



9 Gillow Park
Little Eccleston | Preston | Lancashire | PR3 0ZT

FINE & COUNTRY

9 GILLOW PARK



Welcome to 9 Gillow Park, Little Eccleston, PR3 0ZT

A smart and well-presented detached house in a generous corner plot within a quiet and tucked away cul-de-sac setting in the heart of this well regarded and popular village; highly accessible for schools, road and rail links, local shops, amenities and the surrounding wider countryside.

Extended, greatly improved and exceptionally well maintained by the present owners, this well-proportioned and attractive house offers accommodation of entrance vestibule, central staircase hall, breakfast kitchen, utility room, dining room open to seating area and a formal sitting room. To the first floor, gallery landing, principal bedroom with ensuite shower room, three further bedrooms and a house bathroom. Much of the interior has bespoke fittings from Carl Joseph Kitchens & Bedrooms, a highly respected interiors specialist based in Poulton-le-Fylde. Carefully tended gardens are mainly positioned to three sides of the house and are well established offering a choice of seating areas as the sun moves around this light filled home and garden. To complete the picture, there is driveway parking for two cars and a double garage.

As a well-appointed modern home, it is sure to suit a wide variety of buyers.



When we first saw the house, we were attracted by the quiet setting, the room sizes and the outlook to fields and River Wyre from the two front bedrooms. Whilst it was dated, we could see that it had potential. Over the years we have extended and upgraded it, gradually making a house into a home. This is a downsizing move for us, we've loved our years here but it's time to move on.



Location

They say 'location, location, location' but the individual setting of a property is equally important when it comes to choosing your next home. No.9 Gillow Park shines brightly in both departments. By way of introduction, Gillow Park is a small, select cul-de-sac of 27 well-spaced detached houses built in the mid-1980s in a variety of complementary designs. It's a residential area where everyone takes a pride in their property, over the passing years the individual houses have been well maintained, some extended and the gardens have become established. No.9 enjoys a spacious and light filled corner position with wrap around gardens.

Winner of the RHS Northwest in Bloom and Lancashire Best Kept Village award several times over the last six years, Little Ecclestone is popular and sought after and lies on the southern bank of the River Wyre on the Fylde coast. The river is crossed by Cartford Bridge (a toll bridge), The Cartford Inn, a popular foodie destination sits on the southern side of the bridge and is popular with locals and visitors alike. The main access road, the A586 runs to the south of Little Ecclestone and divides it from neighbouring Great Ecclestone where you'll find a butcher's shop and bakery, NISA general store, delicatessen, newsagents, weekly market as well as a farmer's market (during the summer months), a few restaurants, pubs and both a medical centre and dentists' surgery.

In terms of location Little Ecclestone is well placed if you need to travel for work or family commitments as it offers good access onto the M55 and M6 motorways and also onto the train network too with local branch stations at Poulton and Kirkham having connections to the main West Coast line, Manchester (great for shopping, theatre trips and nights out when the bright lights beckon) and Manchester Airport (save the cost of airport taxis and the hassle of arranging parking whilst you're away). With Poulton-le-Fylde, Garstang, Kirkham and Lytham all within a comfortable drive there are a host of lovely small towns within easy reach for day-to-day shopping, meeting friends for coffee and lunches out.

For family buyers there is access to some great primary and secondary schools locally as well as a choice of colleges and universities in Lancaster and Preston. There's plenty to see and do in the area with a calendar of events throughout the year with highlights such as the Great Ecclestone Show and Garstang Agricultural Show (held in July and August respectively).

Surrounded by some stunning unspoilt countryside, Little Ecclestone is also a great base for exploring the great outdoors; the Forest of Bowland AONB and the hills and dales of the two nearest National Parks, the Lake District and Yorkshire Dales. Furthermore, if you appreciate a coastal walk then there are super beaches and stunning areas of coastline on the Fylde coast all waiting to be explored.

“ The cul-de-sac is a quiet place to live with just one way in and one way out, so we don't get any passing traffic. Gillow Park itself is very neighbourly with a good mix of professional couples, retired people, and young families. Little Ecclestone has a strong sense of community which we've very much enjoyed being part of.









Step inside

First impressions count enormously and as you pull up outside this smart and neatly presented detached house the interior lives up to all expectations. Immaculately kept, enormous care has been put into every upgrade and fittings choice. The result is a home that is well appointed, comfortable, and as easy to occupy as it is to run.

Throughout the house are finishing touches which set this house apart from many others; internal doors have all been replaced and are paneled with an oak finish, the majority on the ground floor are half glazed with beveled glass to allow the light to flow through. The staircase balustrade has been upgraded to oak to match and in the generous dual aspect formal sitting room the picture window has two decorative panels featuring leaded and coloured glass panes and the room's focal point is an elegant marble fireplace with living flame gas fire. Well decorated, many of the rooms have coving to the ceiling and some have ceiling roses too.

The well-equipped breakfast kitchen offers extensive storage and imaginative built-in lighting with pelmet, under unit and internal display cabinet illumination. Cupboard and drawer fronts are maple with inlaid detailing, worktops are granite, a dresser style run of fittings extends the full width of one wall and features a central bar with glazed display cupboards either side. Centrally placed is an island with breakfast bar with space for stools. Sure to appeal to family cooks and keen chefs alike, the integral appliances comprise electric hob, double oven with combination grill, microwave, fridge, and dishwasher (all Siemens) as well as an Elicia extractor fan and light. Adjoining the kitchen is a very generous utility room with complementary fittings, integral freezer and second fridge (both Siemens), Hoover tumble drier (with heat pump condenser) and Beko washing machine. The cupboards here neatly conceal storage for coats and boots, the boiler and hot water tank and a super airing space with radiator, just perfect for your bed linens and towels. Both kitchen and utility fittings were installed by Carl Joseph. The utility room forms part of an extension built in 2006 as does the seating area that runs off the dining room. This has French windows opening to the side courtyard garden and is a favoured place for breakfast and a leisurely pot of morning coffee spent with the weekend papers.

Completing the picture on the ground floor is a shower room, installed by Carl Joseph and designed to offer the option of single level living if ever needed as the dining room could be repurposed as a bedroom with seating area leading out to the garden.

Onwards and upwards; a carpeted open riser staircase leads to the airy gallery landing, off here there are four bedrooms, one being ensuite and the house bathroom. The principal bedroom has been appointed by Carl Joseph and includes two double wardrobes, matching double headboard and two bedside sets of drawers. An internal door with Rennie Mackintosh inspired opaque glazed panel opens to the ensuite shower room and looks lovely back lit at night. The stylish shower room is another bespoke Carl Joseph creation and installation.

The second double bedroom also bears the Carl Joseph hallmark with a wall of beautifully appointed wardrobes with a pair of double wardrobes either side of two sets of drawers above which is a central mirror with pelmet and downlighters. Opposite the bed is a wall mounted TV which is included in the sale. This room has a lovely outlook across the road and through to fields and the River Wyre as does the third double bedroom. The fourth bedroom is presently used as a home office with two double wardrobes offering excellent storage. The traditionally appointed house bathroom has high quality Villeroy and Boch sanitaryware.















Step outside

The three main sections of garden lie to the front and sides of the house, although it's possible to walk all the way around the house. In a sunny corner position, several seating areas have been created to ensure whatever the time of day or occasion, there is somewhere to sit and enjoy the view or the garden.

Set back off the road, the front garden is meticulously tended with neat lawns and well stocked beds with a host of flowering shrubs to bring year-round structure and colour.

The garden between the house and garage is particularly lovely, it's either walled or fenced all around and is private and sheltered with a flagged seating terrace offering space for your outside dining set for alfresco dining.

On the opposite side of the house is a further garden with privet hedging to three sides, central lawn, semi-circular paved seating area and established planting.

The double garage is fully alarmed and situated separate from the house and also accessible through the courtyard garden. It's an excellent space for the motor enthusiast or for those who see the garage as a future office, gym, hobbies area or workshop. The Wi-Fi extends over here so you can always stay connected, there is LED strip lighting heating, click flooring, wall shelving and a pull-down ladder to the very useful storage loft above.

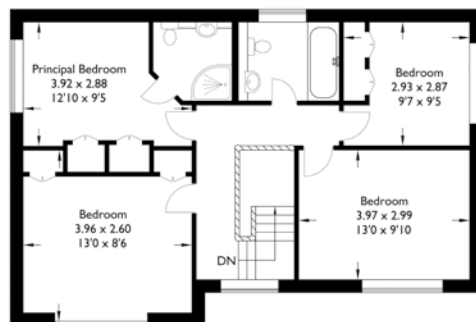


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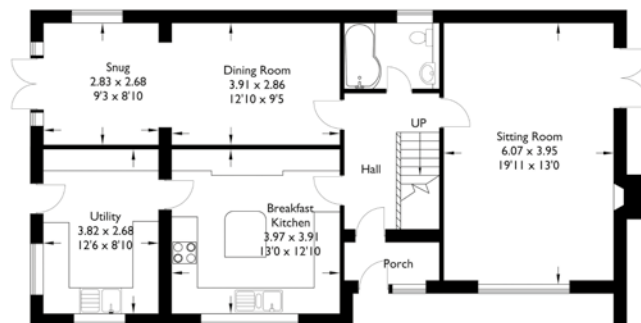
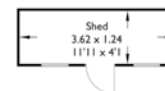
Approximate Gross Internal Area : 148.45 sq m / 1597.90 sq ft

Garage/Shed : 31.35 sq m / 337.44 sq ft

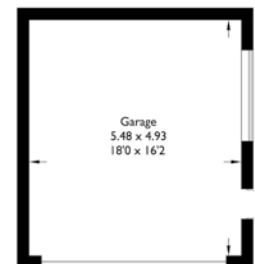
Total : 179.80 sq m / 1935.35 sq ft



First Floor



Ground Floor



Garage

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



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 14.03.2024



FURTHER INFORMATION

On the road

M55	5.4 miles
J33 M6	12.7miles
J32 M6 (via M55)	13 miles
Poulton-le-Fylde	4.8 miles
Garstang	7.6 miles
Kirkham	7.7 miles
Lytham	13.8 miles
Lancaster	16 miles
Preston	16.3 miles
Manchester	47.4 miles
Liverpool airport	47.4 miles
Manchester airport	56.9 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.

Rail Journeys



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

Additionally, there are branch line stations at both Poulton and Kirkham providing onward connections.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester Bosch boiler (new in 2022) in the utility room. Skirting heaters in the kitchen and utility room. Heating and hot water controlled remotely via the HIVE application. Security alarm to house and garage, alarmed roller shutter garage door. Hikvision CCTV with cameras, recorder and monitor. Wi-Fi extender to garage. Light sensitive LED external eaves downlighting.

Directions

what3words moth.pointed.parsnip

Use Sat Nav **PR3 0ZT** with reference to the directions below:

Travel north from Preston on the A6 towards Lancaster, shortly after Catterall, turn left onto the A586 (Garstang Road) immediately before the BP petrol filling station. Head west through the villages of Churchtown and St Michael's on Wyre and upon reaching Great Ecclestone (to the south of the A586) turn right signed Pilling/Little Ecclestone into Little Ecclestone and then right again onto Cartford Lane. The entrance to Gillow Park is on the left, No.9 is the 5th house on the left in a corner position.

Please note

There is no onward chain involved.
No caravans may be parked in the driveway.

Broadband & Mobile

Ultrafast speed available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

Indoor: EE and O2 for both Voice and Data. Vodafone provides Voice only. No Three service.

Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Things to do

Local leisure activities

Ribby Hall Spa Hotel

Live theatre and cinema – Lancaster and Preston

Golf clubs at Royal Lytham and St Annes, Lancaster, Myerscough and Garstang

Beacon Fell Country Park and the Bowland Visitor Centre

Barton Grange Garden Centre - café and restaurant, farm shop, cook shop, cinema, bowling, curling, crazy golf and marina

Local eateries

You're spoilt for choice on the Fylde coast but here are a few local favourites to check out:

Within walking distance there is The Cartford Inn in the village and in Great Eccleston, there is a choice of pubs, The White Bull,

The Black Bull and The Farmers Arms and an Italian restaurant, Pizza on the Piazza

The Barn and Apple Store, both at Scorton

The Inn at Whitewell, Forest of Bowland

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

The Fleece Inn, Dolphinholme

Local walks

Right from the door the owners tell us there is a lovely walk along the River Wyre and very pleasant indeed is a stroll around the village (especially ahead of the RHS's Northwest in Bloom competition) possibly ending up at The Cartford Inn!

There's also great countryside to explore in Beacon Fell Country Park and the nearby Forest of Bowland, AONB which includes the Forest of Pendle.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 fells in the Lake District National Park. Windermere is a 47 mile drive away which puts you in the heart of the Lakes in, generally, less than an hour.

Schools

Primary

Copp CoE Primary School and St Mary's Catholic Primary School, both in Great Eccleston

St Michaels on Wyre CoE Primary School

AKS (Lytham) and Rossall (Fleetwood), both independent schools

Secondary

Royal Lancaster Grammar Schools

Ripley St Thomas Academy, Lancaster

Garstang Community Academy

AKS (Lytham) and Rossall (Fleetwood), both independent schools

Further Education

Universities – Lancaster, Central Lancashire (in Preston) and Cumbria (their Lancaster campus)

Colleges - Preston, Lancaster & Morecambe and Myerscough

Included in the sale

Fitted Axminster carpets, vertical blinds, light fittings, integral domestic appliances as listed, bedroom TV, garden shed and the house and garage CCTV and alarms systems are all included in the sale. Curtains (and their poles and pelmets) and the storage cupboards in the garage are available by way of further negotiation.

Guide price £485,000

Fylde Council - Council tax band - E

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.

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