



Riverside Cottage  
Browns Lane | Stalmine | Poulton-le-Fylde | Lancashire | FY6 0JG

# RIVERSIDE COTTAGE







**Welcome to Riverside Cottage, Browns Lane, Stalmine, Poulton le Fylde, FY6 0JG**

An extraordinary property. Extensive and exceptionally flexible accommodation with a self-contained annex, this single level home is light, spacious and enjoys 180 degree views across the estuary of the River Wyre.

The main residence and annex together offer over 4300 sq ft of well-presented accommodation and provide a fabulous open living kitchen, with separate sitting and games rooms, large office, reception room, utility room and laundry as well as five bedrooms and three bath/shower rooms all in the primary residence. The detached annex offers an open living kitchen, three bedrooms, an ensuite shower room and a family shower room. Outbuilding provision is no less spacious with a double garage, single garage, two workshops, a general store and a wood store. The enclosed gardens provide extensive space for parking with lawns and paved seating areas. In all, c. 1.19 acres.

Tucked away, it's a peaceful location with an impressive view. An ideal property for family living or for those who wish to entertain or work from home.

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*We love the peace and tranquility here. The scenery is lovely, we enjoy the big, open views and have the most stunning sunsets.*







### Location

Riverside Cottage occupies an unrivalled setting in a quiet and private rural location with big, wide, open views of the River Wyre's estuary which is in the Forest of Bowland, an Outstanding Area of Natural Beauty.

For daily essentials there is a Morrisons at Stalmine and a small selection of shops at both Knott End on Sea and Hambleton. Between them, Poulton le Fylde and Garstang offer a full range of health services, professional services, supermarkets (Marks & Spencer's Food Hall, 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 and Preston, 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 visits 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. There's great access to the surrounding open countryside whether you like to walk, run or cycle.

Riverside Cottage is well connected with access to the M55 and then M6, so the wider motorway network is to hand whether travelling for business or pleasure. If you prefer to travel by train, Poulton le Fylde station is on the main Northern Rail line.













### Riverside Cottage

With extensive space that's naturally well lit, an adaptable layout and fabulous west facing views, this is an excellent property for a growing family, for those that like to open their doors to family and friends, want to work from home or accommodate hobbies which require dedicated space.

The west facing views are breathtaking; almost 180 degree views across the River Wyre's estuary with Blackpool Tower visible on a clear day. During high tides the salt marshes are covered and create an entirely different outlook.

The sitting room, living kitchen, office and games room with seating area all feature floor to ceiling glazing with doors opening out to the garden.

Central to the layout is the bright and airy living kitchen, a great family friendly arrangement where the big open views draw you forward to take it all in. The room includes a well-equipped and contemporary styled kitchen and offers ample room for dining furniture and relaxed sofa seating.

Oak framed glazed doors open to the large, square sitting room where a substantial fireplace houses a multi-fuel stove, perfect for hunkering down around during the colder months.

Beyond the living kitchen is an office, natural light floods in from the wall of glazing and roof lantern. Through the office is a super social space with sitting and games areas, it adds immense amenity value to the property and is ideal for either teenagers or when hosting family and friends. There's relaxed seating for watching films, a stove for getting cosy, ample room for a pool table and the like. During warmer months, open the double doors to spill outdoors into an enclosed seating area where a large, covered area provides a sheltered spot for enjoying the fresh air and also houses the hot tub. A brick-built barbecue is set up for outdoor cooking. Indoors and outdoors, these make a sociable space when hosting a get together.

The main residence has a total of five double bedrooms and three bath/shower rooms. The principal bedroom exudes a calm and serene feeling, with fitted wardrobes and the benefit of an ensuite bathroom with a freestanding slipper bath, a large shower, vanity unit and WC. There are two further bath/shower rooms. The bathroom has a heritage style suite of roll top bath with shower over, vanity unit and WC. The shower room has a contemporary aesthetic with large shower, floating vanity unit and WC. There is a further room, ideal as a dressing room or for hobbies. Supporting the main residence is a laundry room and a utility room.

### The Annex

Finished in 2023, this is ideal for family or hosting overnight guests. The orientation differs to the main residence and so it has a huge degree of privacy with plenty of adjacent parking space.

Enter via the covered seating area which houses the hot tub, through sliding doors into the living kitchen where there is space to cook, dine and recline. The views are great, it's a wonderfully light area with dual aspect and a roof lantern. A smart fitted kitchen has integral appliances and enables complete self-sufficiency. The Annex has three bedrooms, two doubles and a single room. One double has an ensuite shower room and there is a family shower room too. Both are fitted with contemporary suites of large shower units, floating vanity units and WCs and feature striking wall tiling.

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“ We've appreciated being able to accommodate family and friends as there is plenty of space and it's a very flexible layout. The games room has worked really well as the doors open to the garden, the covered seating, hot tub and barbecue area.

























### Step outside

Outside the accommodation on offer is just as impressive.

The grounds are gated and either fenced or walled and extend to c. 1.19 acre.

A drive with turning circle around a central lawn and walled pond provides access to the property, there's an incredible amount of parking available so if you have a boat, caravan, camper or car collection, this is ideal. The drive follows round to the back of the house where there is a second circular drive around the main lawn and plentiful parking areas.

First off is an outbuilding which has been subdivided by a partition to form a double garage with an electric roller door, power, light and workbench and with separate access a workshop/store room.

The second building has again been internally subdivided to create a single garage with an electric roller door, power, light and workbench with a door to a sealed room used for spray painting. Attached is a log store. There is an enclosed, fenced outdoor storage area.

Outside there is lighting, power points and cold water provision.

















## Riverside Cottage

Approximate Gross Internal Area : 338.03 sq m / 3638.52 sq ft

Garage/Workshop : 73.58 sq m / 792.00 sq ft

Annex : 63.80 sq m / 686.73 sq ft

Outbuildings : 21.93 sq m / 236.05 sq ft

Total : 497.34 sq m / 5353.32 sq ft



Restricted Head Height



Annex



Outbuildings



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

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.



# FURTHER INFORMATION

## *On the road*

Stalmine	2.3 miles
Knott End on Sea	2.9 miles
Hambleton	3 miles
Poulton le Fylde	7.1 miles
Garstang	11.2 miles
Blackpool	11.4 miles
Lancaster	16 miles
Lytham	16.2 miles
Preston	21.8 miles
Manchester	53 miles

### Transport links

Poulton le Fylde station	6.4 miles
M55 interchange	10.1 miles
M6 J33	12.9 miles
M6 J32	18.9 miles
Manchester airport	62.5 miles
Liverpool airport	68 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

The vendors subscribe to Stalmine.net which offers three packages. The platinum package states potentially available speeds of 120 Mbps download and for uploading 120 Mbps.

### Mobile

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

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

Mobile information provided by Ofcom.

## *Rail Journeys*



Based on approximate direct train journey times from Lancaster station. There is also a handy station in Poulton le Fylde station with connections to Lancaster. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

## *Directions*

[what3words done.juicy.civic](https://www.what3words.com/done/juicy/civic)

Sat Nav (**FY6 0JG**) will get you almost straight there, drive past the Shard Riverside Lodge Park and turn immediately left and follow the unmade lane to the gated entrance.

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral appliances in the main residence (AEG gas hob, extractor fan, AEG combination microwave, two AEG ovens, SMEG dishwasher and a Lamona temperature controlled wine store) and in the Annex (Zanussi gas hob, Candy gas oven, extractor fan, CDA fridge freezer and CDA dishwasher. Hotspring and Jacuzzi hot tubs (both seat six). Logs supply in the wood store.

Available by way of further negotiation are the freestanding appliances (Daewoo American style fridge freezer, Bosch and Samsung washing machines and a tall Haier freezer), the pool table and potentially some items of furniture. If anything is of interest, please ask the Agents.

## *Services*

Mains electricity and water.

Main residence: Two LPG combination boilers in the laundry room (Baxi) and the loft (Baxi). Off the boiler, underfloor heating is laid in the living kitchen, part of the hall and the shower room.

Annex: underfloor heating from an external LPG Baxi combination boiler controllable via an App.

There are two LPG tanks.

Ecoboiler multifuel stove in the sitting room and an Arrow multifuel stove in the games room.

Drainage to a private septic tank located within the boundary.



## Local leisure activities

Poulton YMCA Swimming and Fitness Centre  
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 local favourites to try:  
The Seven Stars, Stalmine  
Miller and Carter, Pulci Pizza, Cinco's Mexican and Thyme, all in Poulton le Fylde  
Olive Brasserie, Lytham House and Clifton Arms Hotel, all in Lytham  
The Shard Riverside Inn, Hambleton  
The Ship and Saswick House Farm Shop and Tea Rooms, both at Elswick  
The Cartford Inn, Little Eccleston  
Twelve Restaurant and Lounge Bar, Thornton Cleveleys  
Farmyard Brew Co., Microbrewery and Kitchen, Pilling

## Local walks

There are some lovely walks around this stretch of the Fylde coastal plain as well as the various beaches along the coastline. Close to home, the Wyre Way is a series of paths that form part of the Lancashire Coastal Way. Straight from the door there is also easy access to the Estuary Footpath which leads to Knott End on Sea with its esplanade. 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

### Secondary

Hodgson Academy, Poulton le Fylde  
Broughton High School  
Garstang Community Academy  
St Aiden's C o E High School, Preesall  
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

*Guide price* £ 8 2 5 , 0 0 0

Wyre Council – Council Tax band D

Tenure - Freehold

## Please note

The Annex has 'ancillary use' to the main residence.  
The access lane is owned by Northern Power Limited. Riverside Cottage has full access rights with no liability for upkeep.







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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