## Road Map

## Hybrid Map

## Terrain Map

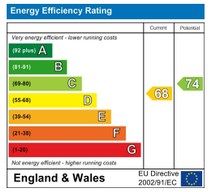
## Floor Plan

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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# Ribblesdale Lancaster Road

Knott End-On-Sea, Poulton-Le-Fylde, FY6 0DX

**Offers In The Region Of £400,000** 5 2 3 D

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## Offers In The Region Of £400,000

**Introduction**
Stunning Extended Period Family Home with Countryside Views

An excellent opportunity to acquire this stunning and substantially extended late 19th/early 20th-century semi-detached family home, situated in the peaceful and picturesque coastal village of Knott End-on-Sea.

This impressive property offers five bedrooms and three reception rooms, providing an abundance of space for a growing family, those looking for flexible living arrangements, or buyers simply seeking a substantial period home with room to spread out.

Full of traditional charm and original period features, the property beautifully combines the character and craftsmanship of its era with the generous proportions expected of a family home. The extensive accommodation provides plenty of versatility, with multiple reception spaces offering the potential for formal dining, family living, home working or entertaining.

Externally, the property is equally impressive, benefiting from extensive front, side and rear gardens, all of which are not overlooked and enjoy stunning uninterrupted countryside views. The gardens provide a peaceful and private setting, with ample space for outdoor entertaining, family activities and enjoying the surrounding landscape.

The property also benefits from a useful outbuilding and ample off-road parking, adding further practicality to an already spacious home.

Ideally positioned in a quiet rural coastal location, the property is within easy reach of the seafront while enjoying the tranquillity and open surroundings that make Knott End-on-Sea such a desirable place to live.

A rare opportunity to acquire a substantial period family home, combining generous accommodation, original character, extensive private gardens and uninterrupted countryside views.

**Porch**
Solid wooden door to front providing access from front garden. Internal wooden door leading into hallway.

**Hallway**
Stair case to front leading to first floor landing. Access to ground floor rooms. Carpet, ceiling lights and radiator. Under stairs storage.

**Lounge**
13'5" x 13'5"
Double glazed sash window to front and side. Carpet, ceiling light and radiator.

**Sitting Room**
13'5" x 12'1"
Double glazed bay sash window to side. Open fire with tiled hearth and traditional surround. Wood effect laminate flooring throughout. Radiator and ceiling light.

**Rear Porch**
Access through to side and rear garden

**Dining Room**
13'5" x 12'2"
Double glazed window to side. Parque flooring, ceiling light and radiator. Access through to Kitchen.

**Kitchen**
12'2" x 8'7"
Double glazed window to side. Access to Ground Floor Bathroom and Utility Room. Range of wall and base units with worktops above. Composite sink unit with drainer and mixer tap. Plumbing for dishwasher or washing machine. Four ring gas hob with extractor above. Vinyl tiled flooring, ceiling lights and radiator.

**Bathroom (Ground Floor)**
7'9" x 4'7"
Double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath, low flush WC and wall mounted vanity hand basin. Tiled walls and floor, ceiling light and radiator.

**Utility Room**
9'10" x 7'3"
UPVC door to rear leading out to rear garden . Double glazed opaque window to rear. Plumbing for washing machine and space for tumble dryer. Tiled walls and floor. Ceiling light.

**First Floor Landing**
Galleried landing providing access to all first floor rooms. Opaque glazed roof light. Carpeted throughout, ceiling light and radiator.

**Bedroom One**
14'7" x 12'2"
Double glazed sash window to front. Fitted cupboard housing combi boiler. Carpet, ceiling light and radiator.

**Bedroom Two**
12'2" x 10'4"
Dual aspect windows to side and rear. Carpet, ceiling light and radiator.

**Bedrooom Three**
9'7" x 8'11"
Double glazed window to side. Laminate flooring, ceiling light and radiator.

**Bedroom Four**
9'5" x 8'4"
Double glazed window to side. Carpet, ceiling light and radiator.

**Bedroom Five**
8'11" x 8'6"
Double glazed window to front. Carpet, ceiling light and radiator.

**Bathroom**
12'2" x 8'0"
Double glazed opaque window to side. Five piece bathroom suite comprising; corner bath, bidet, low flush WC, corner shower cubicle and pedestal wash hand basin. Fitted storage cupboard. Carpet, ceiling light and radiator.

**Front Exterior**
Large open front garden with graveled entrance and paved pathway, lawn and established trees and hedges

**Side & Rear Exterior**
Significant sized rear garden with open aspect views beyond fence line.
Lawn with decked seating area, paved patio and driveway.
Access to brick built outhouse and garage.

**Further Information**
Tenure - Freehold
EPC Rating D
Council Tax Band - E - Wyre Borough Council