



2 Smithy Close
Stalmine | Poulton-le-Fylde | Lancashire | FY6 0LX

Welcome to 2 Smithy Close, Stalmine, FY6 0LX

Tucked away in the corner of a peaceful cul-de-sac, No. 2 Smithy Close is a beautifully extended family home that has undergone an extensive refurbishment. Since purchasing the property, the current owners have invested considerable time and care into every detail, ensuring that both aesthetics and finishes are of the highest standard. The result is a home that combines modern functionality with timeless elegance, providing ample space for the whole family to grow and enjoy.

At the heart of the home is the spacious family dining kitchen, an ideal space for family suppers and hosting friends at the weekend. The vendors have seamlessly integrated the latest technology and modern design elements, ensuring the house is not only easy to maintain but also a joy to live in.

The ground floor is bright and welcoming, with an inviting entrance hall accessed through lovely oak doors. To the right, the cosy sitting room features a bespoke media wall, offering a perfect space to relax, while the conservatory provides a serene spot to enjoy the views of the garden. Moving through to the open-plan living kitchen, you'll find a layout that allows for versatile living, whether you're enjoying a quiet moment or entertaining guests.

Upstairs, the property offers five generously sized double bedrooms and three bathrooms, two of which are en-suite, making it ideal for growing families. The well-designed first floor layout ensures that every member of the family has their own space to relax and unwind.

The long gravel driveway provides parking for multiple vehicles and ample room for the potential construction of a double garage (subject to consent), all without compromising the outdoor space. The rear garden is incredibly private, featuring a low-maintenance Astroturf lawn and a block-paved patio area; perfect for al fresco dining or entertaining on warm summer evenings.

Situated in a highly sought-after village, this is the perfect family home for those looking for a property that's ready to move into and enjoy immediately.

“ When we purchased this property, we were looking for a project, something we could put our own stamp on. Most importantly, we wanted a space where our family could truly enjoy living together where we could create a home we'd be proud of. Over the years, we've worked hard to transform this house into our perfect home, making sure it's a place of comfort, warmth and joy for everyone.

While we will be sad to leave, we feel that we have achieved what we set out to do. It's time for our next adventure and a new property renovation, but we leave behind many wonderful memories here. This home has been a true labour of love and we are excited for the next family to experience the same happiness that we have.









Location

Stalmine is a well-established semi-rural village in the Wyre borough of Lancashire, in a part of the Fylde known as Over Wyre. The village is located on the A588, the main road between Hambleton and Lancaster.

For daily essentials there is a Morrisons Local within walking distance and a small selection of shops at both Knott End on Sea (2.2 miles) and Hambleton (2.2 miles). Between them, Poulton le Fylde (5.7 miles) and Garstang (10.2 miles) offer a full range of health services (doctors, dentists, opticians as well as hairdressers and barbers), professional services (including solicitors and accountants), supermarkets (Booths, Sainsbury's and Aldi), vets and a great choice of restaurants, cafes, pubs and bars as well as busy high streets full of independent retailers.

The nearest cities are Lancaster (15 miles) and Preston (20 miles), both offering a great shopping experience with national and independent retailers, thriving arts and cultural scenes, a calendar of annual events and plenty of historical and heritage sites to visit as well as picturesque parks to wander around. Both cities have both NHS and private hospitals. Manchester is within commuting distance whether by car or train and practical for a day's shopping, sporting fixture, theatre excursion or dining experience.

Stalmine has fabulous access to the M55 interchange just over 9 miles away, from here the M6 is within close proximity so the wider motorway network is always to hand. If you prefer to travel by train Poulton le Fylde has a train station with both Lancaster and Preston having stations on the West Coastline with regular services to London Euston and Edinburgh.



“ Living in Stalmine has truly been a pleasure for our family. Having grown up in the Over Wyre area, we've always appreciated the wonderful blend of peaceful surroundings with easy access to everything we need. The location has been perfect for our children, with a wide range of clubs and activities in the surrounding areas and we've enjoyed the convenience of local attractions such as Knott End on Sea, which offers inexpensive and enjoyable days out, as well as some beautiful walks right on our doorstep.

One of the best things about this location has been its accessibility. Having had to commute in the past, it's been incredibly convenient to reach Poulton le Fylde station (5.6 miles away) providing excellent transport links to cities like Leeds, Manchester and London. For us, this has made a big difference over the years, allowing for easy travel without compromising on the peaceful lifestyle Stalmine offers.

We've also been fortunate to enjoy the local community, which is warm and welcoming; there are some truly fabulous restaurants in the nearby area. We will always fondly remember the connections we've made here and the lifestyle this location has provided.

Step inside

Since purchasing the property in 2015, the renovation has been nothing short of meticulous, with every detail, from the foundational work to the finishing touches, thoughtfully considered. The owners have invested in renewing all essential services, including modern wiring, plumbing, and a state of the art central heating system. Every room now includes sleek, contemporary features, including replacement radiators and wet underfloor heating around the kitchen island. Additionally, 26 newly installed solar panels provide energy efficiency, while a security alarm and CCTV system ensure peace of mind.

An elegant extension above the garage has created a luxurious principal bedroom suite that is both spacious and refined. The vast bedroom is complemented by bespoke fitted wardrobes and a dedicated dressing room (designed by D-Fit in Thornton), while the four-piece en-suite bathroom is nothing short of exquisite, featuring premium fixtures and finishes throughout.

Upon entering the home, the welcoming entrance porch leads into the spacious hallway, setting the tone for the high-quality craftsmanship and attention to detail throughout. To the right, the sleek guest cloakroom features a modern RAK vanity basin, loo and a large mirror that enhances the room's sense of space.

The heart of the home is undoubtedly the open-plan dining kitchen and snug area. The kitchen is a chef's dream, featuring bespoke cabinetry, polished pebble gloss units and striking Galaxy Night worksurfaces. Integrated Bosch appliances include a five-zone induction hob with an angled glass hood and a dark grey sink with a brushed steel hot water tap and Insinkerator waste disposal unit. The large central island, with seating for five, serves as the perfect place to both prepare meals and gather as a family.

The open flow into the dining and sitting areas makes this a fabulous space for modern living. Bi-fold doors seamlessly connect the indoor space to the rear garden, creating an ideal environment for entertaining or enjoying the outdoors.

The sitting room exudes luxury, featuring a bespoke media wall with an inset electric smart fire. The lighting, set within the wall and fire, can be controlled via smartphone, allowing you to adjust the flame effects to suit your mood and create the perfect ambiance. Adjacent to the sitting room is the conservatory, where French doors open out to further enhance the living space, making it an ideal area for hosting gatherings.

Practicality meets design in the utility room, which is equipped with additional storage, clever drying hooks and a door leading to the side of the property - perfect for removing muddy boots after a countryside walk.

Upstairs, the property boasts five spacious bedrooms, each designed with flexibility in mind. The principal bedroom suite has been thoughtfully designed to offer tranquility and functionality. The walk-in wardrobe is custom designed with shelving, hanging space and a well-lit vanity area, ensuring both style and practicality. The en-suite bathroom features a freestanding tub with a waterfall tap, a separate walk-in shower and a vanity unit with an overhead LED mirror, a peaceful space to indulge in a relaxing bath. The room also benefits from wet underfloor heating.

The remaining four bedrooms are generously sized, easily accommodating large beds and additional furniture, making them versatile for any family's needs. Whether used as guest rooms, children's rooms, or home offices, each bedroom offers ample space. The second bedroom has its own en-suite shower room, with a walk-in shower, vanity unit and loo.

The family bathroom is serene yet practical, offering a spacious bathtub for indulgent relaxation or a spacious walk-in shower for quick refreshers. With tasteful wall and floor tiling, a vanity unit and a heated towel rail, it's the perfect space for busy mornings or unwinding after a long day.

The garage has been partially converted into an exceptionally organised storage space, with custom-built shelving and plenty of room for larger items. While the garage no longer accommodates a vehicle, the expansive gravel driveway offers plenty of space for multiple cars and there is further potential to create a double garage if desired, subject to the necessary consents.

“ We have truly loved living in this home. When we first purchased it, we had a young family and needed more space to grow into. The decision to extend the property was the best one we made; it allowed us to create the open-plan living space that has become the heart of our home. We've spent countless happy hours here and in the warmer months, we love opening the bi-fold doors to the garden, transforming the space into an ideal setting for family barbecues and parties.

The sitting room has been a true sanctuary for us. It's incredibly comfortable, and we've enjoyed many cosy evenings spent curled up watching a movie. The fireplace adds to the warm, inviting atmosphere, making it the perfect place to relax and unwind after a busy day. This room has always felt like a haven, a space where the whole family can come together and enjoy spending time together.





Step outside

The property is approached via a large gravel driveway, bordered by neatly laid block paving, which adds both practicality and visual appeal. Offering generous space for parking, turning or simply as a landscaping feature at the front of the house, the driveway creates a welcoming entrance. It perfectly balances function and style, making a striking first impression while offering ample off-road parking for multiple vehicles.

The rear garden offers a fantastic opportunity for personalisation, providing a blank canvas where you can create your ideal outdoor retreat. Currently laid with low upkeep Astroturf and bordered by block paving, the garden offers ample space for landscaping further, possibly with additional planting, a pergola or outdoor kitchen; perfect for entertaining or relaxing outdoors. The current owners have even considered the possibility of installing an external games room, which would further enhance the versatility of this already spacious outdoor space.

“The garden has truly been a sanctuary for our family. It has provided a safe and secure space for our children to grow up and they've spent countless hours playing football after school and at the weekends. Knowing they are safe while we watch from the kitchen or snug has always been reassuring.



In the evenings, the seating area is the perfect place to unwind, with the sun setting over the garden, making it an ideal setting for hosting drinks or enjoying a barbecue with friends and family. The combination of privacy, space and sunshine makes the garden a wonderful area for both relaxation and entertaining, a place where memories have been made.

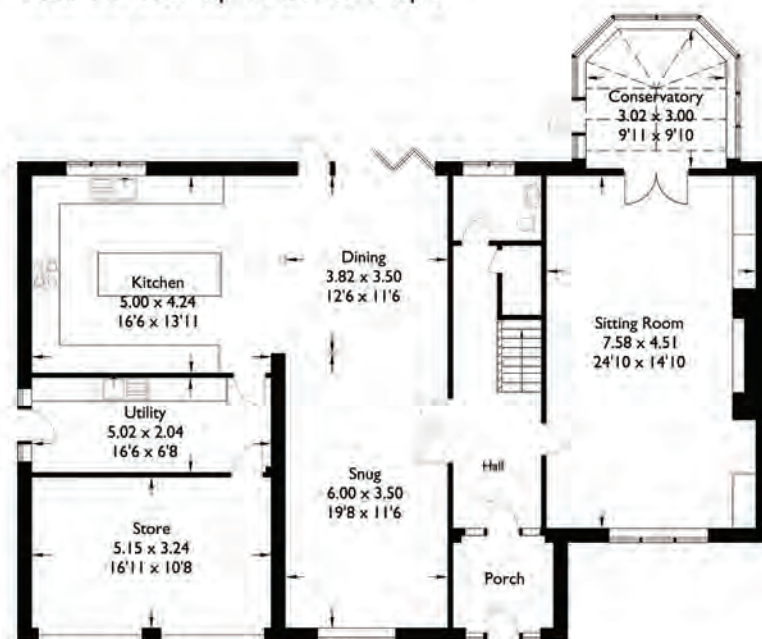


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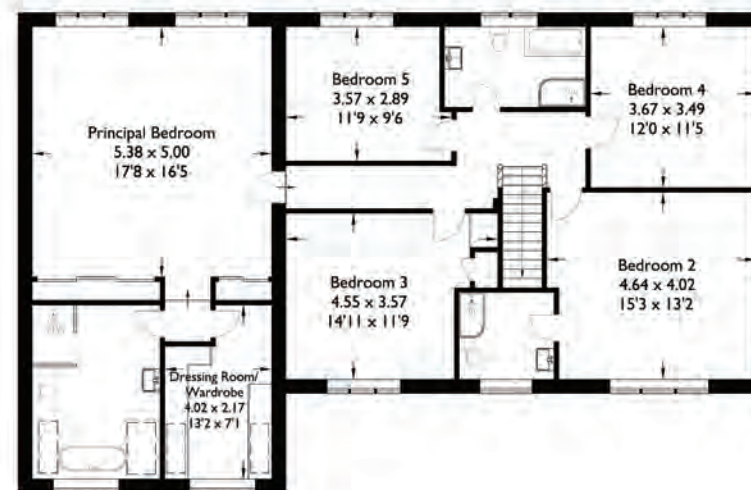
Approximate Gross Internal Area : 262.01 sq m / 2820.25 sq ft

Store : 16.68 sq m / 179.54 sq ft

Total : 278.69 sq m / 2999.79 sq ft



Ground Floor



First 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.

Score	Energy rating	Current	Potential
92+	A	96 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Blackpool	8.84 miles
Lytham St Annes	14.7 miles
Lancaster	15 miles
Preston	20 miles
Manchester	51.7 miles

Transport links

M55 J3	10 miles
M6 J33	12 miles
M6 J32	17.6 miles
Liverpool airport	57.3 miles
Manchester airport	61.2 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.



For local connections to the West Coast service, there are stations at Poulton-le-Fylde and Layton.

Directions

what3words [spines.smile.shortcuts](https://www.what3words.com/spines.smile.shortcuts)

Use Sat Nav **FY6 0LX** with reference to the directions below:

Approaching Stalmine from the north along the A588 (Hall Gate Lane), keep an eye out for Morrisons on the right and turn immediately right thereafter onto Smithy Lane. Continue down Smithy Lane and Smithy Close is the third turning on the right.

Included in the sale

Fitted carpets, blinds (integrated in bi-fold doors), light fittings and integral kitchen appliances as follows: Bosch ovens and warming drawer, dishwasher and wine fridge. Available by way of further negotiation are freestanding appliances and the large American style fridge freezer.

Internet Speed

Broadband

Ultrafast speeds potentially available from Openreach of 1800 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: O2 are reported as providing 'likely' services for both Voice and Data. EE and Vodafone are reported as providing 'limited' services for both Voice and Data. Three is reported as having no service for neither Voice nor 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.

Local leisure activities

Local leisure activities

Poulton YMCA Swimming and Fitness Centre

Poolfoot Farm (Fleetwood Town Sports and Leisure Complex)

Ribby Hall spa, pool and gym

Golf clubs at Knott End on Sea, Poulton le Fylde, Royal Lytham and St Annes, Garstang, Myerscough and Lancaster

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

Places to eat

If you are new to the area here are a few regional favourites to get you started:

The Seven Stars, Stalmine

The Shard Riverside Inn and The Shovels Inn, Hambleton

Rico's Restaurant, Miller and Carter and Thyme, all in Poulton le Fylde

The Cartford Inn, Little Eccleston

The Farmers Arms, Great Eccleston

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

Great walks nearby

There are some lovely walks around Over Wyre and the group of villages that occupy this stretch of the Fylde coastal plain as well as the various beaches along the coastline.

The esplanade at Knott End on Sea is easy to reach if you fancy a spot of bracing sea air and slightly further afield are the coastlines at Lytham, Lytham St Annes and Blackpool. From Knott End there is a ferry crossing to Fleetwood which takes only minutes.

Nearby, the Beacon Fell Country Park 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.

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.

Schools

Primary

Stalmine Primary School

Hambleton Primary Academy

Secondary

Hodgson Academy, Poulton le Fylde

Broughton High School

Garstang Community Academy

St Aidan's CoE High School, Preesall

Kirkham Grammar School

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

Further Education

Lancaster - Lancaster University, University of Cumbria

(Lancaster campus) and Lancaster and Morecambe College

Preston - University of Central Lancashire UCLan and Preston College

Myerscough College

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester Bosch boiler in the garage. An OSO water cylinder provides hot water to the principal suite shower and wash basin. Solar panels, security alarm and CCTV.

Guide price £ 7 2 5 , 0 0 0

Wyre Borough Council – Council Tax band F

Tenure - Freehold

follow Fine & Country on



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