



ESTATE AGENTS • VALUER • AUCTIONEERS



Pinewood Lodge Lower Lane, Freckleton

- Detached Scandinavian Style Timber Lodge
- Three Reception Rooms
- Kitchen & Utility/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Large Garden and Paddock
- Number of Outbuildings ideal for possible redevelopment
- Garages and Car Port
- Electric Heating & Double Glazing
- Freehold & EPC Rating

£465,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Pinewood Lodge Lower Lane, Freckleton

OPEN PORCH ENTRANCE

With external light.

INNER HALL

7'8 x 5'7



With matching timber clad walls. Access to loft. Side cloaks/store cupboard.

LOUNGE

23'8 x 14'3



Superb spacious reception room with beamed vaulted beamed ceiling. uPVC bi-folding double glazed doors overlook and give access onto the sun terrace with the lawned garden beyond. The focal point of the lounge is a slate tiled chimney breast with built in Spanish 'Rofer & Rodi' wood burning stove with in built convector which also feeds the side bedrooms. Tiled floor. From the lounge there is an open plan dining room.

STUDY

8'2 x 7'4

Leading from the main lounge having double glazed window overlooking the rear garden. Beamed part pitched ceiling.

DINING ROOM

9'6 x 8'6



Double glazed window overlooks the front garden. Halogen downlights. Matching tiled floor.

KITCHEN

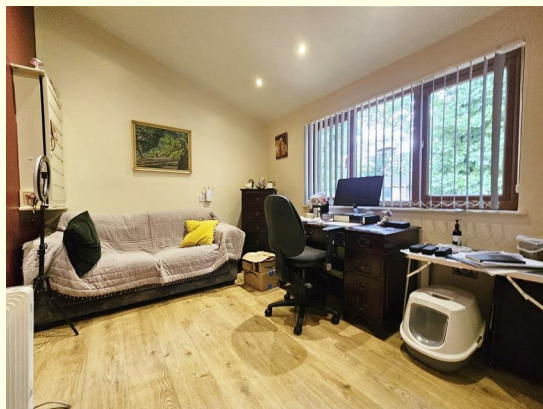
11'2 x 8'8



Leading from both the dining room and main hall. Having matching tiled floor. Double glazed window overlooks the front garden. Excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset single drainer one & a half bowl stainless steel sink unit. Leisure cooking range with electric automatic fan assisted double oven and grill. Five ring gas hob. Stainless steel illuminated extractor canopy above. Part ceramic tiled walls. From the hall a door leads to the additional bedroom/study.

BEDROOM FOUR/STUDY

12'8 x 8'7



With wood panelled floor. Part pitched ceiling with halogen downlights. Double glazed window overlooks the side elevation. Fitted wardrobe with sliding doors. Internal door leads to the CLOAKS/UTILITY ROOM.

CLOAKS/UTILITY ROOM

7'3 plus cupboards x 5'3



With matching wood panelled floor. Double glazed window overlooks the front garden. Turned laminate working surface with inset single drainer stainless steel sink unit and having plumbing facilities for automatic washing machine and tumble dryer. Semi concealed low level WC. Part pitched ceiling with halogen downlights.

BEDROOM ACCOMMODATION

Comprises:

INNER HALL

10'5 x 3'7

With pine ceiling with downlights. Side airing cupboard.

BEDROOM SUITE ONE

11'6 x 11'6



With part pitched beamed ceiling. Double opening double glazed doors give access onto the timber decked semi enclosed sun terrace. High level double glazed window. Electric under floor heating. Television aerial point.

EN SUITE SHOWER ROOM/WC

7'3 into shower x 3'5



With tiled floor with electric under floor heating. Three piece suite comprises: tiled step in shower compartment with electric shower and sliding outer door. Fixture wash hand basin with splash back tiling, mirror above and chrome mixer tap. The suite is completed by a low level WC. Useful built in store cupboard. Halogen downlights.

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SUN TERRACE



BEDROOM THREE

11'4 x 6'8



BEDROOM TWO

11'9 x 9'6



Double glazed window overlooks the front garden. Part pitched timber beamed ceiling. Electric under floor heating.

At present used as a dressing room but was originally designed as a single bedroom. Double glazed window looks through the sun terrace with the lawned gardens beyond. Under floor heating. Ceiling halogen downlights.

BATHROOM/WC

9'8 x 6'6



With ceramic floor and wall tiles. Three piece modern white suite comprises: tiled panelled bath with centre mixer tap and Mira electric shower and screen. Fixture wash hand basin with chrome mixer tap and having illuminated mirror above. The suite is completed by a low level WC. Obscure double glazed outer window. Ceiling halogen downlights. Under floor heating.

CENTRAL HEATING

The property enjoys the benefit of electric under floor heating

with additional wood burning stove in the lounge which convects fan assisted warm air not only to the lounge but to the bedroom area. Immersion heater for domestic hot water.

DOUBLE GLAZING

Where previously described the windows have DOUBLE GLAZED units.

OUTSIDE



To the front of the property there is a deceptive wide garden laid to lawn with stone double driveway giving off road parking from front gates and having an additional brick store which could easily be converted into accommodation subject to local planning consents. Further ample front open parking and a second asphalted driveway leads down the side of the property with large timber and concrete 30ft long x 16ft GARAGE with rear open 17'9 x 16' CAR PORT/STORE.

To the immediate rear there are extensive gardens with principle lawned garden and 'REAR Paddock' which has in the past had PLANNING PERMISSION passed for two dwelling if the vendor wanted to unlock that potential. Open sun terrace adjoining the lounge and semi enclosed timber decking adjoining bedroom suite one. The gardens must be inspected to be fully appreciated.

OUTSIDE



OUTSIDE



TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C.

LOCATION

This timber Scandinavian Lodge constructed in 1960 is a deceptively spacious four bedroom property standing on a generous plot situated close to Freckleton village on Lower Lane within just a few minutes stroll into the village centre with its comprehensive shopping and village amenities. Freckleton is situated within just a few minutes drive to Lytham St Annes and being close to Preston and Kirkham with direct transport services.

An internal and external inspection is strongly recommended to appreciate the spacious accommodation and this fantastic opportunity for further development to the 'Crofters Cottage' built in the 1750s or paddock (subject to local building and planning consents).

No onward chain.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

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VIEWING THE PROPERTY

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PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared July 2023



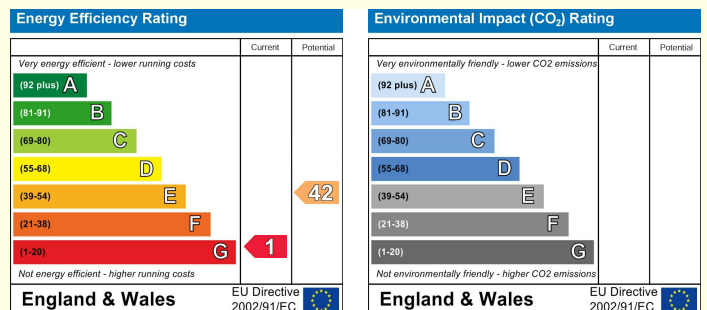
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