



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£548,500 Freehold

Welcome to this eco-friendly family home offering over 2,000 sq ft of spacious living accommodation. Located in the charming village of St. Michaels on Wyre, this property combines comfort and sustainability with a touch of countryside charm. This is truly a home not to be missed!

- Eco-friendly home
- A four bedroom executive detached
- Open plan lounge / diner
- Driveway parking plus garage
- Established Large Gardens
- Warm Air Recovery System

Welcome to Garstang Road in St. Michaels, Lancashire, where this exceptional family home awaits. Boasting over 2000 sqft of living space and freehold tenure, this detached four-bedroom property is nestled in the sought-after location of St. Michaels on Wyre, offering a blend of comfort, convenience, and countryside charm.

Owned since new as an Eco friendly house benefitting from triple wall insulation and a Villavent warm air recovery system. Meticulously maintained, this home sits on just under 0.25 acres of land, accessible via a private shared gated driveway. The existing piggery is a versatile space which has potential to be converted into an annexe or stables, offering exciting possibilities for additional living space. Additionally, there's historical planning permission for a wind turbine in the rear land.

Upon entering the home through the impressive oak entrance porch, you're greeted by a spacious hallway adorned with a stunning pine gallery staircase and Karndean flooring, leading to the heart of the home. The ground floor features a formal living room with a multifuel burner and original Douglas Fir beams, providing a cozy ambiance for relaxation and entertainment. The open-plan dining kitchen is equipped with oak units, complemented by an orangery flooded with natural light, creating an inviting space for family meals and gatherings. A utility room and ground floor WC add practicality to the layout.

Upstairs, the spacious landing leads to four double bedrooms, including a master suite with an en-suite shower room and walk-through wardrobe. Warm air heating vents ensure comfort throughout the home, while the family bathroom offers modern amenities, including a bath with an integrated shower.

In addition to the above there is extra storage available via the loft which has been boarded.

Externally, the property boasts a private walled garden to the front and expansive gardens to the rear, complete with a piggery awaiting conversion, a double garage which has been fully boarded gains additional benefit for those who may require office space, custom-built chicken and duck pens and two external BBQ areas. They say the kitchen is the heartbeat of a home, but this place takes it up a notch. Picture this: not just one, but two kitchens! Inside, you've got your classic cooking setup. But wait, there's more! Step outside to find a covered area fit for BBQ royalty, complete with a giant log burner for those chilly evenings. With storage galore and enough dining space to host family and friends, it's a dream spot for those who like to whip up a feast while chatting up a storm. It's like having your own culinary kingdom in the back garden—a quirky yet utterly fabulous addition to this already amazing family home.

Located in the picturesque village of St. Michaels On Wyre, residents can enjoy the community's amenities, including a primary school, medieval church, and village hall, along with sporting facilities such as bowling greens and tennis courts. Commuting is made convenient with easy access to the M55 and M6 motorway network, connecting you to nearby towns and cities. The historic market town of Garstang is just a short distance away, offering additional amenities and attractions for residents to explore. If you have children at Rossall School, they can be there in approximately 20 - 25 minutes.

In summary, this property offers not just a home but a lifestyle for those seeking to embrace 'The Good Life' experience, combining rural tranquility with modern comfort and convenience.

Council Tax Band: F (Wyre Borough Council)

Tenure: Freehold

Garden details: Private Garden





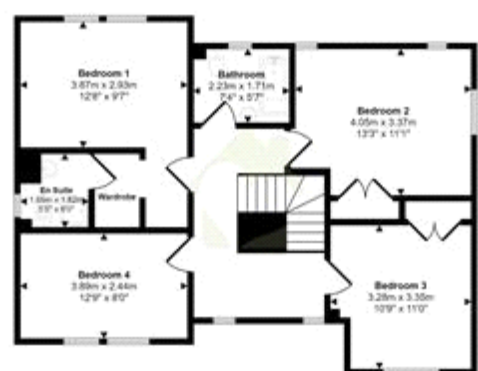






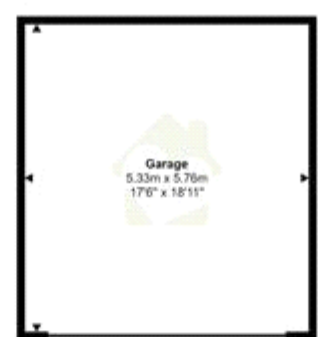
Ground Floor
Approx 80 sq m / 850 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 74 sq m / 794 sq ft

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Garage
Approx 31 sq m / 331 sq ft

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		96
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

