

Floor Plan



Holly Cottage Sower Carr Lane
Hambleton, Poulton-Le-Fylde, FY6 9DJ

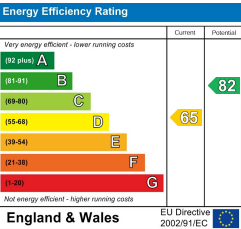
Offers In The Region Of £475,000  5  3  3  D

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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Introduction

Impressive Five-Bedroom Detached Home in Rural Hambleton

A beautifully presented five-bedroom detached family home, set within the desirable rural surroundings of Hambleton, offering generous living accommodation, a home gym, off-road parking and an EV charging point.

Perfectly combining countryside living with modern convenience, this impressive property provides spacious and versatile accommodation throughout, making it an ideal choice for growing families seeking both comfort and space.

The welcoming interior is complemented by a characterful log burner, creating a warm and inviting focal point for cosy winter evenings. The property also benefits from a dedicated home gym, offering a fantastic space for fitness, hobbies or additional lifestyle needs.

Externally, there is off-road parking, a front garden and an electric vehicle charging point, while local amenities and transport links are conveniently close by.

Offering space, versatility and a peaceful rural setting, this exceptional home deserves to be viewed to truly appreciate everything it has to offer. Early viewing is highly recommended.

Entrance Hallway

Impressive entrance hallway with UPVC double glazed entrance door and windows, two radiator and staircase to first floor.

Lounge

20'8" x 12'7"

UPVC double glazed windows, bi-fold doors, log burner, built in storage with lighting and two radiators.

Office

9'10" x 8'1"

UPVC double glazed window and radiator

Ground Floor Bedroom (Bedroom Five)

10'5" x 9'10"

UPVC double glazed door, window and radiator.

Ground Floor Shower Room

Modern fitted three piece suite briefly comprising: Walk in shower cubicle, vanity wash hand basin with mixer tap, wc and heated towel rail.

Open Plan Kitchen/Diner

19'6" x 14'9" (at widest point)

Modern fitted kitchen with a range of wall and base units with complementary oak work surfaces and centre island with breakfast bar. Integrated double electric oven, microwave, dishwasher, five ring gas hob, sink with mixer and boiling water tap, space for fridge freezer, Karndean floor, two radiators and feature panelled wall. UPVC double glazed bay window, sliding doors and sky lantern.

Utility Room

UPVC double glazed window. Fitted with base units, space for washing machine and tumble dryer, sink with mixer tap and splashback and wall mounted boiler.

Snug

10'9" x 10'9"

UPVC double glazed window and radiator.

First Floor Landing

Bedroom One

18'5" x 12'8"

UPVC double glazed windows, dressing area, storage cupboard and radiator.

En Suite

Modern fitted four piece suite. Freestanding bath, walk in shower cubicle, His and her sinks with mixer taps, wc and heated towel rail. UPVC double glazed window.

Bedroom Two

12'5" x 10'7"

UPVC double glazed window and radiator.

Bedroom Three

13'5" x 5'7"

UPVC double glazed window and radiator.

Bedroom Four

10'11" x 8'2"

UPVC double glazed window and radiator.

Family Bathroom

Modern fitted four piece suite. Bath with mixer tap, walk in shower cubicle, vanity wash hand basin with mixer tap, w.c, part tiled walls and chrome heated towel rail. UPVC double glazed window.

Front Exterior

Double driveways providing ample off street parking, gate leading to the garden and access to the garden room.

Rear Garden

Large garden mainly laid to lawn with raised decking area.

Gym

Currently used as a gym however has potential for many other uses with its own w.c and storage room.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - D - Wyre Borough Council

