



Kelmscott
Cartford Lane | Little Eccleston | Preston | Lancashire | PR3 0YP

FINE & COUNTRY

KELMSCOTT





Welcome to Kelmscott, Cartford Lane, Little Eccleston, Preston, PR3 0YP

Impressive Kelmscott is a distinctive, architecturally designed and highly individual detached house. Constructed in 2008, it combines modern construction and appointments with immense character. The spacious property has been superbly planned and imaginatively designed to maximise natural light at every opportunity. Artistically presented with a skillful use of colour, high quality fixtures and fittings and offering a layout with defined but inter-connected spaces that is both sociable for everyday family living or when hosting.

Never short of a 'WOW' factor, the unique accommodation provides a porch, large dining hall, impressive breakfast kitchen open to the garden room, two attractive reception rooms, office/optional fifth bedroom, wet room and utility room. On the first floor is a principal bedroom with ensuite bathroom and dressing room, three further double bedrooms, an ensuite shower room, ensuite wet room and house bathroom. There is also a fabulous galleried living room overlooking the kitchen and garden room below.

Every room enjoys a pleasant view, many of which are of the generous and well-established gardens which create seclusion around the house. There is also a kitchen garden with greenhouse and an ample gated driveway for off road parking along with an integral double garage.

Kelmscott, a unique property of high quality and great appeal in a private setting and a great location.





Location

A frequent winner of the RHS Northwest in Bloom and Lancashire Best Kept Village award, Little Ecclestone is extremely popular and lies on the southern bank of the River Wyre on the Fylde coast. The river is crossed by Cartford Bridge (a toll bridge) and boasts The Cartford Inn, a popular foodie venue which sits on the southern side of the bridge that is a destination for both residents and visitors alike. The main access road, the A586, runs to the south of Little Ecclestone and divides it from neighbouring Great Ecclestone where there is a butcher's shop and bakery, general store, delicatessen, newsagents, weekly market as well as a farmer's market (during the summer months), choice of places to eat, a medical centre and dentists' surgery.

In terms of connectivity Little Ecclestone offers good access onto the M55 and M6 motorways, and also onto the train network with local branch stations at Poulton and Kirkham having connections to the main West Coast line. 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 and socialising.

For families 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.

Surrounded by some stunning unspoilt countryside, Little Ecclestone is an ideal base for exploring the great outdoors; the Protected National Landscape of the Forest of Bowland and the nearby National Parks of the Lake District and Yorkshire Dales are all easily within reach for daytrips. Furthermore, if you appreciate a coastal walk then the super beaches and stunning areas of coastline along the Fylde coast are all waiting to be explored.

“ *It's a small and friendly place with a great selection of shops and amenities nearby. Living in a village that has good motorway access is a winning combination.* ”









The grand tour

Step in through arched hardwood outer and inner porch doors to a large and impressive dining hall where a deep cupboard is ready for coats. The kitchen and reception rooms are all well connected creating a flow to the layout that works exceptionally well and is ideal for both modern family living and ideally suited if you choose to open your home to family and friends.

A striking ceramic tiled floor with border tiles starts in the porch and continues through the dining hall, into the kitchen and family room.

The office is a lovely place to work with wide pine floorboards and a bay window looking out to the front garden and passing street life. It could also be repurposed as a ground floor bedroom, served by the wet room, for less mobile guests or for a degree of future proofing as family life evolves. The atmospheric sitting room is a large and well-proportioned room with a wide bay window overlooking the garden, pine floorboards and a carved marble surround to an open fire. From the dining hall, double doors open to the fabulous kitchen which in turn is also open to the garden and family rooms. It's an incredibly interesting space, especially when you look up and appreciate the glass balustraded living room above; individual rooms are connected but separate. The kitchen will delight keen cooks with a Corian topped central island and wrap around breakfast bar, well equipped and with banks of oak drawers (rather than cupboards) for easy and plentiful storage. The slate floored garden room further extends life out into the wrap around greenery of the garden, a stunning space with triple aspect glazing (the three complete sides offer bi-bolding doors to the garden) and a roof lantern allowing light to flood in from all angles.

The kitchen opens to the characterful family room where striking tall angular windows are placed either side of the suspended oval Dik Geurts wood burner. The double height bay window is equally eye catching and provides the perfect location for a tall Christmas tree. Completing the ground floor is a wet room, utility room and integral garage which has two electric doors.

Rising to the first floor landing there is a generous shelved linen cupboard. The final reception space is on this level; double doors open to reveal a vaulted living room, naturally well lit with a glass balustrade providing visual connection with the kitchen and garden room below and a super view above the garden room's roof to the greenery of the garden. A restful room, whether it's for reading, catching up on emails or as a dedicated hobby space. There are four bedrooms on the first floor. The principal bedroom is a delight, a spacious room with a stylish bathroom having a large oval Stonewood bath, rainfall shower, twin Corian topped vanity unit and WC. The adjoining dressing room provides extensive fitted open fronted wardrobes and matching freestanding storage units.

The second double bedroom has an ensuite shower room. The third double commands a view across to the Forest of Bowland and has an ensuite wet room. Finally, the fourth double bedroom with fitted wardrobes, has use of the family bathroom, luxuriously appointed with a double ended bath, rainfall shower, Corian wash basin and WC. There's great storage on the first floor and the bathrooms, shower room and wet room all have the added comfort of under floor heating.

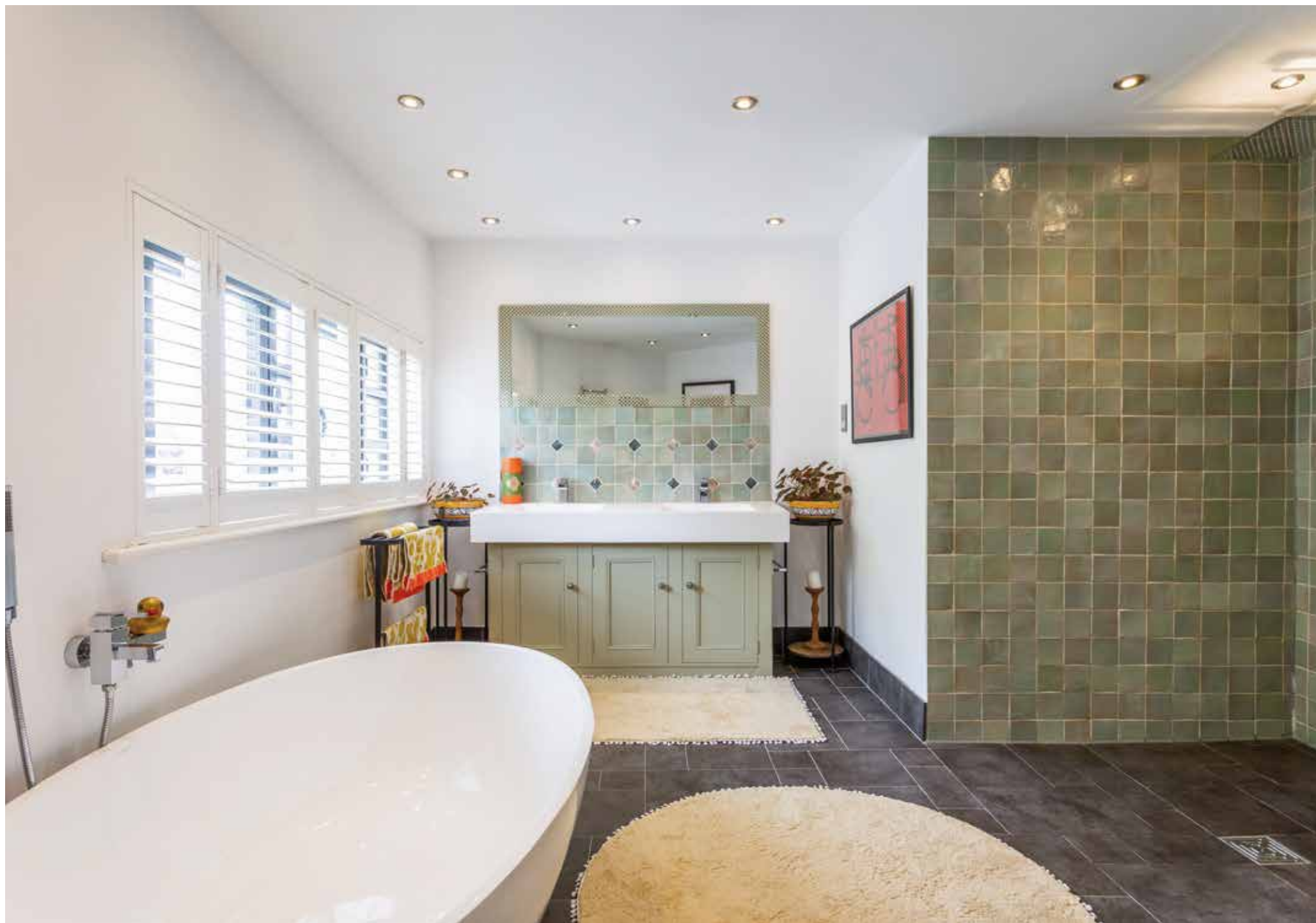


If we could pick the house, up and move it, we would, we absolutely love being here, it's got a great ambience. The open plan living space is incredibly sociable; great for cooking and entertaining.

















Step outside

The gardens are an attractive feature of Kelmscott. They wrap around the house and provide enormous privacy and screening to three sides, as well as being enclosed and thus secure for children and dogs. The front elevation has a more open aspect with a wide block paved drive approached through an electric sliding wrought iron gate with parking for several cars as well as garage access. Set back from the road the front garden is lawned with planted borders and wrought iron fencing.

The side and rear gardens wrap around the rest of the house, heavily screened with a variety of hedging plants, trees and shrubs with gently curved planted borders to the lawns. For those interested in an element of self sufficiency there is a Rhino greenhouse and raised beds as well as a large compost area.

A path runs around the house and opens to a large seating terrace adjacent to the garden room to enable eating and socialising outdoors with ease when the weather is inclined. The terrace is gloriously private, an absolute sun trap catching rays until midafternoon. There is a second spot within the garden, an arch surrounded by climbing roses which enjoys the sun until early evening – perfect for a sundowner after the working day.

External lighting, power points and hot and cold garden taps.

“ We’ve planted much of the garden and in doing so enhanced the outlook from the house and created great seclusion. The gardens give us enormous pleasure and privacy. It’s easy to forget we are so central in the village.





Kelmscott

Approximate Gross Internal Area : 361.02 sq m / 3885.98 sq ft

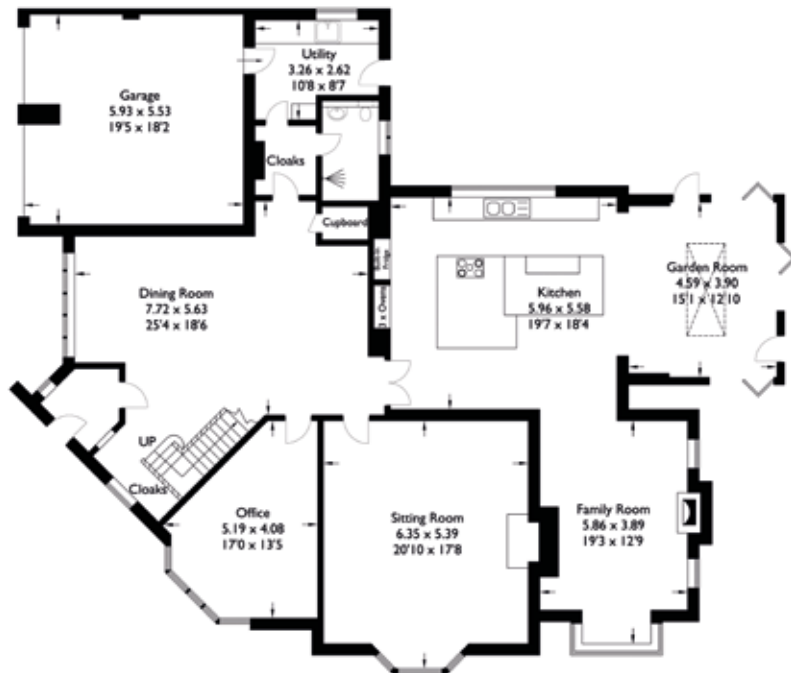
Garage : 31.99 sq m / 344.33 sq ft

Outbuilding : 7.76 sq m / 83.52 sq ft

Total : 400.77 sq m / 4313.85 sq ft



----- Restricted Head Height



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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Poulton le Fylde	4.7miles
Garstang	7.6miles
Kirkham	7.6miles
Scorton	10.3miles
Lytham	13.9miles
Lancaster	15.9miles
Preston	16.2miles
Manchester	47.3miles
Liverpool	52.9miles

Transport links

M55	5.6miles
M6 J33	12.7miles
M6 J32 via M55	13.2miles
Lancaster Station	16.5miles
Preston Station	16.5miles
Manchester airport	55.1 miles
Liverpool airport	62.4miles

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.

Directions

what3words [slept.text.meaning](#)
Download the **what3words** App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtain poles, bespoke shutters, blinds, electric blinds in office and dining room, fitted domestic appliances and greenhouse are included in the sale. Other items may be available by way of negotiation.

Internet Speed

Broadband and mobile

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains electricity, gas, water and drainage. Gas fired central heating from two Worcester boilers in the garage. Underfloor heating to the ground floor and first floor bath/shower rooms. Air conditioning in the garden room. Programmable internal lighting. Multi point TV aerial system with booster. Electric Velux skylights (some with rain sensors) on gallery living room and landing. Security alarm.

Places to visit

Historic houses: Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stoneyhurst College, amongst many others
Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park, all in Lancaster. The Preston Playhouse and Preston Guild Hall.

Sport and recreation

Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of off road and on road cycling routes throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is

something for all levels.

Paddle boarding, wild swimming and archery at Wyresdale Park
Acresfield Health Club & Spa, Garstang
Gym and spas at both Lancaster House Hotel and Barton Manor Hotel
The Spa Hotel, Ribby Hall
Golf Clubs at Preston, Lancaster, Lytham, Clitheroe, Fleetwood and Wrea Green

Cinema: The Dukes and Vue, both in Lancaster, The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston.
The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, curling, ten pin bowling and two restaurants.

Cricket, football and rugby clubs in the locality
Parkruns on a Saturday morning at Fleetwood, Garstang, Lancaster, Morecambe and Preston
Lancaster University Sports Centre for swimming, gym, climbing wall, tennis, badminton and squash
Beacon Fell Country Park and The Bowland Visitor Centre

Places to eat

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, the Applestore Café and Daisy Clough, all in and around Scorton
Olive Brasserie, Lytham House and Clifton Arms Hotel, all at Lytham
Royal Oak Hotel, Garstang
The Patten Arms, Winmarleigh
The Fleece Inn, Dolphinholme
Bay Horse Inn, Bay Horse

Special occasions

Northcote, Lagho
Pipers, Garstang
The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster
The Gibbon Bridge, Chipping
The Inn at Whitewell, Forest of Bowland
The Italian Orchard, Broughton

Great walks nearby

Right from the door the owners tell us there is a lovely walk along the River Wyre, collecting fresh eggs from the farm on the way home
Also worth exploring is Cleveley Bank (Scorton picnic site), the Three Churches Trail, the Wyre Way Walk and Scorton Lakes Nature Reserve.
There's also great countryside in Beacon Fell Country Park and the nearby Forest of Bowland which includes the Forest of Pendle and Nicky

Nook, a small and picturesque fell looking over Scorton, well worth the climb as from the top there is a 360-degree panorama that encompasses Morecambe Bay, Blackpool Tower, the Lake District fells and the outline of the Isle of Man on a clear day. Breathtaking!
Canalside walks in Garstang and Lancaster.

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

Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas Academy, Lancaster
Garstang Community Academy
AKS, Rossall and Stonyhurst College, all independent schools

Further Education

Universities – Lancaster, Central Lancashire (in Preston) and Cumbria (their Lancaster campus)
Colleges - Preston, Lancaster and Morecambe, Myerscough

Guide price £ 1,250,000

Local Authority charges
Fylde Council - Council Tax band G

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 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.

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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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