



Westby Street, Lytham, Lytham St Annes

OIRO £1,800,000



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- Fantastic Detached Home
- 6 Bedrooms
- Underfloor Heating

- Lytham Town Centre
- 4 Reception Rooms
- CCTV



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Description

The property represents an amazing opportunity to purchase a large detached home in the heart of Lytham within walking distance to a fantastic range of independent shops, cafes, bars and restaurants. The house previously was used as a physiotherapy centre and underwent major construction and refurbishment works to an extremely high standard only a couple of years ago to convert into a lovely family home. It has never before been offered for sale as a single dwelling and offers a wealth of modern luxuries, multiple reception and bedrooms, off road parking and a very private large garden.

Ground Floor: Dining Kitchen, Utility, Front and Rear Porches, Toilet, Comms Room and 3 Reception Rooms.

First Floor: Three En-Suite Bedrooms, 4th Bedroom, Family Bathroom and Linen Store.

Second Floor: 5th Bedroom, Office, Bathroom, Plant Room, 6th Bedroom/Playroom, Multiple Eaves Storage.

External: Gym, Double Garage with Playroom/office above, Parking for 4 vehicles, Front and Rear Gardens, Log store.

Photographs



Front Porch

Original timber front door with window light above. Feature coving with built in bespoke oak timber cupboard to house electric meter. Built in bespoke oak shoe rack with bench seating and array of coat hooks. Barrier matt flooring with embossed number 25. Underfloor heating. Porch opens onto a large hallway.

7.3ft x 4.2ft (2.22m x 1.27m)

Comms Room

Small store room off hallway housing underfloor heating controls, server cabinet, aerial system, Alarm and CCTV system. Space for hoovers, coats and additional storage.

3.3ft x 4.8ft (1m x 1.46m)

Reception Room 1

Large feature brick fireplace with log burner and bespoke oak built in shelving and storage unit. Feature coving with picture rail, large bay window with sliding sash UPVC windows, carpet and underfloor heating.

20.1ft x 14.3ft (6.12m x 4.37m)

Reception Room 3

Bespoke oak TV storage unit. Feature coving with picture rail, large south facing sliding sash UPVC window, carpet and underfloor heating.

13.3ft x 12ft (4.06m x 3.67m)

Utility

Large utility room with wood tiled effect flooring with underfloor heating. L Shaped array of units with wall cupboards above and corian worktops. Plumbed in washing machine and tumble dryer with wall mounted drying racks. Solid wood hand painted units with oak internal linings.

12.3ft x 9.5ft (3.75m x 2.91m)

Staircase

Oak timber staircase leading to the first floor.

Hallway

Wood effect tiled flooring, feature coving, and underfloor heating. Under stairs cupboard play/pet house with oak timber staircase, wall mounted gate control and multiple sockets and light switches.

25.4ft x 7.3ft (7.73m x 2.23m)

Downstairs WC

Tiled flooring, feature coving with slate tiled wall and niche. Underfloor heating

7.5ft x 3.9ft (2.29m x 1.18m)

Reception Room 2

Large feature brick fireplace with log burner and bespoke oak built in shelving and storage units. Feature coving with picture rail, large bay window with sliding sash UPVC windows, carpet and underfloor heating. Bespoke Oak built-in wine rack with sliding doors leading to

19.2ft x 12.2ft (5.84m x 3.71m)

Dining Kitchen

Large open plan family dining kitchen with wood effect tiled flooring with underfloor heating, double glazed bifold doors opening onto the rear garden with feature stone tiling to the wall. Kitchen island with stone, corian and solid oak work surfaces, 2 sink units, American style fridge freezer, built in ovens and feature solid oak dining table with smashed glass frame for 6 people. Solid wood hand painted units with oak internal linings, larder cupboard with built in glass rack and power for coffee machine/toaster. Quooker instant boiling/purified water tap.

19.6ft x 17ft (5.98m x 5.17m)

Rear Porch

UPVC rear door with side light, recessed floor matt with embossed number 25, Wood tile effect flooring with underfloor heating. Built in bespoke oak shoe rack with bench seating. Coat and high level storage.

6.8ft x 5.8ft (2.07m x 1.77m)

1st Floor Landing

Generous landing with doors to the four bedrooms, family bathroom and linen cupboard.

28.3ft x 7.4ft (8.64m x 2.25m)

Master Bedroom

A large double bedroom, feature coving, built in wall mounted TV with UPVC window overlooking Westby Street.

14.7ft x 12.9ft (4.48m x 3.94m)

Walk in Wardrobe

Walk in wardrobe area with timber and glass doors and array of shelving, drawers and rails leading to ensuite.

10.1ft x 6.4ft (3.07m x 1.95m)

En Suite Bathroom

A modern fully tiled en suite bathroom with large walk in shower with built in niche, WC and hand basin, illuminated mirror and storage units. Heated towel radiators.

9.8ft x 7.2ft (2.99m x 2.18m)

Bedroom 2

A large double bedroom, feature coving, TV point and UPVC window overlooking Westby Street.

Door leading to en suite bathroom.

14.6ft x 12.1ft (4.46m x 3.68m)

En Suite Bathroom

A modern fully tiled en suite bathroom with bath, WC and wash hand basin, illuminated mirror and frosted window overlooking the front garden.

Heated towel radiators.

6.5ft x 7.3ft (1.97m x 2.22m)

Bedroom 3

A large double bedroom, feature coving, TV point and two UPVC windows overlooking the rear garden.

13.8ft x 12.2ft (4.2m x 3.72m)

Bedroom 4

A large double bedroom, feature coving, built in wall mounted TV with UPVC window overlooking the rear garden. Built in wardrobe, bedside tables, dressing table and chest of drawers. Door leading to en suite bathroom.

13.4ft x 16.2ft (4.07m x 4.94m)

En Suite Bathroom

A modern fully tiled en suite bathroom with walk in shower with built in niche, WC and hand basin, illuminated mirror. Heated towel radiator

9.2ft x 3.7ft (2.8m x 1.13m)

Family Bathroom

A modern fully tiled bathroom with feature coving and with large walk in shower with built in niche, WC, large free standing feature bathtub and wash hand basin. Illuminated mirror and heated towel radiators, storage cabinet and built in TV to foot of the bath. Frosted UPVC window overlooking the rear garden.

11.3ft x 8.6ft (3.44m x 2.61m)

Linen Cupboard

A good size linen and suitcase storage cupboard located on the first floor landing with built in shelves and lighting.

2nd Floor Landing

Multiple velux windows and pendant lighting. Large under eaves storage cupboard (2.24m x 1.86m)

15.7ft x 7.4ft (4.8m x 2.25m)

Bedroom 5

A large double bedroom, feature timber trusses and velux window. Built in fitted storage cupboards and large walk in wardrobe (1.19m x 2.80m). Double doors give access to the plant room.

11.6ft x 10.9ft (3.55m x 3.33m)

Plant Room (restrictive headroom to part)

Plant room housing combi boiler, water storage tank and solar thermal heating system
7.97ft x 9.77ft (2.43m x 2.98m)

Office

A good size fully fitted study with large desk and array of shelving and cupboards. Velux window and panel radiator. Large under eaves storage (4.03m x 1.86m) and feature timber trusses
13.2ft x 6.7ft (4.03m x 2.07m)

Bedroom 6/ Playroom

Currently used as a playroom but could be used as an extra bedroom suite, TV point with UPVC window overlooking the rear garden and two large velux windows. Multiple under eaves storage cupboards and feature timber trusses.
31.7ft x 13.3ft (9.67m x 4.08m)

Bathroom

A modern fully tiled bathroom with separate shower and built in niche, WC, and wash hand basin. Illuminated mirror and heated towel radiator, Velux window and feature timber trusses.
7.44ft x 7.02ft (2.27m x 2.14m)

Garage

Extra large double garage with tiled floor and built in units along one width. Insulated remote sectional garage door with feature lighting. LED lighting to garage with power and water. Washer and dryer points. CCTV and alarm system along with outside lighting control cupboard. Stairs lead to the Playroom
25.6ft x 16.6ft (7.83m x 5.08m)

First Floor Office/Playroom

Large carpeted room currently used as a workshop/storage with feature stained glass window and multiple velux windows. Electric heating, power, data and TV point. Alarm and CCTV.
25.9 ft x 16.0ft (7.92m x 4.88m)

Gym

Attached to the garage a good sized gym with tiled floor, electric heating, double patio doors leading onto the garden and large velux window. Alarm, TV and power sockets. Room could also be used as a garden room/office/therapy room etc.
11.6ft x 9.3ft (3.55m x 2.86m)

Gardens

To the front of the property there is a private paved garden with hedging and planting. Power sockets and feature lighting.

To the rear of the property there is a substantial private garden which is part Indian paved and part artificial grass with established planting and trees. There is a built in barbecue, log store and external gas meter along with feature lighting, multiple power sockets, wall mounted patio heaters and outside tap points.

The rear garden is fully enclosed and offers a very private south facing aspect.

Off Road Parking

Block paved off road parking area accessed off South Westby Street. Large timber and steel electric sliding gate gives access to parking for 4 vehicles. The parking area is walled and has feature lighting, water point, power for electric car charger and single pedestrian door leads to rear garden.

Other Details

The property benefits from a commercial water main therefore having excellent water pressure.

The property is Cat6 networked throughout, has a fully integrated fire and burglar alarm system with smoke, Co2 and heat detection and remote access

Fully integrated CCTV system with remote access. Solar thermal hot water heating system Sliding sash double glazed UPVC windows throughout

Multiple eaves storage to the 2nd floor Underfloor heating to the ground floor and panel radiators to the first and second floors.

All external walls insulated and all floors and internal walls sound boarded and sound insulated High ceilings to all floors with ornate coving and large timber skirtings throughout Solid oak doors throughout

Photographs



Floorplan



Map

