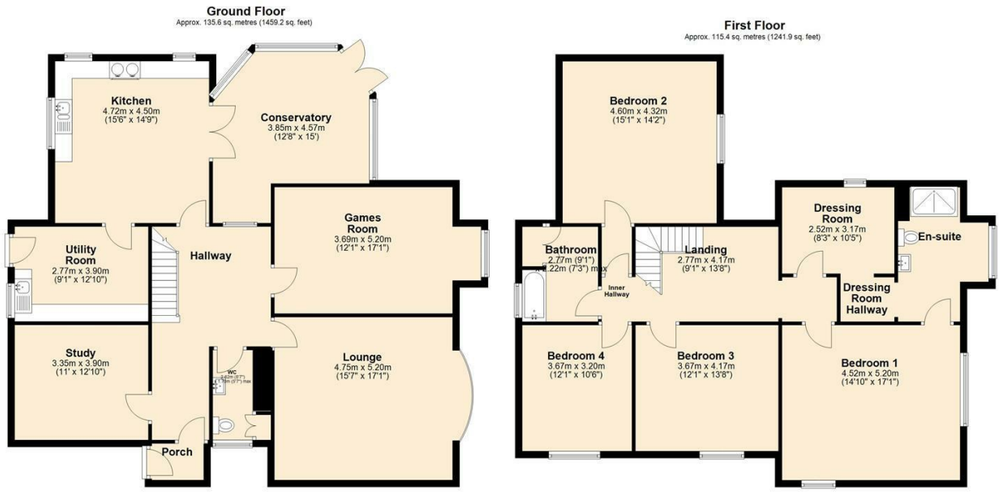
Road Map

Hybrid Map

Terrain Map

Floor Plan



Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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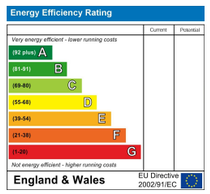
Energy Efficiency Graph



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Old Vicarage Lodge Lane

Singleton, Poulton-Le-Fylde, FY6 8LS

Offers In The Region Of £900,000 4 3 4

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History
The history of the Old Vicarage is closely tied to the development of St Anne's Church, Singleton and the Singleton estate owned by the Miller family.

The present St Anne's Church was built in 1859-1860 by local cotton manufacturer, Thomas Miller.

The Old Vicarage was built between 1860 to 1870 and was originally a Roman Catholic Chapel with later became the residence for the incumbent of St Anne's Church.

Property Introduction
Nestled within an idyllic rural seeing, this impressive four/five bedroom, former vicarage offers a rare opportunity to acquire a characterful family home surrounded by extensive private grounds.

The spacious interior is arranged over two floors and comprises four well proportioned bedrooms, with potential for a fifth, multiple reception rooms and a traditional farmhouse style kitchen.

The property is situated within a substantial plot. Mature gardens extend around the property, offering an abundance of colour, privacy and outdoor entertaining space.

Beyond the formal gardens, areas of established woodland provide a tranquil natural backdrop and create a haven for wildlife.

Further benefits include two detached garages which would serve a variety of potential uses (subject to necessary planning consents).

The Old Vicarage represents a unique opportunity in the local area offering vast space, character and significant development opportunities.

Porch
Door to side providing access from front driveway. Stained glass window to front Internal access through to hallway.

Hallway
Spacious central hallway providing access to all ground floor rooms. Stairs to front leading to first floor landing. Carpet, two radiators and ceiling light.

Living Room
17'0" x 15'7"
Bay window to side. Open chimney with coal fire. Carpet, radiator and ceiling light. Internal door leading to Games Rooms.

WC
8'7" x 5'6"
Sash window to front. Low flush WC and pedestal wash hand basin. Fitted airing cupboard. Wood flooring, ceiling light and radiator.

Games Room
17'0" x 12'1"
Bay window to side. Internal doors leading into conservatory and Living Room. Carpet, radiator and ceiling light.

Kitchen
15'5" x 14'9"
Windows to side and rear. Rustic kitchen with range of wall and base unit. Aga housed within chimney breast. Stainless steel sink unit with mixer tap and drainer. Plumbing for dishwasher. Tiled floor, radiator and ceiling lights.

Conservatory
12'7" x 14'11"
Wooden frame conservatory with windows to side and rear. Double doors leading out into garden. Tiled floor and ceiling light

Utility Room
12'9" x 9'1"
Door to side providing access to garden. Plumbed for washing machine and fridge. Under counter Worcester Bosch Greenstar combi boiler.

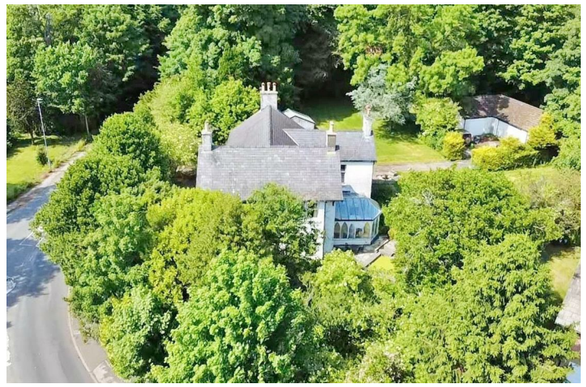
Landing
Galleried landing providing access to all first floor rooms. Window to side. Loft access. Carpet, radiator and ceiling light.

Bedroom One
17'0" x 14'9"
Window to side and rear. Laminate wood flooring ceiling and radiator. Access through to En Suite

En Suite
Bay window to side. Walk in twin shower cubicle with fitted glass partition and rainfall shower above. Low flush WC and pedestal wash hand basin. Access through to Dressing Room.

Dressing Room/Bedroom Five
10'4" x 8'3"
Window to side. Floor to ceiling fitted storage. Laminate wood flooring and ceiling lights. Access through to galleried landing.

Bedroom Three
13'8" x 12'0"
Window to side. Carpet, radiator and ceiling light.



Bedroom Four
12'0" x 10'5"
Window to side. Carpet, radiator and ceiling light.

Bathroom
9'1" x 7'3"
Window to side. Four piece bathroom suite comprising; panel bath, pedestal wash hand basin, walk in single shower unit and low flush WC. Carpet, ceiling light and radiator. Fitted cupboard.

Bedroom Two
15'1" x 14'2"
Window to side. Carpet, radiator and ceiling light.

Gardens
Vast open tree line garden space and shrouded woodland space.
Significant potential for land development and property extension.

Further Information
Title - Freehold
EPC Rating D
Council Tax Band - G - Fylde Borough Council