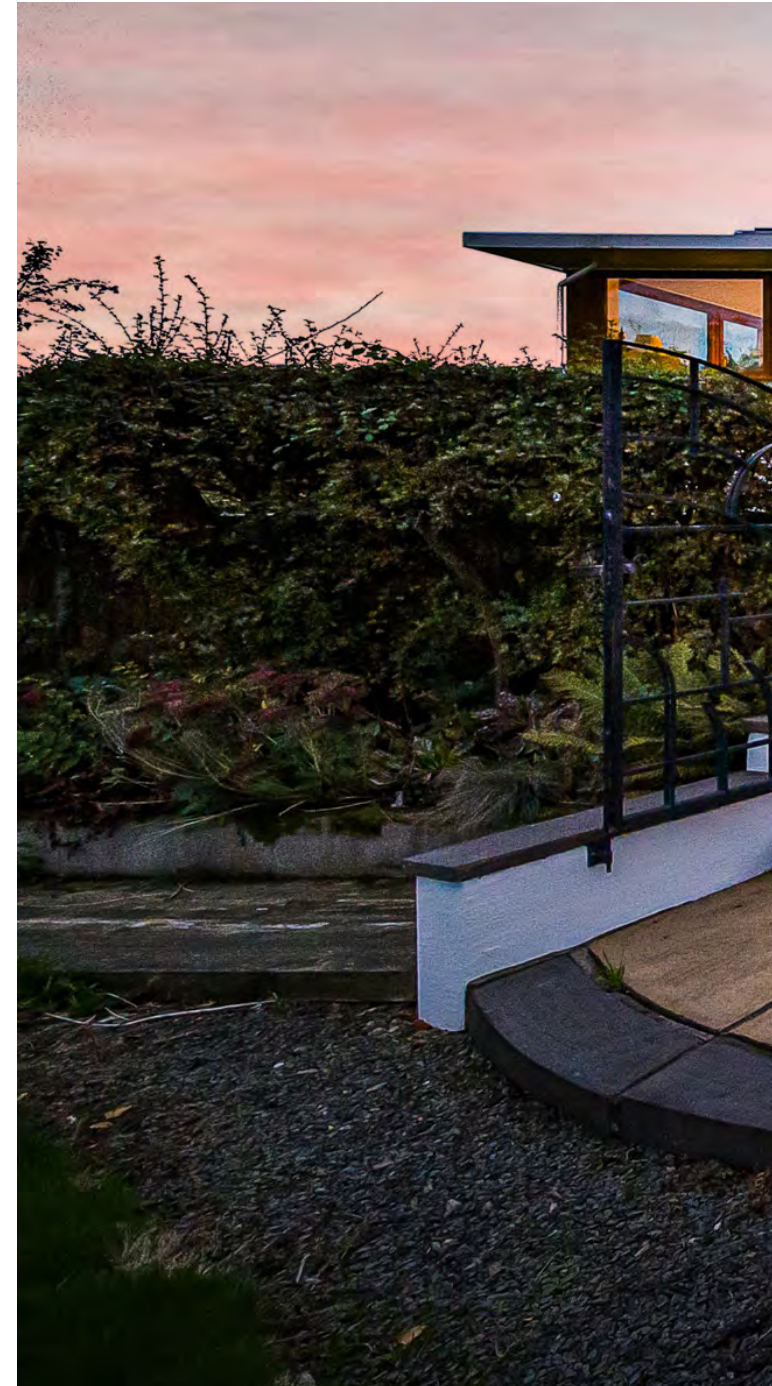
A **fire pit** and a covered **alfresco dining area** provide the perfect space for outdoor entertaining or relaxed evenings with friends and family. Every angle of the garden has been planned to take in a view, whether across open fields, over the water, or back towards the sculptural lines of the house.

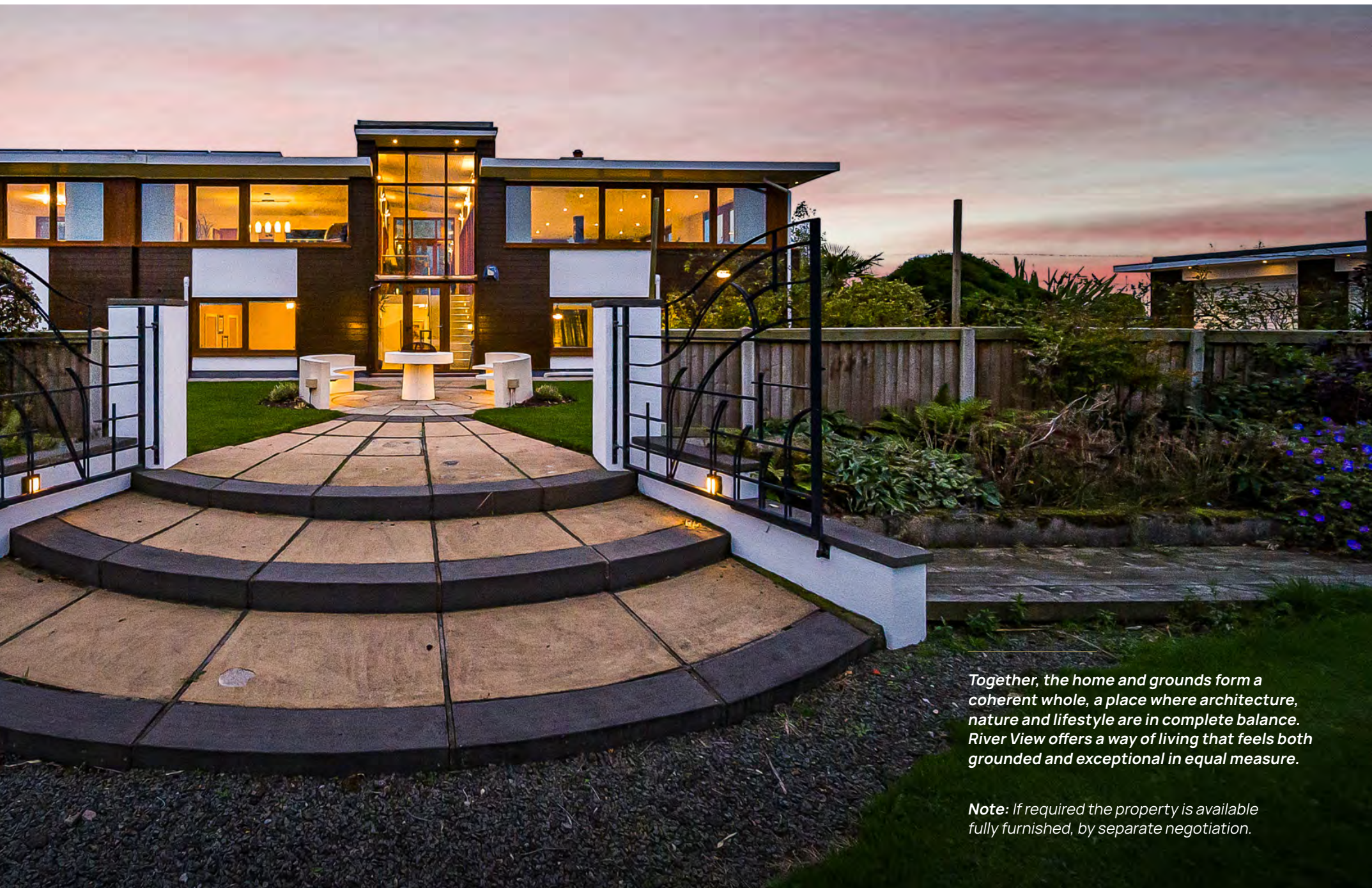
To one side of the home, the **detached pool house** transforms a leisure space into something exceptional. Inside, a **heated swimming pool with sports jets** sits beneath **pine-clad ceilings and walls**, creating a warm, natural atmosphere that feels like a retreat. **Full height sliding doors** open the space completely to the **sun terrace**, blurring the line between indoors and outdoors; perfect for a morning swim followed by coffee soaking in those views. Neighbouring the pool is a convenient **shower and changing room** with WC and a sizable **living and dining area** with its own **kitchenette** extending the building's versatility, equally suited to hosting friends, relaxed family weekends, a gym/fitness area, or simply quiet time away from the main house. Completing the building is a generous storeroom.

The workmanship here matches the main residence with consistent materials, refined finishes, and the same focus on comfort and usability. Completing the external arrangement is a **detached quadruple garage**, built to echo the main house's style, and the **in-and-out driveway** with turning circle, providing secure, effortless access via remote electric gates.









Together, the home and grounds form a coherent whole, a place where architecture, nature and lifestyle are in complete balance. River View offers a way of living that feels both grounded and exceptional in equal measure.

Note: *If required the property is available fully furnished, by separate negotiation.*

ABOUT THE AREA

Set in the quiet enclave of Hambleton, this address occupies one of the Fylde's most desirable semi-rural settings, positioned across the River Wyre yet only a short drive from the characterful market town of Poulton-le-Fylde. The village offers a welcoming community, open scenery and a sense of space that feels distinctly removed from the bustle of the coast. Poulton itself is known for its historic market square, independent shops, cafés and restaurants, along with a lively social scene and a keen sense of local identity. The wider area offers easy access to riverside walks, countryside trails and the coast, creating a setting that balances privacy, connection and an enviable quality of life.

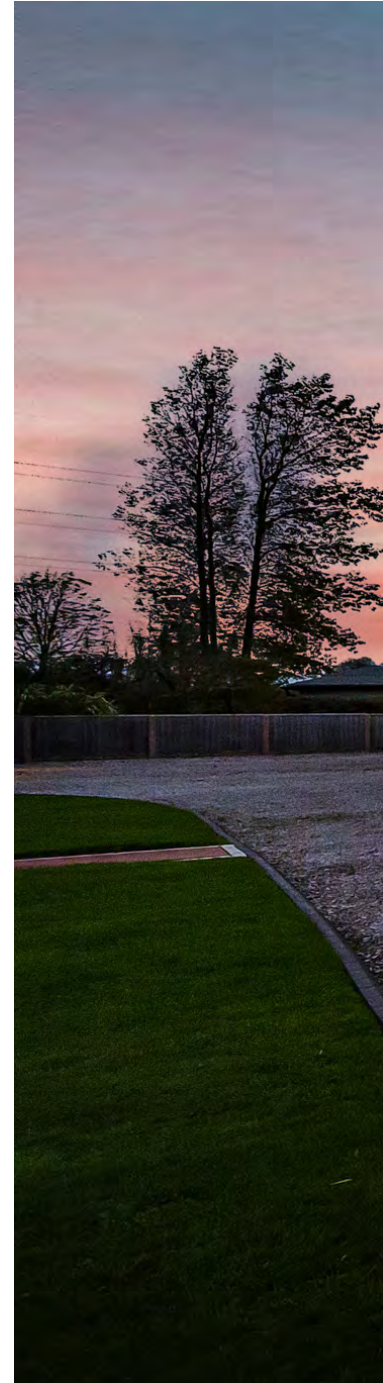
TRANSPORT

Road links here are strong: the A588 runs nearby, connecting Hambleton to Poulton-le-Fylde and onward to Lancaster, and via the M55 you can access the national motorway network. By rail, Poulton-le-Fylde station serves the area, offering services towards Blackpool and on to Preston and beyond. Direct services from Preston to London take around 2.5 hours.

For bus travel, one of the closest stops is at The Shovels Inn on the corner of Kiln Lane, among others. In terms of air travel, the property is within reach of Liverpool John Lennon Airport and Manchester Airport with typical journey times ranging around 1 to 1¼ hours by car.

SCHOOLS

Local education is exceptionally well regarded. Hambleton Primary Academy is within walking distance and holds an Outstanding Ofsted rating. Nearby The Breck Primary School in Poulton-le-Fylde is also Outstanding, offering excellent continuity for younger pupils. For secondary education, Hodgson Academy in Poulton is Good, with "Outstanding" personal development. Independent options include Rossall School in Fleetwood, AKS Lytham and Kirkham Grammar, all offering full through-school education with strong academic and co-curricular reputations.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains gas, mains water, Septic tank, Triple glazing, Air-conditioning, Villavent ventilation system, Superfast broadband (estimated), Underfloor heating (wet system), Radiators in pool house, Integrated speaker system, Alarm, Security lighting.

EPC: B

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

Local Authority:

Wyre Council

E: mailroom@wyre.gov.uk

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

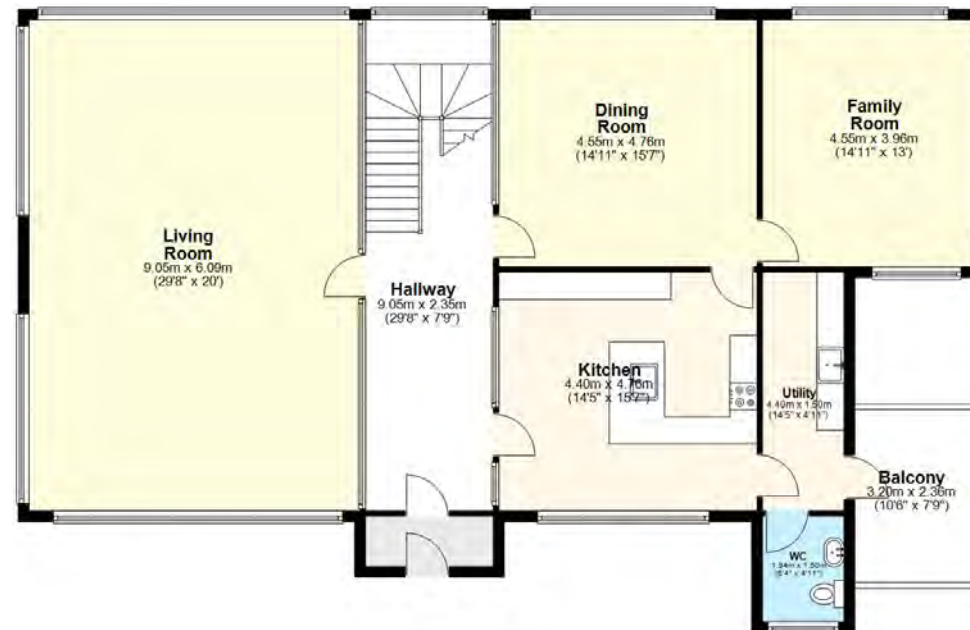
RIVER VIEW, KILN LANE, HAMBLETON, POULTON-LE-FYLDE, FY6 9DY

TOTAL APPROX. FLOOR AREA: 5,140 SQ FT

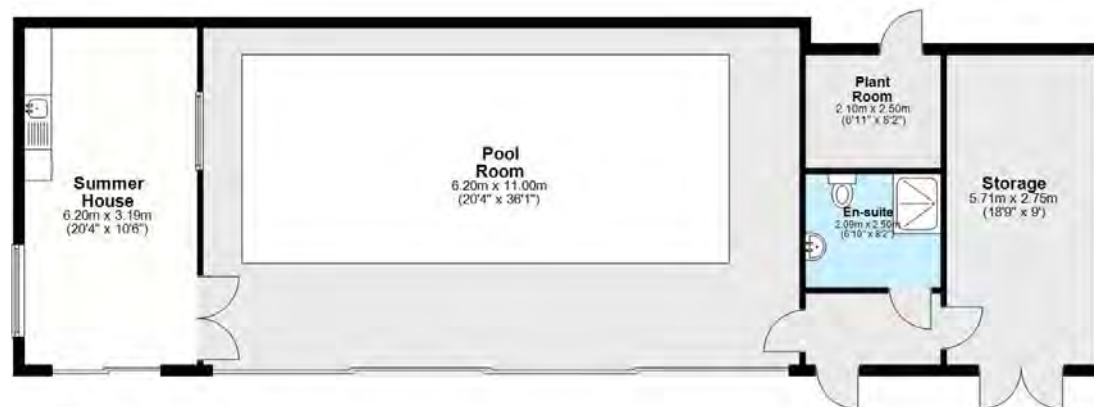


GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR



OUTBUILDINGS

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

