Basement Apartment
1418 sq.ft. (131.8 sq.m.) approx.

Ground Floor
1057 sq.ft. (98.2 sq.m.) approx.

First Floor
847 sq.ft. (78.6 sq.m.) approx.

Second Floor
732 sq.ft. (68.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

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COUNTY
Estate Agents
St. Annes 01253 711511

ORCHARD ROAD, LYTHAM ST. ANNES FY8 1PJ

ASKING PRICE £625,000

- GRAND & VERSATILE SEVEN BEDROOM DETACHED FAMILY HOME WITH A TWO BEDROOM BASEMENT APARTMENT BELOW WITH THE POTENTIAL TO BE SELF CONTAINED
- LOCATED CLOSE TO ST ANNES TOWN CENTRE, THE BEACH, LOCAL SHOPS AND GOOD TRANSPORT LINKS
- 7 BEDROOMS - 3 RECEPTION ROOMS - 2 DINING KITCHENS - 3 BATHROOMS - 3 SEPARATE WC'S - 2 UTILITY ROOMS
- LARGE SOUTH FACING REAR GARDEN - OFF ROAD PARKING FOR TWO/THREE VEHICLES

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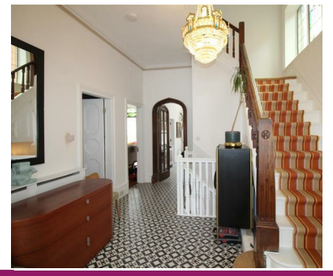

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Main Residence - Ground Floor Entrance Hall
A welcoming entrance hallway rich in period features including archways, high ceilings and decorative glazing. There is a staircase which leads down to the basement apartment.

Front Lounge
17'0 x 12'3
An elegant space featuring original coving, picture rail, large bay window, and a stunning fireplace with cast iron surround, radiator.

Second Reception Room
22'6 x 15'3
Offering additional family living or formal entertaining space with two large UPVC windows, ornate leaded glass detail, wooden floors, and fireplace, radiator.

Downstairs WC
6'7 x 2'9
A stylish guest WC with floating wash hand basin.

Open Plan Dining Kitchen
20'10 x 11'06
This gorgeous kitchen is the heart of the home, fitted with quartz worktops, central island, range cooker, integrated appliances, and French doors opening onto the rear terrace — perfect for indoor-outdoor living.

First Floor Landing
Accessed via a grand staircase with original decorative window to side allowing plentiful light, doors lead to the following rooms;

Principle Bedroom
16'11 x 13'4
Spacious double bedroom with dual-aspect windows and retains original skirting, picture rail, and coving, radiator.

Bedroom Two
15'10 x 13'4
A second generous double bedroom to the rear, with a connecting dressing room (10'01" x 8'03"), complete with fitted wardrobes, radiator.

En Suite
8'10 x 6'
Stylish en-suite shower room with walk-in rainfall shower, WC, vanity wash hand basin and contemporary radiator.

Separate WC
Two piece white suite comprising of WC and wall hung wash hand basin, decorative tiled flooring.

Second Floor Landing
A light-filled landing with decorative leaded window and loft access.

Bedroom Three
17'8 x 13'7
Another generous double bedroom with skylights and fitted blinds, radiator.

Bedroom Four
13'1 x 13'1
A further rear double bedroom with garden views, radiator.

Family Bathroom
8'4 x 6'6
With luxury four-piece suite, including WC, twin vanity sinks, traditional radiator and a feature bath.

Bedroom Five
12'01 x 11'04
UPVC double glazed window to the rear, radiator.

Utility Room
12'6 x 5'
Dedicated utility room with additional appliances, sink, and storage.

Basement Level Apartment
Accessed via the ground floor entrance hallway aswell as the front and rear of the property.

Private Entrance Hall
Laminate flooring, under stairs storage space and access to all rooms.

Lounge
19'7 x 10'8
With dual French doors to the rear garden and further side doors for added light and ventilation, laminate flooring and two vertical radiators.

Garden Room and Scullery
23'3 x 11'10

Principle Bedroom One
15'3 x 12'11
With UPVC sash windows and walk-in wardrobes, laminate flooring radiator.

Bedroom Two
16'4 x 14'6
With storage and laminate flooring.

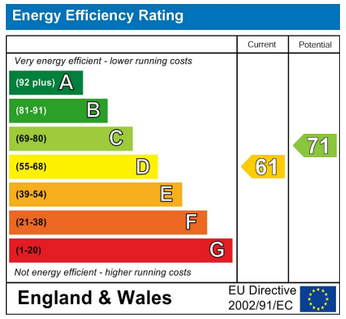
Bathroom
8'8 x 8'2
Large four-piece bathroom with walk-in shower, bath and WC with vanity wash hand basin and contemporary radiator.

Separate WC
UPVC double glazed opaque window, two piece suite with WC and vanity wash hand basin, radiator.

Utility Room
10'6 x 6'2
Functional utility room with wall and base units, boiler, plumbing for appliances.

Garden and Outdoor Space
The private south-facing rear garden is a tranquil oasis, beautifully landscaped with mature trees, shrubs, and a lush lawn. Features include:
- Patio area ideal for outdoor dining
- Greenhouse, garden shed and summerhouse
- Secure side access
- Outside tap
- Established apple tree and flowering borders

Other Details
Additional Features
- Gas central heating throughout
- UPVC double glazing
- Original character features retained throughout
- Versatile layout offering up to 7 bedrooms and 3 reception rooms

**** The property is currently registered as two dwellings, however the seller has made changes to the property so that it is classed as one dwelling and is in the process of having the council tax bands merged into one single band, the seller is also in the process of obtaining a residential indemnity policy to cover a purchaser who would require a mortgage for their purchase while the tax bands are merged ****

Council Tax Bands: The house - F, the apartment - A (These will be updated once the bands have been merged)
Tenure - Leasehold - approximately 879 years remaining on the lease
Ground Rent: £11.88 per annum
Energy Rating: D