



*"You wake up in the morning  
to nothing but birdsong."*



*"We've seen  
herons and  
kingfishers in  
the brook at  
the bottom."*



## *Dream Location*

Dreaming of the perfect home in the perfect location...it's a familiar fantasy. At Dow Edge, in the friendly village of Freckleton, dreams are a made reality.

Tucked off the bypass on route to the coastal town of Lytham St Annes, a sign welcomes you to Freckleton 'Village of Music and Flowers'; it doesn't disappoint.

Living up to its title, admire the lovingly tended and colourful beds and borders that adorn the village, as you continue to the oldest part of Freckleton where houses and local shops make way for countryside and marshes.

Pull up onto the newly installed block-paved driveway, where there is ample room for at least three cars, before making your way to the front door.





## *Views Abound*

Solid wood flooring stretches out underfoot, with crisp neutral walls and white ceilings allowing for the free-flow of light throughout.

Conveniently on hand to the left is the family bathroom, part tiled to the walls and featuring bath with overhead shower, wash basin, WC and radiator.

Following the hallway ahead and around to the right, step through into the sociable and contemporary open-plan lounge-kitchen. Immediately, you are serenaded by mesmerising views out over the countryside through a wall of windows to the rear.

Blurring boundaries between the outdoors and in, step out through the French doors and enjoy summertime barbecues surrounded by breathtaking views. Overhead spotlighting accompanies the light flow from the outdoors, suffusing the space with cheer.

In the winter time, curl up on the sofa in front of the contemporary style electric fire, set within a stylish surround. A quartet of radiators imbues the room with additional warmth, with ambient lighting courtesy of the wall-mounted fixtures.

So spacious is this lounge, there is ample room for a formal dining table. What better backdrop for a feast with family and friends than these rural views?



## *Feast Your Eyes*

Opening conveniently on to the lounge is the expansive and comprehensively appointed kitchen. Carpet makes way for tiling, as high gloss, fitted wall and base units coat the walls, providing a plethora of storage space.

An array of integrated appliances creates an easy-to-operate, spacious kitchen, including microwave, double oven and five-ring gas hob with extractor fan. Two sinks plus an integrated dishwasher ensure a fuss free clean up after the cooking is complete.

Further storage is available within the central island, which also serves as a convenient breakfast bar, ideal for weekend brunches and informal dining.

Returning to the entrance hall, discover further storage above in the fully boarded loft.







## *Soak & Sleep*

When evening falls and sleep calls, choose from the four double bedrooms and one single bedroom provided at Dow Edge.

Turning left out of the lounge, discover the master bedroom. Coving decorates the ceiling as it does throughout the rooms at Dow Edge. Providing atmosphere and cheer, an elegant electric fire is fitted within an ornamental surround.

Light pours in through the window, offering views out onto the patio area. Sneak a peek through to the ensuite bathroom, fitted with bath with overhead shower, chrome heated ladder rail, WC, wash basin and spotlighting.







## *Sweet Dreams*

Turning right out of the kitchen-lounge is another potential master bedroom.

Framing spectacular views out over Freckleton marsh, and down to Dow Brook, this light, bright bedroom opens out onto the patio through French doors. Imagine waking up to the low mists and birdsong over the fields...

Carpeted and cosy, fitted, walnut-toned wardrobes and drawers offer plentiful storage for your clothing needs, with a fitted headboard completing the room.

Next door, bedroom three shares the same beatific countryside views as its neighbour, and also features a range of storage including fitted bedside tables and built-in wardrobes.

Ideal as a study or a guest room, discover the fifth bedroom next door. Traditional touches including coving and a chair rail add character to this room, which looks out to the elevated decking suntrap, overlooking the marsh.

Located next door to the family bathroom, discover bedroom four, carpeted and also overlooking the raised decking. With five blissful bedrooms to choose from, there is room for all the family at Dow Edge.





## *Pocket of Paradise*

Step outside to discover an attached utility room. Plumbed for a washing machine, this is the perfect place in which to clean down the dog and stash your wellies after an invigorating walk across the many paths available on Freckleton Marsh.

Enjoy the stunning views from the comfort of the sun room, perfect for an evening tippie as the sun sets. Located to the rear of the building is a store room for tools, patio furniture and mowers.

Explore the lawned area, leading down to Dow Brook - a shallow waterway perfect for dipping fishing nets and splashing wellies after which this handsome home is named. Pick up the Natural England coastal path, which begins at Heysham Head, from the bottom of the garden.

From the elevated decking, admire the ever-changing views, which on a clear day stretch as far as the Welsh hills. Spy the glow of Winter Hill's mast, lit up at night. A large plot, containing a courtyard, lawn area, patio and decking, there is so much potential at Dow Edge.





## Out & About

Friendly Freckleton embodies traditional English country village values, with its well-tended flower beds and award-winning brass band, who play around the village on Christmas day and in the Coach and Horses on Boxing Day (local tip - arrive early if you hope to get a table!).

Steeped in history, explore the locale from your doorstep, with a walk along the brook running through the bottom of the garden. Known as The Dow, note the large stones along the edge, featuring iron rings once used to moor up coal barges. The Ship Inn, a short walk from Dow Edge, can be accessed via Bunker Street, another nod to the ancestry of the village, which is even featured in the Domesday Book.

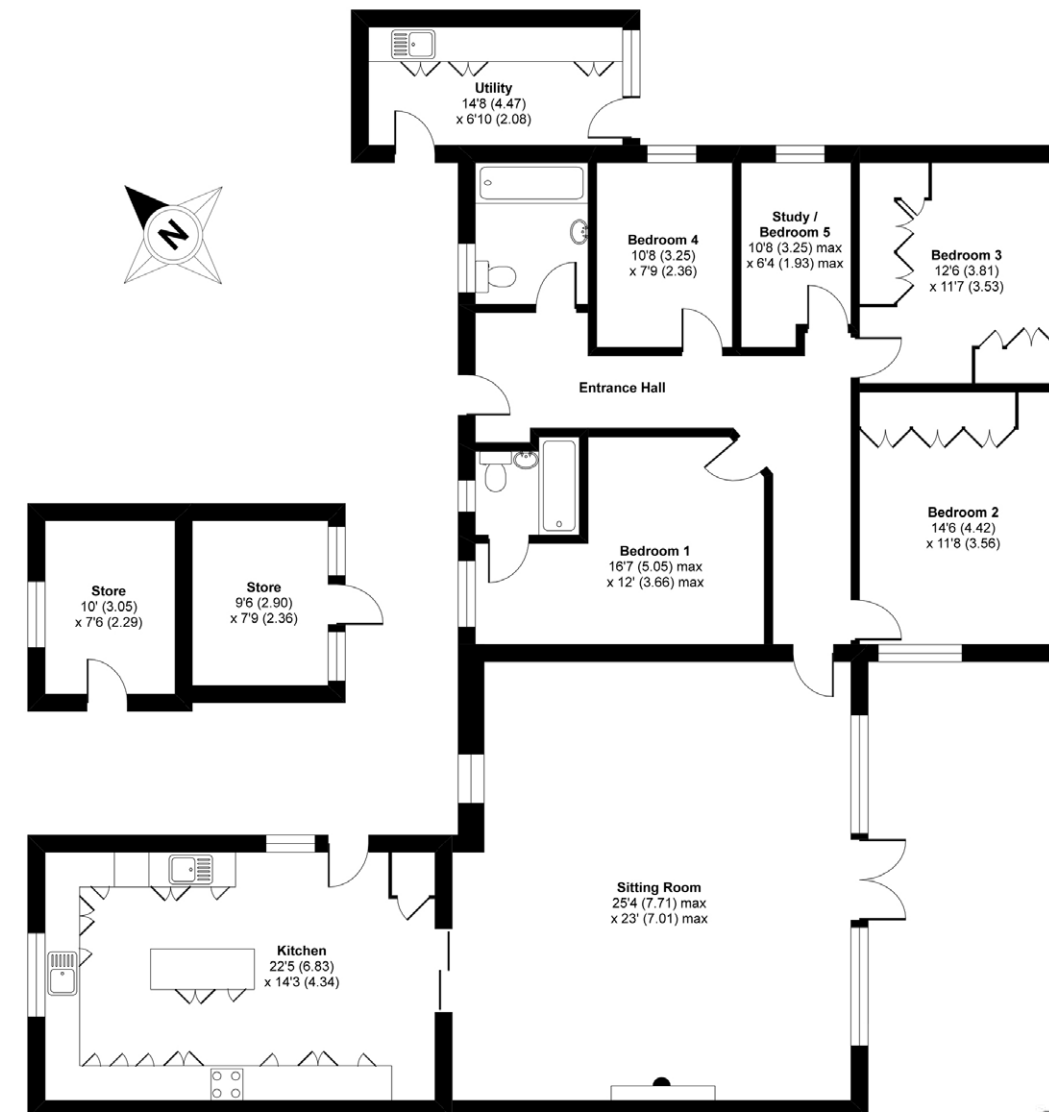
In addition to the two aforementioned village pubs, Freckleton is also home to an outstanding Italian restaurant, Lorenzo's, also within walking distance.

Perfectly positioned, Dow Edge is a mere 15 minutes' drive from the sea, practically on the Fylde Coast with Lytham St Anne's and Blackpool close by. Music aficionados can look forward to the renowned, annual Lytham Proms.

Golf lovers are also in luck, with championship hosting Royal Lytham Green Golf Club and Fairhaven Golf Club a short drive away.

Families are well placed, with Queen Mary's School and King Edward's merging to form the new co-educational AKS Lytham independent school. Kirkham Grammar is also nearby, with BAE systems at Warton a major employer in the area.

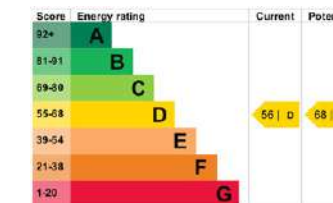
For those craving the peace and society of village life, rural walks, friendly neighbours and a spacious home designed for sociable, contemporary living, Dow Edge, and Freckleton, await the pleasure of your patronage.



GROUND FLOOR

## Poolside, Freckleton, Preston, PR4

Approximate Area = 1870 sq ft / 173.7 sq m (excludes utility)  
Outbuilding = 158 sq ft / 14.6 sq m  
Total = 2028 sq ft / 188.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richocorn 2021. Produced for Stonehouse Homes REF: 680506





*presented by*



Traveling from Preston take the A583 towards Lytham St Annes. Then take a left turn onto the A584 Preston New Road. At the roundabout take the first exit to Freckleton as you reach the centre of the village turn left at the traffic lights onto Preston Old Road. Follow the road straight across the mini roundabout. At the next junction with Poolside, Dow Edge is directly in front of you.

To view Dow Edge  
Call the team  
on 01772 252136  
Email: [info@stonehousehomes.co.uk](mailto:info@stonehousehomes.co.uk)

1-3 Chorley Road  
Walton-le-Dale  
Preston PR5 4JA  
[www.stonehousehomes.co.uk](http://www.stonehousehomes.co.uk)