



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Grand Manor Drive, Lytham

- Very Impressive Detached Family Residence
- Known as 'The Washington' Facing the Village Green & Pond
- Five Spacious Reception Rooms
- Stunning Family Dining Kitchen & Utility Room
- Feature Hallway & Landing with a Sweeping Staircase
- Four En Suite Double Bedrooms
- 2nd Floor Fifth Bedroom/Cinema Room/Teenagers Suite
- Large Landscaped Gardens, Off Road Parking & Triple Garage
- No Onward Chain
- Leasehold (Vendor is in the Process of Buying the Freehold), Council Tax Band H & EPC Rating C

£1,295,000

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



www.johnardern.com



5 Grand Manor Drive, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

3.58m x 2.97m (11'9 x 9'9)

Approached through UPVC double opening French doors with inset obscure decorative double glazed panels. Two arched double glazed windows to either side with central opening lights and fitted window blinds. Double panel radiator. Polished tiled floor. Corniced ceiling. Bevel edged glazed double opening doors lead to the Hallway with matching single glazed panels to either side, providing further excellent natural light.



CENTRAL HALLWAY

7.92m x 5.94m (26' x 19'6)

Stunning entrance Hall with a feature sweeping staircase leading off to the first floor galleried landing. Polished wood spindled balustrade. A number of panel radiators with decorative screens. Ornate corniced ceiling with three overhead lights and wall lights. Large walk in understair Cloakroom 10'2 x 4'7 with an overhead light and cloaks hanging rails, further storage space beyond. Doors leading off to all ground floor rooms.



FAMILY SNUG

4.98m x 4.78m (16'4 x 15'8)

Three matching UPVC double glazed arched windows overlook both the front and side elevations, all with top opening lights and fitted wooden shutters. Two double panel radiators. Corniced ceiling. Television aerial point.



STUDY

3.23m x 2.95m (10'7 x 9'8)

Well fitted home Study/Office. Double glazed window to the side elevation with two top opening lights and fitted 'Night & Day' window blinds. Single panel radiator. Corniced ceiling. Fitted furniture comprises a central desk with display bookcases, cupboards and drawers to either side.



SITTING/GAMES ROOM

6.02m x 4.93m (19'9 x 16'2)

Second superb family reception room. Three UPVC double glazed arched windows overlooking the front and side of the property. Top opening lights and matching fitted wooden shutters. Corniced ceiling. Two overhead lights and two wall lights. Wood effect flooring throughout. Two double panel



5 Grand Manor Drive, Lytham

radiators. Television aerial point. Focal point of the room is a fireplace with a display surround, raised marble effect hearth and inset supporting an electric coal effect fire.



CLOAKS/WC

1.98m x 1.70m (6'6 x 5'7)

Two piece white Roca suite comprising: Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Tiled walls. Inset ceiling spot lights and extractor fan. Single panel radiator.

PRINCIPAL LOUNGE

8.94m x 4.47m (29'4 x 14'8)

Most impressive principal reception room. Approached through double opening bevel edged glazed doors from the Hall. Four UPVC double glazed full length Georgian style arched windows overlook the side and rear gardens. Top opening lights and fitted wooden shutters. UPVC double glazed door leads to the adjoining Conservatory. Feature decorative cornicing with ceiling mouldings. Three panel radiators with decorative screens. Telephone point. The 75" flatscreen TV is included in the asking price. Overhead lights and four wall lights. Again the focal point of the room is a fireplace with a display surround, raised marble effect hearth and inset supporting a gas coal effect living flame fire.



DINING ROOM

5.33m x 4.98m (17'6 x 16'4)

Very well proportioned formal Dining Room, also approached through double opening glazed doors from the Hall. Double glazed double opening French doors give direct access to the Conservatory. Two double glazed windows to either side, providing further excellent natural sunlight from the Conservatory. Top opening lights. Ornate corniced ceiling. Double panel radiator with a decorative screen.



5 Grand Manor Drive, Lytham



CONSERVATORY

7.37m x 4.19m (24'2 x 13'9)

Large 'double' Conservatory. UPVC double glazed windows overlook the rear lawned gardens. Double opening French doors lead directly to the Gardens. Ceramic tiled flooring. Two double panel radiators. Pitched glazed ceiling with two overhead lights. Double glazed UPVC doors lead off to the Principal Lounge, Dining Room and adjoining Dining Kitchen.



DINING KITCHEN

8.92m x 4.42m (29'3 x 14'6)

Stunning family Dining Kitchen, again also approached from the central Hall. To the Kitchen area are two UPVC double glazed windows overlooking the side elevation. Excellent range of Iroko fitted eye and low level oak cupboards and drawers. Twin bowl sink unit with a chrome mixer tap set in Corian working surfaces with downlighting. Incorporating four illuminated glazed display units and a superb pantry cupboard with pull out storage units. Pull out recycling kitchen bins and deep pan drawers. Large central island unit/breakfast bar with three overhead pendant light fittings.

Built in appliances comprise: Neff six zone induction hob with a contemporary pop up extractor. Two AEG eclectic ovens. Integrated full larder fridge and separate freezer, both with matching cupboard fronts. Neff integrated dishwasher. Double panel radiator. Polished tiled flooring throughout. Door leading to the Utility.

To the Dining Area are three full length double glazed UPVC windows overlooking the rear gardens, with opening light and fitted wooden shutters. Double panel radiator. Corniced ceiling and inset spot lights. Provisions for a wall mounted TV.





5 Grand Manor Drive, Lytham



UTILITY ROOM

2.64m x 1.73m (8'8 x 5'8)

Useful separate Utility room. UPVC outer door with an inset obscure double glazed panel leads to the side and rear of the house. Matching fitted units. Single bowl sink unit with a centre mixer tap set in Corian working surfaces. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted concealed Keston gas central heating boiler. Matching tiled floor. Overhead light and extractor fan. Single panel radiator. Door reveals a useful built in store cupboard with shelving.



FIRST FLOOR LANDING

6.76m x 4.01m (22'2 x 13'2)

Feature galleried landing approached from the previously described sweeping staircase with matching wood balustrade. Three double glazed windows overlook the front of the property with views across to the central Green and pond. All with top opening lights. Decorative corniced ceiling with overhead light and additional inset spot lights. Double panel radiator. Archway to the rear landing area. Matching white panelled doors leading off.



MASTER BEDROOM SUITE

Very spacious principal bedroom suite.



BEDROOM

7.37m x 4.98m (24'2 x 16'4)

Two UPVC double glazed windows overlook the front of the property and two additional windows to the side elevation. All providing excellent natural light and having top opening lights and fitted wooden shutters. UPVC double glazed door gives direct access to the Balcony. Decorative corniced ceiling. Two double panel radiators. Carpeted steps leading up to the Dressing Room.





5 Grand Manor Drive, Lytham



BALCONY

Large covered Balcony with superb views of the Green and duck pond. Wrought iron balustrade and tiled floor. Two wall lights and additional canopied inset lighting.



DRESSING ROOM

3.68m x 3.40m (12'1 x 11'2)

UPVC obscure double glazed window to the side elevation with a top opening light. Range of well fitted wardrobes. Matching kneehole dressing table with drawers to either side. Additional walk in wardrobe 4'9 x 4'9 with an overhead light and fitted shelving. Corniced ceiling with inset spot lights. Double panel radiator. Bathroom and separate WC leading off.



SEPARATE WC

1.83m x 1.40m (6' x 4'7)

Three piece white suite comprises: Corner vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet. Roca low level WC and adjoining bidet. Tiled walls and tiled effect vinyl flooring. Ceiling extractor fan and inset spot lights. Double panel radiator.



EN SUITE BATHROOM

4.42m x 3.76m (14'6 x 12'4)

Feature Bathroom with four UPVC obscure double glazed windows to the rear bay. Top opening lights. Four piece white suite comprising: Step up circular central bath with mixer tap and hand held shower attachment (Note: we understand from the Vendor that the spa fittings are no longer working correctly and would require attention before being used). Step in shower enclosure with a wall mounted unit with an overhead shower, hand held shower attachment and body jets. Twin vanity wash hand basins with mixer taps and cupboards below. Wall mirrors above, shaving points and lighting. Tiled walls and tiled effect flooring. Two double panel radiators. Inset ceiling spot lights and extractor fan.

5 Grand Manor Drive, Lytham



BEDROOM SUITE TWO

Large second double bedroom with three UPVC double glazed windows to the front and side elevations, all with top opening lights and fitted wooden shutters. Two double panel radiators. Television aerial point. Corniced ceiling with an overhead light and walls lights. Dressing area and en suite leading off.



DRESSING ROOM

1.45m x 0.91m (4'9 x 3')

Fitted furniture comprises two double wardrobes and a single wardrobe with inset mirrored panels and overhead spot lights. Door leads to the En Suite.

EN SUITE BATHROOM/WC

3.28m x 2.03m (10'9 x 6'8)

UPVC obscure double glazed window to the side elevation with a top opening light. Four piece white suite comprises: Panelled bath with a mixer tap and hand held shower attachment. Wide step in shower cubicle with a curved glazed door and a wall mounted unit with an overhead shower, hand held shower attachment and body jets. A Mobelhaus vanity wash hand basin with a mixer tap and cupboards and drawers below. Mirror above with canopied lighting and an inset shaving point. Roca low level WC.

Double panel radiator. Inset spot lights and extractor fan. Tiled walls.



BEDROOM SUITE THREE

4.98m x 4.45m (16'4 x 14'7)

Third tastefully presented double bedroom. Three UPVC double glazed windows overlooking the rear elevation, all with top opening lights. Double panel radiator. Bank of three fitted double wardrobes with corner display shelving. Kneehole dressing table with drawers to either side and wall mirror above. Corniced ceiling. Television aerial point. Overhead light and two wall lights. Door leading to the En Suite.



EN SUITE BATHROOM/WC

3.15m x 2.03m (10'4 x 6'8)

Four piece white suite comprises: Panelled bath with a mixer tap. Step in shower cubicle with a curved glazed door and a wall mounted unit with an overhead shower, hand held shower attachment and body jets. A Mobelhaus vanity wash hand basin with a mixer tap and cupboards and drawers below. Mirror above with canopied lighting and an inset



5 Grand Manor Drive, Lytham

shaving point. Roca low level WC. Single panel radiator. Inset spot lights and extractor fan. Tiled walls.



REAR LANDING

4.95m x 1.12m (16'3 x 3'8)

UPVC obscure double glazed window to the side elevation with a top opening light. Single panel radiator. Double doors reveal the built in airing cupboard with hot water cylinder and adjoining shelving for excellent linen storage space. Bedroom Suite Four leading off and a matching white panel door conceals the staircase leading to the second floor.

BEDROOM SUITE FOUR

4.70m x 4.42m (15'5 x 14'6)

A fourth delightfully presented suite with a large walk through entrance 12'6 x 3'3 with a door revealing a useful built in under stair store cupboard. Matching door leads off to the En Suite. Arch way to the Bedroom. Three UPVC double glazed windows set into the rear bay, overlook the rear elevation. Top opening lights. Corniced ceiling and overhead light. Single panel radiator. Two wall lights. Television aerial point. Fitted bedroom furniture comprises three double wardrobes with adjoining display shelving. Knee hole dressing table with drawers to either side.



EN SUITE BATHROOM/WC

3.28m x 2.08m (10'9 x 6'10)

UPVC obscure double glazed window to the side elevation with a top opening light. Four piece white suite comprises: Panelled bath with a mixer tap. Step in shower cubicle with a glazed door and a wall mounted unit with an overhead shower, hand held shower attachment and body jets. A Mobelhaus vanity wash hand basin with a mixer tap and cupboards and drawers below. Mirror above with canopied lighting and an inset shaving point. Roca low level WC. Double panel radiator. Inset spot lights and extractor fan. Tiled walls.



SECOND FLOOR

BEDROOM FIVE/CINEMA ROOM

10.39m x 9.58m (34'1 x 31'5)

Approached from the previously described hidden staircase with a white spindled balustrade and having a UPVC obscure double glazed window providing natural light to the stairs. A very large family room currently furnished as a



5 Grand Manor Drive, Lytham

Sitting/Cinema Room but would also make an ideal Teenagers 5th bedroom. The room is also large enough for conversion into further bedrooms and bathrooms (subject to usual consents and regulations). Two UPVC double glazed windows overlooking both the front and rear elevations, all with side opening lights. Three double panel radiators. Television aerial point. Access to roof eaves. Projector and pull down screen are included in the asking price.



OUTSIDE

This property stands on a large plot and is approached through electrically operated double opening wrought iron gates and leads to a wide block paved driveway providing excellent off road parking for a number of cars and leading directly to the Garaging. A flagged paved pathway leads to the impressive canopied front entrance with external lighting. Lawned gardens to either side have well stocked shrub borders and matching decorative wrought iron railings. Timber gated access to the rear gardens.



To the immediate rear is a large enclosed family garden laid to lawn and with a number of timber decked and paved patio areas. Surrounded by well stocked borders and mature conifers. Timber framed summer house with light and power connected. External all weather power points. Garden lighting and outside tap. External gas and electric meters. Useful bin store area.





5 Grand Manor Drive, Lytham



TRIPLE GARAGE

8.61m 5.69m (28'3 18'8)

Detached brick triple garage approached through three up and over electric doors. Power and light connected. Electric car charging point. UPVC obscure double glazed window provides some natural borrowed light. UPVC side personal door.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Keston boiler in the Utility Room serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

NOTE

The current vendors are open to negotiation on many items of furniture should a potential purchaser be interested.

TENURE/COUNCIL TAX

The site of the property is currently held Leasehold for the residue term of 999 years subject to an annual ground rent of £250.

Note - September 2025, the Vendor is in the proceed of buying the Freehold
Council Tax Band H

MAINTENANCE

A Cypress Point management company has been formed to administer and control outgoing expenses for the upkeep of the communal landscaping. A figure of £556 per annum is currently levied.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This stunning detached family property known as 'The Washington' has a commanding position on Cypress Point directly facing the Village Green with a large balcony overlooking its landscaping, ponds and water features. This spacious family property is tastefully appointed throughout and offers well planned and very flexible accommodation set over three floors. Cypress Point was constructed by Kensington Developments Ltd in 2003 and is conveniently placed close to Lytham and St Annes town centres with their comprehensive shopping facilities and amenities. There are a number of primary and secondary schools within easy reach together with a number of local championship golf courses. Internal and external viewing essential to appreciate all that this property has to offer, together with its large landscaped gardens to the rear, excellent off road parking to the front with electrically operated gates and a large triple garage. No onward chain.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & Company are proud to announce that we



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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 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 January 2025



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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		
England & Wales	75	78
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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