



The Old Rectory, All Hallows Road, Bispham, FY2 0AY

£595,000

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Shoreline Estates are delighted to relaunch The Old Rectory – an outstanding executive residence where timeless elegance meets contemporary luxury.

Beautifully renovated to an exceptional standard throughout, this remarkable four-bedroom detached home occupies an enviable position just off All Hallows Road, offering an outstanding combination of privacy, space and sophisticated family living.

From the moment you arrive, The Old Rectory makes an unforgettable first impression. Set within magnificent wraparound gardens and approached via a generous gravel driveway, this impressive home has been thoughtfully redesigned to create beautifully balanced accommodation, where every room has been finished to an exacting standard.

At the heart of the home is a stunning contemporary Wren kitchen, beautifully appointed with luxurious quartz worktops, premium integrated Neff appliances, a Quooker boiling water tap and an impressive breakfast island, creating the perfect setting for everyday family life and entertaining alike. A spacious utility room provides invaluable additional practicality.

Hallway

Step through the impressive full-height entrance door into a bright and welcoming reception hall, setting the tone for the quality found throughout the home. Finished with contemporary lighting, a striking designer radiator and elegant décor, the hallway provides access to the principal reception rooms whilst creating an immediate feeling of space and sophistication.

Cloak Room and WC - 3.68m x 1.55m (12ft x 5ft 1in)

A beautifully presented ground floor cloakroom comprising a stylish vanity wash hand basin and low-level WC, thoughtfully positioned for guests and everyday convenience.

Garden Room/Library - 3.73m x 3.88m (12ft 2in x 12ft 8in)

An elegant and versatile room currently arranged as a home office, complete with bespoke fitted cabinetry and delightful garden views. A striking glazed wall opens seamlessly into the adjoining sun room, allowing natural light to flood the space and making this an ideal environment for home working or a peaceful reading room.



Sun Room - 3.88m x 1.82m (12ft 8in x 5ft 11in)

Bathed in natural light through full-width sliding doors overlooking the gardens, this beautiful space effortlessly connects indoor and outdoor living. Perfect as a relaxing sitting area, garden room or entertaining space, with direct access into both the gardens and principal lounge.

Lounge - 7.56m x 4.76m (24ft 9in x 15ft 7in)

An outstanding family living room centred around a striking double-sided log burner, creating both warmth and character. Dual-aspect windows with plantation shutters fill the room with natural light, while double doors provide an effortless flow into the snug, making this a superb entertaining space as well as a comfortable everyday family room.



Snug - 3.92m x 4.76m (12ft 10in x 15ft 7in)

A wonderfully cosy second reception room featuring the opposite side of the impressive double-sided log burner with exposed log storage beneath. Sliding doors open directly onto the rear gardens, creating the perfect retreat for relaxing throughout the seasons.

Kitchen - 7.23m x 2.95m (23ft 8in x 9ft 8in)

Without doubt the heart of this exceptional home, the stunning bespoke Wren kitchen has been thoughtfully designed to combine luxury, practicality and contemporary style. Beautifully fitted with an extensive range of premium cabinetry complemented by elegant quartz work surfaces and matching upstands, the kitchen provides an abundance of preparation and storage space whilst creating a truly impressive entertaining environment.

A generous central island forms the focal point of the room, offering informal breakfast seating and the perfect place for family and guests to gather. The kitchen is exceptionally well-equipped with a range of integrated Neff appliances (I'll list them exactly as shown in the brochure), together with a Quooker instant boiling water tap, making everyday living effortless.



Utility Room - 3m x 2.21m (9ft 10in x 7ft 3in)

Providing invaluable additional workspace and storage, the generous utility room continues the high standard found throughout the property with fitted cabinetry, complementary work surfaces and space for laundry appliances. The recently installed Ideal boiler completes this practical family space.

Store Room - 2.06m x 2.58m (6ft 9in x 8ft 5in)

A highly practical additional storage room offering excellent flexibility for household items, sports equipment or pantry storage.

First Floor

A spacious and light-filled landing featuring one of the property's most striking architectural features — a dramatic picture window creating an abundance of natural light whilst maintaining privacy.

Bedroom 2 - 3.96m x 4.18m (12ft 11in x 13ft 8in)

A generous double bedroom enjoying dual-aspect windows that create a wonderfully bright and airy atmosphere. Complete with fitted wardrobes, this room offers excellent accommodation for family members or guests.

Bedroom 3 - 2.95m x 4.18m (9ft 8in x 13ft 8in)

Another spacious double bedroom overlooking the rear gardens, benefiting from built-in wardrobes and offering peaceful accommodation ideal for family living.

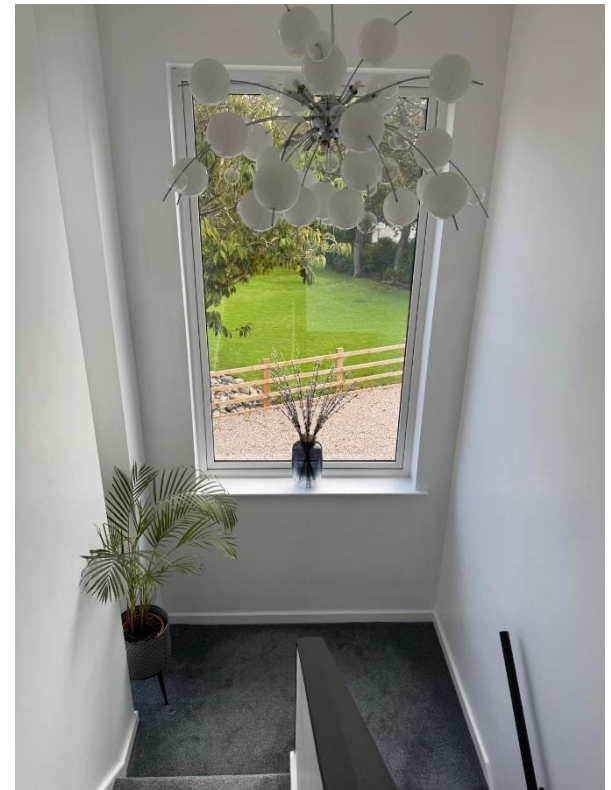
Bedroom 4/Study - 2.78m x 2.97m (9ft 1in x 9ft 8in)

Currently arranged as a stylish home office, this versatile room could equally serve as a comfortable fourth bedroom, nursery or hobby room, making it perfectly suited to modern family life



Family Shower Room

Finished to an exceptional standard, the luxurious family shower room features fully tiled walls, a contemporary twin



vanity unit and an impressive walk-in double shower with twin rainfall shower heads, creating a true spa-like experience.

Separate WC

Conveniently positioned adjacent to the family shower room, the separate WC is beautifully presented with a stylish vanity wash basin and contemporary fittings.



Principle Suite

Bedroom 3.83m x 4.18m (12ft 6in x 13ft 8in)

A luxurious principal bedroom designed to create a calm and elegant retreat. Beautiful panelled walls and garden views enhance the room's sophisticated feel, which flows seamlessly into the dressing room and luxurious en-suite bathroom beyond.



Dressing Room - 2.88m x 1.90m (9ft 5in x 6ft 2in)

A superb dressing room fitted with built-in wardrobes, providing generous storage whilst leading directly into the elegant en-suite, creating a true boutique hotel-style suite.

En-Suite - 1.85m x 2.19m (6ft x 7ft 2in)

Beautifully appointed with a luxurious freestanding roll-top bath, this elegant en-suite offers the perfect sanctuary in which to relax. Natural light floods the room through the side window, complemented by a heated towel rail and stylish finishes throughout.





Outside

Driveway & Garage

The property is accessed via a stone driveway, providing entry to the garage and ample parking spaces. The garage itself offers convenient internal access from the house and is fitted with an up-and-over door, along with power and lighting, making it both practical and versatile.



Gardens

The Old Rectory enviable plot with maintained gardens offering Expansive lawns, trees and positioned create a tranquil ideal for gatherings or peaceful



occupies an beautifully wraparound exceptional privacy. mature trees, fruit thoughtfully seating areas outdoor setting, entertaining, family simply enjoying the surroundings.

GENERAL

PLANNING PERMISSION

The current owners have advised that the property previously benefited from planning permission for the construction of a four-bedroom detached dwelling within the grounds. We understand this permission has now lapsed, however interested parties are advised to make their own enquiries with the local planning authority regarding any future development potential.

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller. Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		