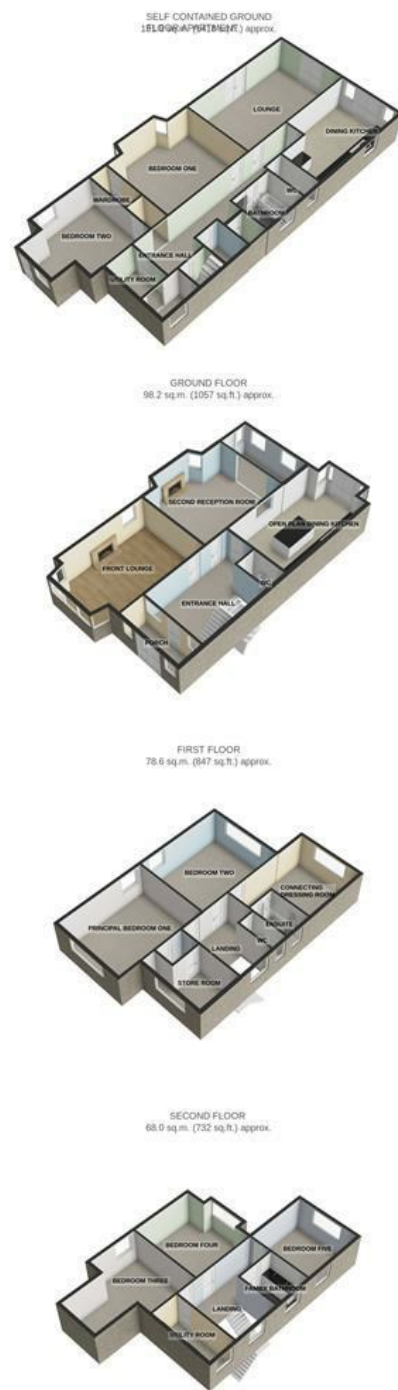




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

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7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



ORCHARD ROAD, LYTHAM ST. ANNES FY8 1PJ

OFFERS IN EXCESS OF
£625,000

- GRAND AND VERSATILE FIVE BEDROOM DETACHED FAMILY HOME WITH A TWO BEDROOM SEPARATE APARTMENT - A STONE'S THROW FROM ST ANNES SQUARE
- THREE BATHROOMS - THREE RECEPTION ROOMS - TWO DINING KITCHENS
- LARGE SOUTH FACING REAR GARDEN - TWO/THREE PARKING SPACES
- AN ABUNDANCE OF CHARMING ORIGINAL FEATURES THROUGHOUT - ENERGY RATING TBC





Main Residence - Ground Floor Entrance Hall
A welcoming entrance hallway rich in period features including archways, high ceilings and decorative glazing.

Front Lounge
17'0 x 12'3
An elegant space featuring original coving, picture rail, large bay window, and a stunning fireplace with cast iron surround, radiator.

Second Reception Room
22'6 x 15'3
Offering additional family living or formal entertaining space with two large UPVC windows, ornate leaded glass detail, wooden floors, and fireplace, radiator.

Downstairs WC
6'7 x 2'9
A stylish guest WC with floating wash hand basin.

Open Plan Dining Kitchen
20'10 x 11'06
This gorgeous kitchen is the heart of the home, fitted with quartz worktops, central island, range cooker, integrated appliances, and French doors opening onto the rear terrace — perfect for indoor-outdoor living.

First Floor Landing
Accessed via a grand staircase with original decorative window to side allowing plentiful light, doors lead to the following rooms;

Principle Bedroom
16'11 x 13'4
Spacious double bedroom with dual-aspect windows and retains original skirting, picture rail, and coving, radiator.

Bedroom Two
15'10 x 13'4
A second generous double bedroom to the rear, with a connecting dressing room (10'01" x 8'03"), complete with fitted wardrobes, radiator.

En Suite
8'10 x 6'
Stylish en-suite shower room with walk-in rainfall shower, WC, vanity wash hand basin and contemporary radiator.

Separate WC
Two piece white suite comprising of WC and wall hung wash hand basin, decorative tiled flooring.

Second Floor Landing
A light-filled landing with decorative leaded window and loft access.



Bedroom Three
17'8 x 13'7
Another generous double bedroom with skylights and fitted blinds, radiator.

Bedroom Four
13'1 x 13'1
A further rear double bedroom with garden views, radiator.

Family Bathroom
8'4 x 6'6
With luxury four-piece suite, including WC, twin vanity sinks, traditional radiator and a feature bath.

Bedroom Five
12'01 x 11'04
UPVC double glazed window to the rear, radiator.

Utility Room
12'6 x 5'
Dedicated utility room with additional appliances, sink, and storage.

Self-Contained Ground Floor Apartment
With its own entrance this self-contained apartment is perfect for extended family, guests, or as a potential income source.

Private Entrance Hall
Laminate flooring, under stairs storage space and access to all rooms.

Lounge
19'7 x 10'8
With dual French doors to the rear garden and further side doors for added light and ventilation, laminate flooring and two vertical radiators.

Dining Kitchen
23'3 x 11'10
Spacious dining kitchen with integrated Bosch appliances, laminate worktops, and room for a full dining suite.

Principle Bedroom One
15'3 x 12'11
With UPVC sash windows and walk-in wardrobes, laminate flooring radiator.

Bedroom Two
16'4 x 14'6
With storage and laminate flooring.

Bathroom
8'8 x 8'2
Large four-piece bathroom with walk-in shower, bath and WC with vanity wash hand basin and contemporary radiator.



Separate WC
UPVC double glazed opaque window, two piece suite with WC and vanity wash hand basin, radiator.

Utility Room
10'6 x 6'2
Functional utility room with wall and base units, boiler, plumbing for appliances.

Garden and Outdoor Space
The private south-facing rear garden is a tranquil oasis, beautifully landscaped with mature trees, shrubs, and a lush lawn. Features include:
• Patio area ideal for outdoor dining
• Greenhouse, garden shed and summerhouse
• Secure side access
• Outside tap
• Established apple tree and flowering borders

Other Details
Additional Features
• Gas central heating throughout
• UPVC double glazing
• Original character features retained throughout
• Versatile layout offering up to 7 bedrooms and 3 reception rooms
• Ideal for growing families or as a dual-occupancy residence

Council Tax Band - F (£3,485.83 per annum)
Tenure - Leasehold - approximately 879 years remaining on the lease
Ground Rent - £11.88 per annum
Energy Rating - TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC