



ESTATE AGENTS • VALUER • AUCTIONEERS



Lowther Lodge 34 Church Road, Lytham

- Most Impressive Period Residence in the Heart of Lytham
- Feature Reception Hallway & Two Large Reception Rooms
- Dining Kitchen, Laundry Room & Cloaks/WC
- Four Double Bedrooms & Three Bathrooms
- Indoor Swimming Pool with Private Courtyard
- Large Garage, Outbuildings & Excellent Off Road Parking
- Extensive Cellars
- No Onward Chain
- Freehold & EPC Rating E
- Viewing Strictly by Appointment Only

£1,550,000

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



www.johnardern.com



Lowther Lodge 34 Church Road, Lytham

GROUND FLOOR



ENTRANCE VESTIBULE

Approached through a wide outer door with glazed panel above. High level corniced ceiling with overhead light and feature arched glazed windows to the side. Polished wood strip floor with sunken mat well. Inner part glazed door leading to the central Hall.



RECEPTION HALLWAY

Impressive reception hallway with a feature turned staircase leading to the first floor with spindled white balustrade and polished handrail. The corniced ceiling, dado rails and wall panelling has been retained. Limestone tiled floor. Picture window overlooks the side gardens with a large side opening light. Two double panel radiators. Telephone point. Panelled doors leading off.



CLOAKS/WC

Two piece suite comprises a low level WC and wash hand basin. Two wall lights. Wall mounted extractor fan. 'Hidden' trap door reveals the wooden stairs leading to the large cellars below.

LIVING ROOM

7.37m into bay x 7.04m into bay (24'2 into bay x 23'1 into bay)
Beautiful principal reception room with delightful elevated south facing garden views. Two walk in bay windows to the front and side elevations with large side opening lights. Feature 11ft 9 high level ceilings with detailed period cornicing. High level skirtings and decorative wall panelling. Three double panel radiators. Focal point of the room is a fireplace with white detailed surround, raised display polished hearth and inset, supporting a gas coal effect living flame fire. Fitted glass topped side displays and cupboards and display shelving below.



DINING/LIVING ROOM

6.81m x 4.80m max (22'4 x 15'9 max)

Second very well proportioned and presented reception



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room. Deep window to the side aspect with two side opening lights. Double panel radiator. High level corniced ceiling, dado rails and decorative wall panelling. Decorative arch to the sitting area with a sash window to the rear elevation and an additional double panel radiator. Feature fireplace with white surround, raised ceramic tiled hearth and inset. Feature period arched glazed displays to either side with display shelving and cupboards below.



INNER HALL

L shaped inner hall with a matching limestone tiled floor. Wall light.

DINING KITCHEN

7.37m x 4.62m (24'2 x 15'2)

(max L shaped measurements) Family Kitchen with adjoining dining area. UPVC double glazed window to the side elevation with a side opening light. Good range of eye and low level cupboards and drawers with display shelving. Twin bowl sink units with a centre mixer tap and half bowl, set in tiled working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Siemens four ring ceramic hob with an illuminated extractor above and additional tiled display. Siemens electric oven and grill. Siemens microwave oven above. Adjoining integrated fridge. Miele dishwasher. Fire surround with tiled hearth and adjoining double cloaks/store cupboard with storage above. Inset ceiling spot lights.

To the Dining area is an additional UPVC double glazed window with two side opening lights. Double glazed window to the rear elevation. Two double panel radiators. Television aerial point. Wall light. Door and steps lead down to the Utility.



UTILITY ROOM

3.35m x 2.39m (11' x 7'10)

Useful separate Utility. UPVC outer door with an inset double glazed panel gives direct access to the private side courtyard. Window to either side. Stainless steel single drainer sink unit set in work surfaces with cupboards above and below. Adjoining full length cupboards. Plumbing for a washing machine. Space for a tumbler dryer and fridge/freezer. Tiled floor.



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FIRST FLOOR LANDING

Spacious and tastefully appointed split level landing approached from the previously described staircase with matching spindled balustrade. Glazed sky light. Single panel radiator. Corniced ceiling, decorative arches and dado rails have been retained. Staircase leads to the 2nd floor accommodation with useful understair store cupboard. Built in airing cupboard houses a lagged hot water cylinder and has pine shelving for linen storage. Overhead light. White panelled doors leading off.



EN SUITE SHOWER/WC

2.49m x 1.65m (8'2 x 5'5)

UPVC obscure double glazed opening window to the side elevation. Three piece modern white suite comprises: Corner step in shower cubicle with a plumbed shower. Vanity wash hand basin with a display surround and two cupboards below. Centre mixer tap. Wall mirror above with a wall mounted shaving socket. Low level WC completes the suite. Ceramic tiled floor. Wall mounted heated ladder towel rail. Inset ceiling spot lights.



BEDROOM SUITE ONE

5.66m into bay x 5.31m (18'7 into bay x 17'5)

Principal double bedroom suite. Deep bay window to the front elevation with a sea view in the distance. Additional bay window enjoys an outlook to the side aspect. Both windows have large side opening lights. Two double panel radiators. Corniced ceiling. Television aerial point. Two built in double wardrobes. Door leading to the En Suite.



BEDROOM TWO

4.52m x 4.09m (14'10 x 13'5)

Second nicely presented double bedroom. Window overlooks the side elevation with two side opening lights. Double panel radiator. Corniced ceiling. Vanity wash hand basin with drawers below, display surround and a wall mirror above with strip light. Two fitted double wardrobes.



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BEDROOM THREE

3.78m + wardrobes x 3.63m (12'5 + wardrobes x 11'11)

Third double bedroom. Window to the side elevation with a side opening light. Corniced ceiling. Double panel radiator. Two fitted double wardrobes.



BATHROOM/WC

3.30m x 3.07m (10'10 x 10'1)

Spacious family bathroom comprises a four piece white suite. Two UPVC double windows to the rear elevation, one with a side opening light. Wood panelled bath with a matching splash back. Step in tiled shower cubicle with a folding glazed door. Vanity wash hand basin with cupboards below and a tiled display surround. Display shelving and a central mirror above. Low level WC completes the suite. Single panel radiator and heated ladder towel rail. Ceramic tiled floor. Corniced ceiling with inset spot lights.



SECOND FLOOR LANDING

Approached from the previously described turned staircase with a side hand rail. Wall light. Velux double glazed pivoting roof light. Built in store cupboard.

BEDROOM FOUR

6.22m x 5.31m overall measurements (20'5 x 17'5 overall measurements)

Opening window to the front elevation with sea views in the distance. Additional opening window to the side elevation enjoying Lytham woodland views. Inset ceiling spot lights.



SHOWER ROOM/WC

4.19m x 2.16m (13'9 x 7'1)

UPVC double glazed opening window to the rear elevation. Three piece white suite comprises: Corner shower cubicle with curved sliding doors and a plumbed shower. Wash hand basin set in a tiled display surround with centre mixer tap and wall mirror above. Low level WC. Inset ceiling spot lights. Electric heated ladder towel rail. Two built in double deep store cupboards.



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OUTSIDE

Approached through double opening wrought iron gates with a long private driveway leading to the rear courtyard providing excellent off road parking for a number of cars and being adjacent to the large brick Garage. The driveway has very well kept walled lawned gardens to either side enjoying a private and sunny south facing aspect, supported by very well stocked borders with mature trees, shrubs and flowering plants. Very attractive elevated side entrance to the main house with stone steps and wrought iron hand rails to either side. Feature wall mounted external coach light. External lighting and CCTV. A pathway behind the Garage with feature high level Lytham cobbled wall and mature conifers gives access to the Outbuildings and timber gate which leads to a rear service access. Bin store area.

Directly in front of the Swimming Pool complex is a delightful private entertaining courtyard garden, again enjoying a south facing aspect, stone flagged for ease of maintenance with trellis work and a range of climbing plants, shrubs and flowering plants.



INDOOR SWIMMING POOL

Spacious heated indoor swimming pool with four sets of sliding double glazed patio doors overlooking and giving direct access to the adjoining courtyard garden. Additional double glazed French doors give direct access with matching full length windows to either side. Stone flagged pool surround and ceiling spot lights. Changing room leading off with WC and built in linen store cupboards. Adjoining plant room houses a Worcester gas boiler serving the warm air heating (vendor to confirm).



GARAGE & OUTBUILDINGS

5.89m x 4.34m (19'4 x 14'3)

Large brick garage approached through an up and over electric door with external light. Power and light connected. Garden tap. Obscure glazed window with top opening light. Rear personal door. Pitched and tiled roof.

Extensive range of adjoining brick outbuildings including a garden WC and potting shed 9'10 x 6'6 with power and light connected, Belfast sink and cold water tap. Obscure glazed window with top opening light. A rear external boiler



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room houses a Worcester gas central heating boiler. Additional external access to the Cellars.

CELLARS

Spacious cellars approached from the previously described trap door from the Cloaks/WC. Rear storage and boiler room leads off which houses a Worcester gas central heating boiler. Additional external access to the Cellars.

CHAMBER ONE

5.56m x 4.42m (18'3 x 14'6)

Central chamber with power and light connected.

CHAMBER TWO

7.16m x 6.91m (23'6 x 22'8)

Front chamber/wine cellar with power and light connected and two reinforced obscure glazed windows.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating to the ground and first floor from a Worcester boiler in the basement serving panel radiators and domestic hot water.

PART DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED.

NOTE

The capets, curtains and light fittings are included in the asking price.

The property has an external CCTV system.

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has BT broadband and mobile phones with o2 and reports a good signal throughout the property. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

A stunning example of a substantial period residence originally constructed in 1863 for a director of Lytham Pier and going on to become part of the Lowther and Fairhaven College for Girls and is a locally listed property. This end of mews family home has been in the same family for over 50 years and offers spacious accommodation with a wealth of period features, including high ceilings, deep bays and ornate corning. Set back from Church Road in the heart of Lytham's Conservation area, within yards from Lytham's tree lined shopping facilities and amenities. Together with Lytham Green and Lowther Gardens, both a short stroll away. An internal and external inspection is strongly recommended to appreciate what this property has to offer including an indoor Swimming Pool, large cellars, garage and out buildings.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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.

Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients



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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 October 2023



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| 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 | | | |
| | | 42 | 68 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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