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OIRO £680,000 Freehold

Love Homes Estate Agents are proud to present this stunning five-bedroom detached home on Garstang Road in St. Michaels. Nestled on a plot of approximately 1.75 acres, this home is one not to miss!

- Call 01995213101 to view
- Close to amenities & Schools
- Detached five bedroom property
- Ideal location for transport links
- Outbuilding with planning permission
- Private gardens and ample off-road parking
- Home of Distinction

Love Homes Estate Agents are proud to present this stunning five-bedroom detached home on Garstang Road in St. Michaels which dates back in areas to the early 1900 's with extensions and alternation completed circa 2010. Nestled on a plot of approximately 1.75 acres, this residence is a must-see. It offers excellent public transport links and is just a 15-minute drive from major road networks, providing easy access to motorways for travel across the country. Located in the heart of the village, the home is near a traditional pub, a church, a community tennis club, a children's play park, a bowling green, scenic countryside walks, and a fantastic primary school. The community also features a village hall and is a short drive from supermarkets, independent retailers, and the historic market town of Garstang.

Upon arrival, you are greeted by a private front garden, mainly laid to lawn with established hedgerows that add greenery and privacy. Tasteful paving stones lead to the front and sides of the property. Entering through the part-glazed UPVC front door, you are welcomed into the porch, which serves as a perfect cloakroom with windows on two sides, lighting, and a radiator. This room is filled with light through a part-glazed wooden door that opens into the entrance hallway.

The spacious hallway, adorned with rustic doors, leads to a study, W/C, kitchen, under-stairs storage, and part-glazed double wooden doors into the living room. The hallway boasts two front-facing windows that flood the space with natural light, complemented by electric sockets and radiators. Currently, the vendors use this area as a music room and seating area, but its versatile layout allows for various uses, such as a play area or formal dining space.

The open-plan kitchen and dining room is a fantastic space featuring exposed brickwork and a fireplace housing a log burner. This room comfortably accommodates a large dining table and additional seating, creating a combined kitchen-dining-living area. It includes a radiator, electric sockets, tv aerial access and two front-facing windows. The well-appointed kitchen features a range of wall and base units with contrasting worktops, a gorgeous Belfast sink, and integrated appliances, including a four-ring electric hob with an extractor above, an electric oven, and a dishwasher. The central feature of this room is the gas fired AGA, positioned between two windows for ample natural light. The kitchen is enhanced by downlights under the wall units and a kitchen island/breakfast bar with storage and seating for 4-5 people.

Adjacent to the kitchen is the utility room, a practical space with a freestanding fridge freezer, washing machine, wall and base units, a sink, and windows on two sides for natural light. A patio door provides access to the rear garden.

The living room is light and bright, with side and rear windows and French doors leading to the garden. This room easily accommodates various furnishings and features a stone fireplace with a log burner. It includes electric sockets, radiators, and a TV aerial access point, with double doors leading to both the hallway and the kitchen.

The home also includes a well-appointed W/C with a wash basin, toilet, radiator, and rear window. The study, ideally located within the home, offers a work-from-home facility separate from day-to-day family living. This room, with front and rear windows, electric sockets, and a radiator, could serve various purposes, such as an additional seating area or a home gym.

Ascending the stairs to the first floor, you reach the landing, illuminated by a front-facing window and offering space for an armchair to create a cosy reading corner. To the left, Bedroom Two is a double bedroom with ample space for furnishings, electric sockets, tv aerial access, a front-facing window, a radiator, and an en-suite with a shower cubicle, wash basin, W/C, and chrome heated towel rail.

Bedroom One is a brilliant, light, and bright room with fitted wardrobes for clothing storage. A passage leads to the en-suite, which includes a bath, separate shower cubicle, wash basin, W/C, chrome heated towel rail, and opaque windows for privacy and natural light from the side and rear.

The landing continues to have three additional bedrooms and a family bathroom. Bedroom Three offers beautiful views of the rear garden, a radiator, and electric sockets. Bedroom Four, with front views, provides ample space for furnishings, a radiator, tv aerial access and electric sockets. Bedroom Five features fitted wardrobes and drawer units, a front-facing window, electric sockets, tv aerial access and a radiator. The family bathroom includes a shower over the bath, wash basin, W/C, front-facing window, chrome heated towel rail, and shaver sockets.

Externally, the rear of this home is breathtaking with its vast space and gardens. A driveway leads to parking for multiple vehicles. The secure, gated rear garden is primarily laid to lawn, with stunning patio seating areas perfect for relaxing in the summer sun. The current owners have created an outdoor kitchen facility with space for a BBQ, pathways leading to an allotment area, a garden room, and a further outbuilding. This outbuilding, previously a piggery, has planning permission for a replacement structure comprising a workshop, home office/studio, and gym space, including a wet room and kitchenette. Externally the property offers a further shed for storage and a greenhouse. The allotment features a storage shed, raised beds, and pathways, providing a secure and separate area from the main garden.

At the rear of the day-to-day garden lies a field and wild meadow, beautifully maintained with pathways winding through and around the green space. This area includes ample fruit trees, established trees, shrubs, and hedges. A purpose-built children's castle is situated in the wooded area, making this space perfect for families.

Overall, this exceptional home offers plenty of scope for a new buyer to add their own stamp and create a personalised living space.

Council Tax Band: G (Wyre Borough Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL





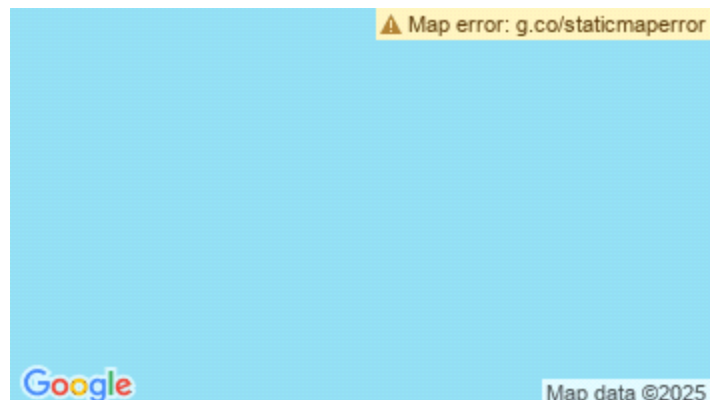






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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.