



Fir Tree Farm
Hagg Lane | St. Michaels on Wyre | Preston | Lancashire | PR3 0UJ

Welcome to Fir Tree Farm, Hagg Lane, St Michael's on Wyre, PR3 0UJ

Nestled on a quiet lane close to St Michael's on Wyre, this detached farmhouse built in 1918 is bright and spacious inside and has stunning views to the rear of the Forest of Bowland and the Lake District fells.

On entering the property there are hallmarks of the Victorian era with high ceilings and tall sash windows which let in plenty of natural light, updated throughout with a contemporary kitchen and tasteful interior décor in a calming palette of off-whites and neutrals. To the ground floor, the entrance hallway leads to the two roomy reception rooms both enjoying a dual aspect. The ample dining kitchen is fitted with a range of stylish units and offers views of the rear garden. To the first floor are four double bedrooms, an ensuite shower room and house bathroom.

With four bedrooms this is a lovely family house, but for buyers seeking a little more then there is scope to extend if desired (subject to relevant planning permission) whilst not interrupting the views on offer. As it now stands it would also suit a couple, whether professional or downsizing and simply looking to enjoy the extra space. Although semi-rural, the property is within easy reach of Garstang, Preston and Lancaster, making Fir Tree Farm ideal for those who work from home or need to commute further afield with good access to the M55 and M6. The nearest train station is Poulton le Fylde offering links to the wider rail network.









Location

Fir Tree Farm is set in an idyllic countryside location close to the charming village of St Michael's on Wyre. The village is centered on the Grade I Listed church of St Michael's, which was founded prior to 640 AD and is later referenced in the Domesday Book. The village has an active local community with events held throughout the year including a summer fete and candle-lit carol concert.

Day-to-day needs are well provided for by the attractive and ancient market town of Garstang. Here you will find a full range of health services, supermarkets and a thriving weekly market. The cities of Preston and Lancaster are also easily accessible with highly regarded hospital and educational facilities. Between them they offer a wide range of shops and retail opportunities, cafes, restaurants and bars, cinema and theatres, business and commercial services. Both also boast a full calendar of festivals and cultural events.

Blackpool is a 9.89 mile drive away and offers a well known range of attractions; Blackpool Tower the Winter Gardens, the zoo, Pleasure Beach, pier, indoor water park and of course the famous illuminations.

Lytham is a 15.5 mile drive away and is a unique and vibrant seaside town nestled along a picturesque stretch of the Lancashire coastline. Well known for its historic Windmill, Royal Lytham & St Annes golf club, stylish independent boutiques and plentiful fabulous eating establishments.

Surrounded by lovely countryside there is the Forest of Bowland (an Area of Outstanding Natural Beauty) and Beacon Fell Country Park to explore which offers woodland, moorland and farmland. 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. You can also be on the shores of Lake Windermere at Bowness Bay in 46 miles bringing it nicely within day trip territory.

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 M6 at either J32 or J33 depending on the direction of your travel and there are train stations on the main West Coastline at both Lancaster and Preston. London and Edinburgh can easily be reached within 2.5 hours by train, with Manchester City Centre and Manchester Airport under an hour away.

“ We love the quietness of the location, and that even though it is rural it is within easy reach of Garstang for everyday amenities but also a pleasant drive to the Lake District for days out.



Step inside

The ground floor accommodation has a spacious hallway, two reception rooms, an open plan dining kitchen and a handy cloakroom. The comfortable sitting room has a handmade timber clad chimney breast with white log burner sat on a slate hearth, the dual aspect windows make the room feel bright and airy. The second reception room is currently used as a games room and has an original grate and fire surround, if you enjoy entertaining this would make a superb dining room, a great place to invite friends over for Sunday lunch. The ample dining kitchen is fitted with a range of sleek, stylish and contemporary high gloss white units with built in appliances and complementary composite worktops, a delightful room with views of the rear garden. With access straight onto the rear seating terrace, it is perfect for entertaining on a summer's evening.

Rising to the first floor and the landing is airy with space for a small seating area; a delightful reading corner or somewhere to catch up on your emails in a comfy chair. Off the landing are four double bedrooms, each enjoying views of the delightful surrounding scenery. The principal bedroom is spacious and has a three-piece ensuite shower room. The modern family bathroom also has a three-piece suite with loo, wash basin and bath having a shower over.

“ *The house has been used as a holiday let over the years and also used and loved by visiting family and friends. It's a great place for entertaining, both in the house itself and in the garden too.* ”





Step outside

Externally to the front of the property is a private lawned garden; the garden then wraps around to the side. The rear garden with large Indian stone terrace from which there are spectacular views of the hills of the Forest of Bowland and the Lake District fells on a clear day, the perfect space to enjoy a sunowner or BBQ with family and friends. Designed to be low on the upkeep front, planting in the garden is presently minimal but for green fingered buyers there is great scope to create beds and borders with seasonal interest and colour, even a kitchen garden and greenhouse if you like the idea of growing your own fruit and vegetables. The detached double garage has an electric up and over door as well as power and light, to the front is parking for four vehicles on the private drive.

“ *We really enjoy spending time in the garden, whether we are entertaining family and friends or just enjoying the wonderful views at the end of a busy working day.* ”



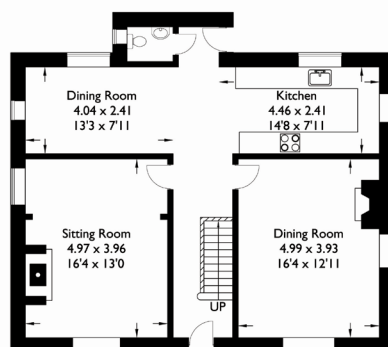
Fir Tree Farm

Approximate Gross Internal Area : 151.21 sq m / 1627.61 sq ft

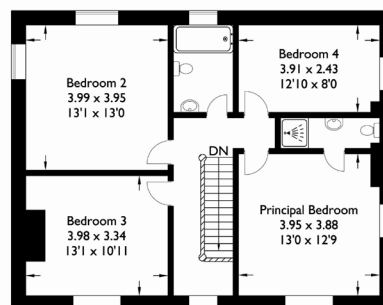
Garage : 26.52 sq m / 285.45 sq ft

Outbuilding : 16.06 sq m / 172.86 sq ft

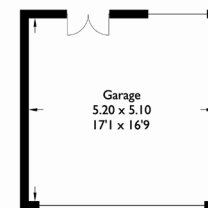
Total : 193.79 sq m / 2085.93 sq ft



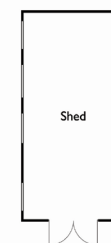
Ground Floor



First Floor



Garage



Outbuilding

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Garstang	6.15 miles
Poulton le Fylde	6.38 miles
Blackpool	9.89 miles
Preston	13.45 miles
Lytham St Annes	15.5 miles
Lancaster	16.19 miles
Manchester	51.28 miles

Transport links

M55 Interchange	10.25 miles
M6 J32	11.73 miles
M6 J33	11.94 miles
Manchester airport	58.49 miles
Liverpool airport	64.03 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.

Internet Speed

Broadband

Standard speeds potentially available from BT of 5 Mbps download and for uploading 1 Mbps.

The internet is available at the property but is currently disconnected with BT.

Mobile

Indoor: EE, Three, O2 and Vodafone are reported as providing 'limited' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys

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



Directions

what3words **claps.isolating.marathons**

Use Sat Nav **PR30UJ** with reference to the directions below:

From the North, leave the M6 at J33 (following signs for Garstang A6 staying in the left lane) and head south on A6 for approx. 9 miles passing Cabus and turning right onto the A586 towards Churchtown at the BP fuel station. Driving into St Michael's on Wyre village, turn right onto Rawcliffe Road and then the fifth turning on the right onto Hagg Lane. From here, take the first turning on the right. The property is on the left hand side.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Lamona washing machine, dryer, dishwasher, fridge freezer, oven, hob and extractor.

Please note

Fir Tree Farm is situated on a private lane. The lane is owned by the local farmer who maintains the lane to the property.

Things to do in the area

Places to visit

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
Blackpool's attractions are famous – the tower, zoo, pier, fairground, theatre, circus and of course, the annual illuminations

Sports and recreation

Golf clubs at Royal Lytham and St Annes, Lancaster, Myerscough and Garstang
YMCA leisure centre and swimming pool at Garstang
Acresfield Spa and Gym in Garstang
Spa and leisure centre at the Barton Marriot Hotel

Places to eat

The Grapes, St Michael's on Wyre
The Cartford Inn, Little Eccleston
Light Ash Farm and Café, Bilsborrow
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

Great walks nearby

There is a lovely walk along the River Wyre and stroll around the village of Little Eccleston (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

St Michael's on Wyre CoE Primary School
Garstang St Thomas
AKS Lytham and Rossall Fleetwood (both independent schools)

Secondary

Royal Lancaster Grammar School
Lancaster Girls' Grammar School
Broughton High School
Garstang Community Academy
Kirkham Grammar School
AKS, Lytham and Rossall, Fleetwood (both independent schools)

Further Education

In Preston – University of Central Lancashire UCLan and Preston College
In Lancaster – Lancaster and Morecambe College, Lancaster University, University of Cumbria (Lancaster Campus)
Myerscough College

Services

Mains electricity and water. LPG gas central heating and drainage to a septic tank located in the rear garden.

Guide price £575,000

Wyre Council – Council Tax band TBC
(was previously a holiday let)

Tenure - Freehold

follow Fine & Country on



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