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Sweet Briars 1 Hastings Place, Lytham

- Superb Grade II Listed End Terraced Period Property
- Situated in the Heart of Lytham's Conservation Area
- Feature Oak Panelled Reception Hall with Cloakroom off
- Three Reception Rooms
- Dining Kitchen & Cloaks/WC
- Four 1st Floor Double Bedrooms
- 1st Floor Bathroom & Separate WC
- Two 2nd Floor Attic Rooms Offering Further Potential Accommodation
- Gardens to the Front & Side, 1st Floor Roof Terrace, Garage
- No Onward Chain, Freehold, Council Tax Band G, EPC Rating D

£895,000

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



www.johnardern.com



Sweet Briars 1 Hastings Place, Lytham

GROUND FLOOR



ENTRANCE VESTIBULE

Approached via a solid oak external door. Overhead light. Sunken fitted mat well. Polished oak inner door with an inset glazed panel leading to the Hallway.

RECEPTION HALLWAY

Impressive reception Hall with oak panelled walls. Stone dressed original leaded windows overlooks the front gardens with a central opening light. Double panel radiator. Polished wood floor. Picture light. Focal point is a corner fireplace with a marble hearth and inset supporting an electric fire. Turned staircase leads to the first floor with a side hand rail and side oak display area with cupboard below. Additional built in oak display cupboard with upper glazed panels. Matching doors leading off.



CLOAKROOM

Good sized Cloakroom with two high level leaded windows providing some natural borrowed light. Single panel radiator. Tiled floor. Wash hand basin with a cupboard below, set in a marble display surround with splash back and mirror above. Wall light. Cloaks hanging space. Door reveals a useful understair store/meter cupboard with an overhead light.

LOUNGE

Impressive principal reception room. Two stone dressed bay windows to overlook both the front and side landscaped gardens. Two double panel radiators. Moulded decorative ceiling with an overhead light. Corniced ceiling. Focal point again is a fireplace with an ornate white display surround, with a raised marble hearth.





Sweet Briars 1 Hastings Place, Lytham



DINING ROOM

Good sized separate Dining Room with a an original leaded bay window overlooking the front garden with a number of opening lights. Double panel radiator. Polished wood floor. Corniced ceiling. Marble fireplace with an oak display surround. Additional high level leaded window to the rear elevation. Door leading to the Sitting Room.



SITTING ROOM

Useful family reception room with three UPVC double glazed windows overlooking the front garden, one of which opens. Double panel radiator. Corniced ceiling. Internet/telephone point. Television aerial point. Focal point is a fireplace with a polished wood surround, raised hearth and inset. Door leading to the Family Kitchen.



DINING KITCHEN

Two hardwood obscure glazed window to the rear aspect. Additional UPVC double glazed window overlooks the rear patio. Adjoining hardwood outer drop with a glazed panel above leads to the rear patio, which gives access to the Garage and side service road. Range of eye and low level cupboards and drawers. Incorporating a wine rack. One and a half bowl ceramic sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: Bosch four ring induction hob. Extractor canopy above. Beko electric double oven and grill. Space for a microwave above. Plumbing and space for both a washing machine and dishwasher. Single panel radiator. Corniced ceiling. Television aerial point. Telephone point. Door leads to the inner Hall.





Sweet Briars 1 Hastings Place, Lytham



INNER HALLWAY

Obscure glazed window to the rear elevation. Outer door with an inset obscure glazed panel leads to a small rear external area. Polished wood floor. Double panel radiator. Two wall lights. Sliding door to the Cloaks/WC and door leading backs to the Reception Hallway.

CLOAKS/WC

Useful ground floor WC. Obscure glazed window. Wall light. Semi concealed low level WC. Single panel radiator. Tiled walls and floor.



FIRST FLOOR LANDING

Spacious central landing approached from the previously described staircase with a polished oak spindled balustrade. Stripped and polished wood floor. Original obscure glazed window to the rear elevation. Additional opening window to the front aspect with views towards the Bowling Green. Door conceals a staircase leading to the 2nd floor accommodation. White panelled doors leading off.



BEDROOM ONE

Spacious principal double bedroom. Original widows to both the front and side aspects, both with side opening lights. Corniced ceiling. Wood strip flooring. Double panel radiator. Two built in illuminated leaded glazed display cabinets with shelving and a useful deep drawer below.



BATHROOM

Spacious Bathroom comprising a three piece coloured suite. Original window overlooks the front aspect with a side opening light. Panelled bath with a centre mixer tap and hand held shower attachment. Step in tiled shower cubicle with a pivoting glazed door. White vanity wash hand basin with a centre mixer tap and cupboard and drawers below. Illuminated mirror above. Tiled walls. Double panel radiator. Wall mounted Dimplex electric heater. Built in airing cupboard houses a wall mounted Worcester gas central heating boiler (fitted May 2020) and a hot water cylinder.



Sweet Briars 1 Hastings Place, Lytham



SEPARATE WC

Original obscure glazed opening window to the side elevation. Semi concealed low level WC. Overhead light. Stripped polished wood floor. Single panel radiator. Tiled walls.



REAR LANDING

Obscure glazed window to the rear aspect with a centre opening light. Single panel radiator. Matching doors leading off to the following rooms.

BEDROOM TWO

Second large double bedroom. Stone dressed original leaded bay window with a lovely front aspect. Two opening lights. Double panel radiator. Picture rails. Telephone point. Decorative coloured tiled fireplace has been retained. Vanity wash hand basin with a cupboard below and laminate display surround. Wall light.



BEDROOM THREE/READING ROOM

Third well proportioned Bedroom, currently furnished as a 1st floor sitting room. UPVC double glazed window overlooks the front of the property. Double panel radiator. Picture rails. Fitted display bookcase. UPVC double glazed French door leads to the Sun Terrace.



ROOF TERRACE

Feature walled 1st floor stone flagged roof terrace with balustrades. With delightful views across to the Bowling Green and woodland of Sparrow Park beyond.



Sweet Briars 1 Hastings Place, Lytham



BEDROOM FOUR

Fourth double bedroom with a UPVC double glazed window overlooking the side of the property with a side opening light. Double panel radiator. Feature decorative tiled fireplace. Vanity wash hand basin with a centre mixer tap and cupboard below. Glass display shelf and wall light. Two fitted double wardrobes with storage space above.



SECOND FLOOR LANDING

Approached from the previously described hidden turned staircase with a side hand rail. Velux double glazed pivoting roof light provides good natural light. Single panel radiator. Overhead light. Useful roof eaves storage space. Built in store cupboards. Doors leading off to two good sized rooms.



ATTIC ROOM ONE/BEDROOM FIVE

Original window overlooks the side aspect with views along Hastings Place and Upper Westby Street. Single panel radiator.



ATTIC ROOM TWO

With the potential to make a spacious 2nd Floor Bathroom. Velux double glazed pivoting roof light. Single panel radiator. Access to roof voids.

OUTSIDE

To the front and side of Sweet Briars are delightful gardens, with a central pedestrian gate and stone flagged pathway leading to the front entrance. The gardens have been carefully landscaped with well stocked borders, flower beds and central rockeries. An adjoining driveway with double opening gates provides an off road parking space and leads directly to the attached Garage.



Sweet Briars 1 Hastings Place, Lytham



GARAGE

Attached Garage approached through double opening timber doors with inset obscure glazed panels. Power and light connected. Garden taps. Rear personal door leading to the inner stone flagged patio area with gate leading to the side service road.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Bathroom serving panel radiators and domestic hot water. The boiler and radiators were installed in May 2020.

PART DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED.

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

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

HISTORY

Sweet Briars is believed to be the first house built in Hastings Place, thought to be around 1840, and was once the home of the well known Ophthalmologist, Dr George Aubrey Jelly. The front door still bears a Doctor's brass door knocker. Sweet Briars was a much loved home to the previous Lord of the Manor of Lytham and his family for 60 years

LOCATION

A superb example of a Grade II Listed end of terraced period property, occupying a large plot on the corner of Hastings Place and Westby Street, in the heart of Lytham's conservation area just yards from the centre of town with its comprehensive shopping facilities, restaurants, bars and amenities. An internal inspection is essential to fully appreciate the spacious accommodation and potential this property has to offer which is set over three floors. With attractive gardens to the front and side and a feature 1st floor roof terrace with views of Lytham Bowling Club and Sparrow Park beyond.

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 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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Sweet Briars 1 Hastings Place, Lytham

1, Hastings Place, Lytham St Annes, FY8 5LZ



Total Area: 241.0 m² ... 2594 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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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	EU Directive 2002/91/EC	70

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		
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Not environmentally friendly - higher CO ₂ emissions		
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