



18 Victory Boulevard
Lytham St. Annes | Lancashire | FY8 5TH

FINE & COUNTRY

18 VICTORY BOULEVARD



Welcome to 18 Victory Boulevard, Lytham St Annes, Lancashire, FY8 5TH

First impressions matter enormously when it comes to choosing your next home and those created at No.18 are truly remarkable. The sheer scale and stature of this detached four storey contemporary home are impressive, the setting is exclusive, the unobstructed, far reaching and panoramic views are nothing short of breathtaking and the extensive accommodation is both tastefully decorated, fitted to an impeccably high standard and technologically advanced to afford every luxury for modern day living. The meticulous attention to detail employed in creating this stunning home is immense.

The light filled and exceptionally spacious living accommodation extends off a striking centrally placed galleried reception hall. To the ground floor, there is a cinema, gym, wine cellar and cloakroom. On the first floor are the main drawing room, a TV room, formal dining room extending into a garden room, dining kitchen and utility room, a well-equipped home office and a second cloakroom. The second floor houses the main bedroom accommodation; the principal bedroom suite spans the entire front elevation of the house and has a bedroom with seating area, a vast dressing room, luxurious ensuite bathroom with steam room and a wonderful private roof terrace. There are three further double bedrooms on this floor, all with ensuite shower rooms. Rising to the third floor is a beautifully appointed games room with a bar and a guest suite offering bedroom, seating area, dressing room and bathroom.

Externally, the gated arrivals terrace offers ample room for parking, there is a wrap around terrace at first floor level which opens to a large lawn garden. Above the double garage is a self-contained one bedroom apartment, ideal for a family member, as a guest suite or for staff accommodation.

This is a fabulous house for entertaining and offers enormous amenity value. Built in 2010, extensive additional fittings and smart home technology ensure that this luxury modern home offers an exceptional standard of living and as most of the furniture is available separately it potentially provides a turn-key solution for discerning buyers.





Location

Lytham St Annes is an enormously well respected and very smart seaside town on the Fylde coast, located on the Ribble Estuary. The town is made up of the four areas of Lytham, Ansdell, Fairhaven and St Annes-on-the-Sea, Lytham is the older part whereas St Annes was founded as a new seaside resort in the 1870s at the western end of the parish. In 1922 the four areas were united under the name 'Lytham St Annes' and the rest, as they say, is history. As well as having an impressive stretch of coastline along the Ribble Estuary, Lytham St Annes is famous for its four golf courses and links, the most notable being Royal Lytham & St Annes Golf Club which regularly hosts the Open Championship. There is a busy shopping centre and great choice of establishments for refreshments. The town also offers a choice of supermarkets, with regional favourite Booths (with café) having a branch in the town as well as Sainsbury's, Tesco and Co-op.

The nearest cities of Preston and Lancaster have much to offer all generations with established cultural and music scenes and a wide range of bars and restaurants offering cuisines from around the world. They have busy shopping areas with both national and independent retailers represented and a comprehensive range of professional services and healthcare providers with both private and NHS hospitals available.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M55 and thereafter the M6 as well as a train station in the town itself with onward connection to Preston on the main West Coast line with services to London and Edinburgh, Manchester City Centre and Airport.









Step inside

The reception hall has an immediate wow factor with an oak and glass centrally placed striking staircase rising straight in front upon entry, doors throughout are oak veneer and a pair of symmetrically placed mirrors allow light to bounce around and up to the glazed gallery above. On the ground floor there is a gym, a cinema room with black high gloss fitted storage cabinets and a beautifully appointed wine cellar which wraps around the staircase. Incredibly atmospheric with stone clad walls, the cellar has bespoke oak veneer wine bins and individual bottle racks.

The first floor has a spacious wrap around landing with oak flooring and glass balustrade to the hall below. This is where most of the living accommodation is laid out. Many of the rooms have contoured coricing to the ceiling to enable imaginative mood lighting, the overall standard of finish is impeccable. Double doors open to the fabulous drawing room with French windows leading out to the terrace and there are wall mounted storage cabinets. There's a separate TV room with a low-level media cabinet. The elegant dining room extends into a sunny garden room and has feature internal glazed panels to the drawing room, kitchen and landing, it is the perfect space for family Sunday lunches and entertaining friends. The garden room has a super triple aspect and French windows opening to the terrace. The dining kitchen and adjoining utility room are both well equipped with SieMatic cabinets (with a sophisticated colour palette of cashmere and mushroom) and coordinating Corian worktops. French windows offer a third route out to the terrace and there is both a sociable breakfast bar extending out from the island unit and space for a dining table. The study is beautifully appointed with high gloss veneer cabinets, a matching peninsular desk extending to a meeting table and separate display cabinet. There are cloakrooms on both the ground and first floors.

The bedrooms are mainly on the second floor, the landing is spacious with room for seating and there is oak flooring and a useful walk-in store cupboard. The principal bedroom suite offers a large bedroom with seating area and a dressing room fitted with extensive bespoke open fronted wardrobes and shelves, drawers, a dressing table and central unit. The cabinets have high gloss veneer fronted with marble tops. French windows lead out from both the bedroom and dressing room to an incredibly special and private roof terrace, it's a fabulous space from which the views are incredible. The luxury ensuite bathroom is like having your own spa and will doubtless bring a touch of luxury into your everyday; not only is there a free-standing bath, a large shower, twin wash basins and a loo, but also a Helo steam room. There are three further double bedrooms on this floor, each one having an ensuite shower room.

Rising to the third floor and the landing wraps around the top of the stairwell. A stylish and well-appointed guest suite provides room for your guests to spread out and enjoy their own space and privacy during their stay. It would also be ideal for guests with younger children as the dedicated seating area could accommodate a sofa bed or cot.

Within the suite, the bedroom is at the front and commands fabulous estuary views through the glazed Juliette balcony. The ensuite bathroom enjoys the same view and is particularly roomy with a bath, separate shower, vanity unit for two and a loo. To the rear of the suite is a extensively appointed dressing room.

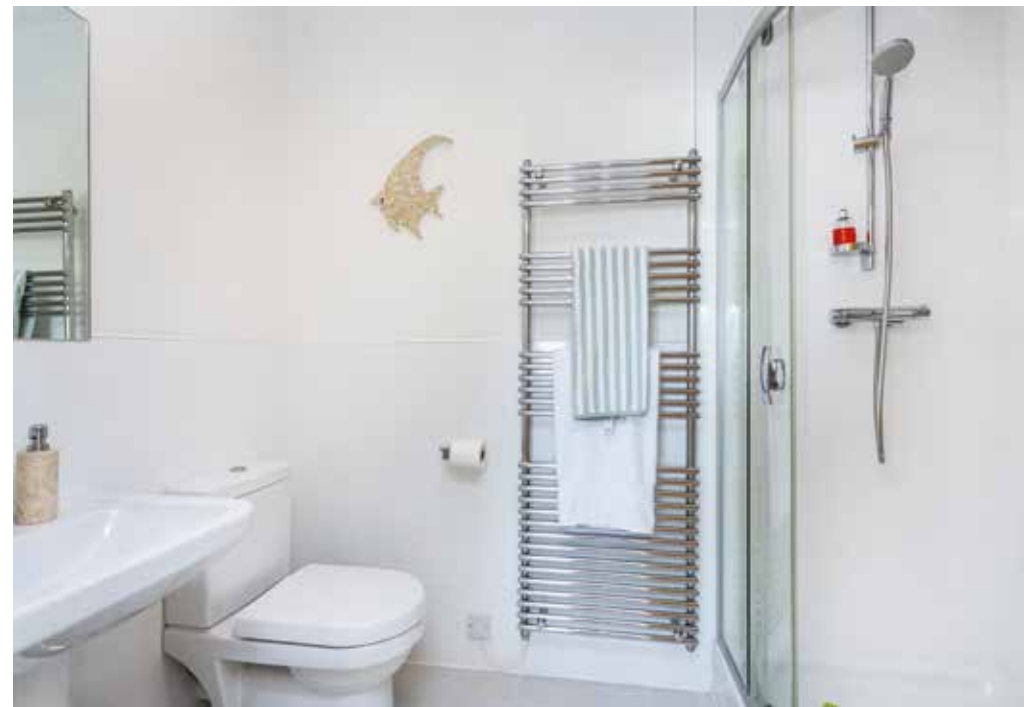
On the same floor the games room has a timeless traditional style with extensive and craftsman made burr oak paneling with inlay detailing, integral cue rack, cabinets, bookcases and a bar for handy refreshments. There's room for a snooker table and comfy seating in front of the TV. It's a wonderful space in which to spend time with family or friends.

Far reaching and panoramic views across the expansive estuary are to be enjoyed from all rooms on the front elevation, the terrace, garden and roof terrace. Once a year during the Lytham music festival it's even possible to see the screens of the main stage from the roof terrace - all the fun of concerts from the comfort of your own home!

















Step outside

Upon arrival, electric gates open to an extensive courtyard parking area, all laid with smart granite paving blocks as is the approach between the two houses fronting Victory Boulevard – these enables No.18 to be set back affording a greater degree of privacy. It all establishes a very impressive entrance befitting the overall quality of the house. Within the gated courtyard, either side of the front door there are large statement planters to set off the entrance and a striking water feature to one side.

The double garage has been laid with heavy duty rubber flooring and there is a wall of TEK storage cupboards. An enclosed set of stairs lead from outside up to the apartment. As secondary accommodation, this self-contained suite of rooms is excellent if you seek room for a dependent relative, prefer a dedicated guest suite or be contemplating live in help. The apartment provides a sitting room, kitchen, double bedroom and shower room.

Steps lead up the side of the house and are gated to the terrace which wraps around the first floor. There are several distinct seating areas enabling a choice depending on the position of the sun and the occasion. The seating area to the east has a pull-out screen for privacy and shelter. To the west of the house is a similar area, also capable of being screened with space for a hot tub and shed for handy storage of your seating cushions and garden tools. To the front is a large granite block paved seating terrace with three sets of French windows opening from the house enabling a lovely flow in the warmer months, although as the outside seating areas here and also on the roof terrace all have wall mounted heaters, you'll probably find your use of these outside areas is capable of being extended. Two water features sit in either corner and will provide a relaxing soundtrack to your alfresco dining or glass of wine as you admire the setting sun.

Beyond the terrace is a large level lawn; super for children to run around, it also makes the perfect venue for garden party tents or a marquee to celebrate a special occasion. Accessed through a gate set into a red brick wall it is hedged to three sides and has wide open views.

There is a plentiful supply of outside lights, power points and taps. There's even a sunken dog waste bin in the enclosed paved area by the back door for those late night and early morning calls of nature of your four-legged friend. The attention to detail is extraordinary – everything has been considered and painstakingly implemented.





18 Victory Boulevard

Approximate Gross Internal Area : 678.48 sq m / 7303.09 sq ft

Garage : 77.41 sq m / 833.23 sq ft

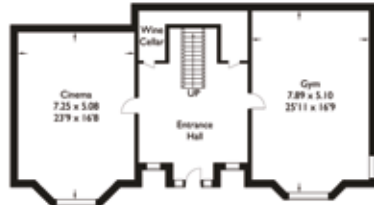
Total : 755.89 sq m / 8136.33 sq ft



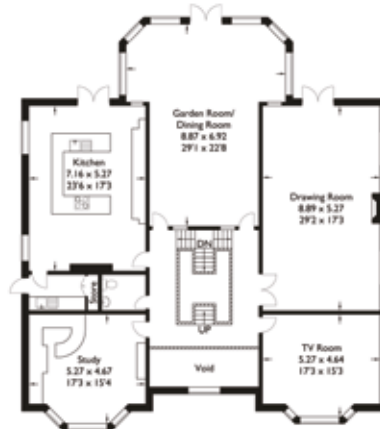
Ground Floor Garage



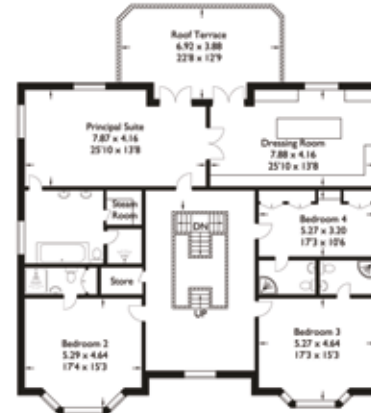
First Floor Garage



Ground Floor



First Floor



Second Floor



Third Floor

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	62 B	64 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 02.05.2024



FURTHER INFORMATION

On the road

Preston	11.1 miles
Garstang	21.4 miles
Lancaster	31.3 miles
Manchester	49.8 miles

Transport links

M55	4.8 miles
M6 J33	17 miles
Manchester airport	57 miles
Liverpool airport	62.6 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.

Included in the sale

Internally - fitted carpets, curtains and poles, blinds, light fittings and the fitted leather bench seat in the cinema. Domestic appliances comprising:

Kitchen - two combination fan ovens with grills, a steamer oven, combination microwave/grill/oven, two warming drawers, larder fridge, tall freezer, dishwasher, induction hob, extractor fan and wine fridge, all of which are Miele. Quooker hot water tap.

Utility room - freestanding washing machine and drier, both Miele.

Wine cellar - Liebherr wine store.

Games room - Siemens fridge.

Audio visual equipment - all televisions, the surround sound speakers, all cinema equipment including the projector and 80 inch screen.

Externally - three water features, shed and TEK fitted storage cupboards in the garage.

Available by further negotiation - cinema sofa, snooker table, cues (the cue rack is integral with the paneling) and scoreboard in the games room, all freestanding furniture throughout the house, gym equipment and the mirrors in the drawing room.

Specifically excluded from the sale - Husqvarna mower and hot tub.

Rail Journeys



Lytham station is 1.2 miles from the house with connections to Preston station which lies on the main West Coast line. Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.

Internet Speed

Broadband

Ultrafast from Openreach with potential speeds available of 1000 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: EE, O2 and Vodaphone the service is classed as 'limited' for both Voice and Data. There is no service for Three.

Outdoor: EE, Three, O2 and Vodaphone service all 'likely' for Voice, Data and Enhanced Data.

Broadband and mobile information provided by Ofcom.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from three Baxi boilers in the garage (new in 2024), much of the house has underfloor heating. Two hot water storage tanks. A fourth boiler provides heating to the apartment. There is air conditioning installed in the wine cellar. Fabar gas fire in the drawing room.

There is a CONTROL 4 home automation system installed which enables remote access via a mobile App for all the security system and CCTV, intercom entry system, Lutron lighting, central heating, blinds, televisions and surround sound and externally, the drive entry gates, two garage doors, outside lighting and water features.

Directions

what3words sporting.destroyer.unframed

Use Sat Nav FY8 5TH with reference to the directions below:

Once in Lytham St Annes head east along the front (East Beach, the A584) passing the windmill, an iconic local landmark. At the end of the open space there is a modern block of offices, followed by an area of garden, bordered by railings. Turn right at the traffic lights immediately after the garden onto Victory Boulevard. The road bears round to the left, take the second drive on the right between two houses. Number 18 stands at the end of this cul-de-sac drive.

Restrictions

No brick built structures may be built on the lawn garden where boundaries must be hedged, not fenced or walled.

Local leisure activities

There are a wide range of sports clubs in Preston as well as gyms and swimming pools, including a leisure club with pool at Delta Hotel by Marriott Broughton and Ribby Hall Village spa, pool and gym (4.9 miles distant).

Golf clubs at Royal Lytham and St Annes, Garstang, Myerscough, Lancaster, Preston and around Preston, there is Ashton & Lea and Penwortham

Barton Grange Garden Centre – not just a garden centre, there is a café and restaurant, farm shop, cook shop, cinema, bowling, curling, crazy golf and marina

The Lytham Festival is an annual music event held on the

open areas of East Beach. For more information, visit lythamfestival.com

Ribble Estuary National Nature Reserve (NNR) is regarded as the most important site in the UK for wintering wildfowl, the reserve occupies over half of the Ribble estuary, including extensive areas of mud and sand flats and is one of the largest saltmarsh habitats in England.

Blackpool is located to the north of the town, there to enjoy is the zoo, iconic tower, theatre and shows at the Opera House and Winter Gardens, fairground, pier, promenade, waterpark and the annual illuminations.

Local eateries

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

The Italian Orchard, Broughton

Great walks nearby

If you have dogs or enjoy a daily constitutional, then straight from the door there are some great routes along the front offering far reaching estuary views and bracing sea air.

Hop into the car to the Bilsborrow Canal Walk – from Bilsborrow to Garstang along the Lancaster Canal or the Preston Guild Wheel – a 21 mile walking and cycling route encircling Preston.

The Beacon Fell Country Park offers woodland, moorland and farmland to explore. From the summit of Beacon Fell (873 feet above sea level) there are

spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day.

There's also great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.

Involving a drive, but well worth it for a great day out, the Lake District and Yorkshire Dales National Parks are well within day trip territory. Windermere is a just under 60 miles away which puts you in the heart of the Lakes in under an hour and a quarter.

Schools

Primary

Lytham CoE Primary School
Lytham Hall Park Primary School
St Peter's Catholic Primary School
Ansdell Primary School
Clifton Primary School

Secondary

Lytham St Annes High School
AKS, Lytham and Rossall, Fleetwood (both independent schools)
Broughton High School
Garstang Community Academy

Further Education

At Preston - University of Central Lancashire UCLan and Preston College

At Lancaster - Lancaster University, University of Cumbria (Lancaster campus) and Lancaster and Morecambe College
Myerscough College

Tenure - Freehold

The Lytham Quays Management Company Limited maintains the shared garden area, path, bench seating and outside lighting behind the house for the use of Victory Boulevard residents along with the roadside verges for which there is an annual charge, in 2024 this is £388.12. Homestead Consultancy Services Limited (based in Lytham St Annes) act as agents.

Guide price £2,000,000

Fylde Council Council Tax band F to include the apartment



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.

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