



Hill House Farm
Singleton Road | Weeton | Preston | PR4 3JJ

FINE & COUNTRY

HILL HOUSE FARM



Welcome to Hill House Farm, Singleton Road, Weeton, Preston, PR4 3JJ

As the electric gates glide open and you proceed up the tree lined drive you catch your first glimpse of Hill House Farm; it's hard not to be impressed, it is an outstanding and striking family home that marries a traditional building with high quality appointments and modern technology, all set within mature and established gardens and grounds.

For guests, the drive branches off to the left with an arrivals forecourt and turning circle, as an entrance it certainly has impact and makes a bold statement on which the house then amply delivers. For everyday and family use the drive continues to a rear courtyard where there's extensive parking.

A house made for families and entertaining, the primary residence offers a dramatic double height reception hall, sitting and dining rooms, cinema and games room, a luxurious dining kitchen, office and utility room as well as an indoor swimming pool with spa, bar and changing room.

To the first floor the lavish principle suite has a large bedroom as well as a beautifully appointed dressing room, bathroom and Juliet balcony overlooking the stunning countryside views. There are four further double bedrooms, all of which have ensuite facilities.

Across the courtyard there is secondary accommodation in the form of a detached two bedroom cottage as well as four single garages.

Offering privacy in their maturity, the gardens and grounds extend to c.5.12 acres and provide a great deal of amenity value with a selection of outside seating terraces, a contemporary walled garden, rolling lawns, established planting and woodland, wildlife pond with a delightful gazebo, a hardcourt tennis court and kenneling with runs.

Within the plot, there is over 1.5 acres of undeveloped land with undisturbed views over the countryside. There is opportunity to create additional properties subject to planning, all have existing provision for access.

This is a prime and all encompassing property offering extensive and well balanced living space which is presented to the highest order with excellent amenity facilities, all wrapped up in a private setting and an accessible location. Truly an aspirational package.

“ When I first viewed the house in 2019 I was instantly impressed, it had a real WOW factor, with a traditional English manor house feel about it which I loved. At that point, the owners had lived here for 16 years and it was dated. I could see the potential and thought it would make a fantastic house and home once updated.

The thing I'll miss the most? The house has a really calm, peaceful and safe feeling; it's a relaxing place to live and provides me with a balance to a busy working life.”









Location

Just inland from the Fylde coast, this is a rural area that offers a quiet and country lifestyle whilst remaining well connected by road and rail to the wider area.

The Forest of Bowland AONB is easily accessible for fresh air and fun and the National Parks of the Lake District and Yorkshire Dales come within travelling distance for the perfect day out.

When the bright lights beckon and you need a retail or cultural fix then the vibrant city of Manchester is on hand and especially easy to reach if you hop on the train.

“ I didn't know the area well before I found the house but what I've really appreciated is the welcoming sense of community. The village hall is active, there are annual bonfire night events and there was a great celebration for the Coronation.

It's private, but it's not isolated. I've really valued the accessibility.

It's easy to get into the Lakes for day trips, Lytham has some lovely restaurants for a night out and travelling into Manchester is quick and convenient by train as we go from Kirkham station (4 miles away) and then we don't need to think about parking at the other end.”





Step inside

No expense has been spared with the finishes of Hill House Farm, working together with craftsmen and innovative technological brands to create a digitally smart home that can be controlled at the touch of a button wherever you are in the world. Exquisite finishes are tasteful and contemporary, with high quality kitchen and sanitary ware appointments. No design detail has been too small to warrant careful and considered attention.

Guests will alight at the turning circle and approach up a wide set of garden steps to the impressive double doors. Entering into a vestibule with cloaks cupboard and guest cloakroom, the vestibule opens to the most remarkable double height reception hall with an undeniable WOW factor. Indicative of the sheer scale of the space, panel doors leading off the hall are oversize to visually maintain the proportions. A striking staircase climbs to the first floor gallery, a vast picture window looks out to the courtyard, and a carved stone fireplace houses a living flame gas fire.

Working from home? The office has an imposing fitted desk, matching filing cabinets, great storage space and a solid oak floor.

A great room for everyday kitchen suppers, the kitchen is both impressive and welcoming with a bay window with fitted seat at the far end into which neatly slots a dining table with matching chairs. Units are painted a handsome olive green and sit under quartz worktops with a central island unit incorporating a breakfast bar over which is pendant lighting. The kitchen is well equipped with NEFF appliances comprising four combined ovens, an induction hob with extractor fan over, a dishwasher, wine cooler, Miele larder fridge and tall freezer and a Quooker tap.

For high days, holiday and formal occasions there is a separate dining room which has a distinctive sandstone fireplace, carved with the red rose of Lancashire and housing a living flame gas fire. Alcove cabinets sit either side under floating shelves against a backdrop of silvered glass.

The sitting room invites relaxation, a deep pile carpet is heavenly under foot and there are not only double doors to the courtyard but a whole wall of bi-folding doors opening to the terrace and garden. A carved sandstone fireplace graces the room, also with a gas living flame fire for convenience. Alcove cabinets are fitted to the left and what at first appears to be matching cabinets to the right, open to reveal a secret door through to the deeply atmospheric games room; a handsome room indeed. Fancy a game? Included in the sale of the property is the full sized mahogany billiard table (J.Ormrod & Sons) along with all cues, the cue stand, balls and score board. The room is half panelled and painted an on trend dark grey, the paneling extends around a chimney breast into which is set a contemporary gas fire.

Complimenting the games room is the leisure complex; an impressive space with garden views and bi-folding doors to the walled garden. The 12 m heated swimming pool and Aquaspa hot tub will appeal whether you enjoy the discipline of a daily swim, or like the thought of hosting pool parties for family and friends. There's plenty of space surrounding the pool for relaxed seating with a dedicated bar at the far end and for maximum convenience there is a changing room with shower and loo.

Further adding to the lifestyle credentials of this superb property is a gym accessed from the walled garden and a cinema room where the sense of luxury is ramped up with a deep pile glitter carpet.

Onwards and upwards. The graceful staircase rises to the first floor where a gallery and paneled landing wraps around the double height room.

The principle suite offers a further slice of luxury. The generously proportioned bedroom has a bay window accommodating a relaxed seating area with a view over the garden to the open fields beyond. A low level partition stands in the middle of the room and forms the headboard of the Caesar bed (8ft x 6'6ft) a concealed TV rises from the foot board, wardrobes, drawers, dressing table and bedside tables are all fitted. Walking through towards the bathroom and you first encounter the beautifully appointed dressing room; wardrobes with silvered antique effect glass doors provide a glamorous touch, there's a central island of drawers, open shelving and a bay window with an upholstered window seat. A door opens to a Juliet balcony, all in all, it's an absolute treat. The ensuite bathroom provides an equally luxurious space with Villeroy and Boch appointments; a double ended bath, wet room area with an Axor raindance shower, twin wash basins on a floating vanity unit and a floating loo. The sound system continues in here so you can plug in, play and relax away.

Supporting the principle bedroom are four further ensuite bedrooms. All are good bedrooms (capable of easily accommodating king sized beds) and have suites of fitted furniture. Three have ensuite bathrooms and the fourth benefits from a shower room. Off the landing a useful linen cupboard provides great storage and from here there's ladder access to the boarded roof space.

Further enhancing the living space is the connection between the interior and exterior, this comes not just in the form of the views, but there are doors, French windows and bi-folding doors out from many of the ground floor rooms to the garden.

“ The house comes alive with family and guests; it was made for entertaining. My favourite times of year here would have to be Christmas and summer. At Christmas we have a house full and there's room for us all to spread out, be together but not on top of each other. With the swimming pool, games room and cinema room, there's a lot to keep everyone occupied. We have a big Christmas tree in the hall with garlands all round the balustrade. I've put sockets in the soffit boards so we can have lots of outside lights as well!

In summer we open the bi-folding doors in the pool room to the garden, the walled garden is private and sheltered; it's probably my favourite part of the garden. Inside there is the bar and outside we have the bbq and outdoor fire all set up. It's such a great space.”













Step outside

Extensive and private, thanks to a wide variety of mature trees and shrubs the gardens and grounds extend to c.5.12 acres and provide an excellent balance of formal and informal designed and maintained areas, it's a tranquil retreat and the perfect antidote to a busy life.

Whether you relish the thought of entertaining or are simply looking for a family haven, there is much to recommend the grounds at Hill House Farm as they are as comprehensive as the interior of the house has been.

There is an extensive flagged terrace that wraps around the south and east elevations and provides multiple opportunities for sets of garden furniture especially as French windows open from the pool room and bi-folding doors from the sitting room. Perfect for basking in the sun, a contemporary walled garden leads out from the bi-folding doors of the pool room. Here there is a fire surround and flue for an outdoor fire, it's the perfect place to set up a bbq or outdoor kitchen as the bar in the pool room is to hand for drinks. If life lounging by the pool was all sounding a little too relaxed for you then there is a hardcourt tennis court.

Moving away from the house and there are vast lawns and a large wildlife pond with an adjacent cedar shingle topped gazebo (perfect for a sheltered cup of tea or glass of wine as you monitor pond life amongst the water lilies and irises and admire the view back to the house). The woodland is lovely, through it meandering paths have been forged; if you have dogs, they will love exploring it for their daily run around as will children with the added potential for off road bikes, tree houses, swings, dens and hide and seek!

The tarmac courtyard offers extensive car parking with an EV charging point, outside lighting, power and water. The area is edged with raised beds enabling planting to gently soften the elevations with seasonal interest and colour.

A row of four single garages have up and over doors, power and light. There are brick built kennels and runs and a greenhouse. The boiler and plant room houses equipment to heat and maintain the efficient running of the swimming pool.

Hill House Farm Cottage

Sitting across the courtyard is a self contained cottage. Ideal for family, guests, letting or staff, it's a great asset to the overall package. On the ground floor an L shaped reception room provides space for both relaxed seating and a dining table and chairs. It's open to the fitted kitchen with pale grey fronted cabinets and laminate worktops. Appliances include Beko hob and double oven with extractor fan over, Bosch fridge freezer and dishwasher. The cupboard under the stairs allows the washing machine to be tucked away.

On the first floor are two double bedrooms and a shower room. There's a private garden to the rear, which according to the vendor is a little sheltered sun trap where the sunsets are a treat to behold. There is separate vehicular access and parking off the back drive.

“ We were lucky that the garden had established planting which has meant it's very private. The garden is lovely as the seasons change; the autumn colours of the trees are particularly good. We get the sun all day, it moves round the house. It's on the front of the house in the morning as it faces east (straight into the kitchen and main bedroom), it then moves all along the south facing rooms and in the evening we enjoy the last of the rays in the walled garden by the pool room.

The sunsets are good, particularly from the woodland and the tennis court, you can see Blackpool Tower all lit up at night.”





Hill House Farm

Approximate Gross Internal Area : 714.28 sq m / 7688.44 sq ft

Garage : 80.84 sq m / 870.15 sq ft

Cottage : 71.50 sq m / 769.61 sq ft

Total : 866.62 sq m / 9328.22 sq ft



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Lytham	8.6 miles
Preston	12.2 miles
Garstang	12.6 miles
M6 J33	19 miles
M6 J32	19.9 miles
Lancaster	29 miles
Manchester	50 miles
Windermere	58 miles
Manchester airport	55.3 miles
Liverpool airport	60.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Schools

Primary

Weeton St Michael's CoE Primary School
Kirkham and Wesham Primary School
AKS (Lytham) and Rossall (Fleetwood), both independent schools

Secondary

Kirkham Grammar School
AKS (Lytham) and Rossall (Fleetwood), both independent schools

Rail Journeys

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps.

Local Authority Charges

Hill House Farm – Fylde Council –
Council Tax band H

Hill House Farm Cottage (No.5) – Fylde Council –
Council Tax band A

Services

Hill House Farm - Mains electricity, gas and water. Drainage to a private septic tank located within the grounds and installed in 2019. CCTV and video intercom from Hikvision. Gas fired central heating from a pair of Worcester boilers in the utility room and controlled through smart technology. Security alarm with police response. Smart lighting from Philips Hue. Bose sound system. EV charger point.

Hill House Farm Cottage (No.5) - Mains electricity, gas and water. Gas fired central heating. Private drainage into the main house's tank.

Directions

what3words: ///overcomes.prevents.pencils

Use Sat Nav PR4 3JJ with reference to the directions below:

Approaching via the M55, exit at J3, taking the A585 exit to Kirkham/Fleetwood. At the roundabout, take the first exit onto Fleetwood Road/A585. At the second roundabout, take the second exit following the A585. At the third roundabout, take the third exit onto Weeton Road and then turn right onto Singleton Road/B5260. Turn right into the property. The attractive entrance is set back off the road with electric gates framed with lavender planted beds. There is a secure intercom entry system.

Things to do in the area

Local leisure activities

Ribby Hall Holiday Village, Kirkham

Golf clubs: Royal Lytham & St Annes Golf Club, Ashton & Lea (Lea, Preston), Poulton-le-Fylde Golf Club, Staining Lodge Golf Course (Blackpool)

Blackpool Zoo and Stanley Park, Blackpool

Local eateries

The Eagle at Weeton

Fish and chips from Seniors and sit on the Green at Wrea Green

Olive Brasserie, Lytham House and Clifton Arms Hotel, all at Lytham

The Cartford Inn, Little Eccleston

Great walks nearby

Straight from the door there are some great routes that are both flat and circular.

Please note

There is planning permission for a full balcony in place of the Juliet balcony off the dressing room.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. Chandeliers, wall lights and silvered antique effect mirrors from R V Astley.

Kitchen table and chairs to match the fitted window seating.

Available by way of further negotiation, all flat screen televisions including the Phillips screen and Bose sound bar in the cinema room.

Guide price £2,750,000

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1995 917895
sales@fineandcountry-garstang.co.uk
The Resource Centre, Bridge St, Garstang PR3 1YB

