



QUEENSLAND, CARR LANE, HAMBLETON FY6 9BA



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Asking Price £1,450,000

- Private gated mansion-style property in landscaped grounds
- Over 7000 SQ FT of luxury accommodation
- Stunning open-plan kitchen with island and walk in pantry
- Multiple reception rooms ideal for entertaining and family living
- Principal suite with two walk-in dressing rooms and luxury ensuite
- Four other, beautifully presented double bedrooms
- Large games room, gym/studio and traditional sauna suite
- Beautiful gardens with feature pond, and vast porcelain tiled patio
- Kitchen garden with separate upvc garden room
- Electric double garage with extensive private parking
- Self-contained annex
- Sought-after Hambleton village location
- Feature clock tower







*** Stunning, individually designed home finished to a high specification ***

An exceptional and private five-bedroom residence set in stunning and tranquil grounds which provides in excess of 7,000 Sq Ft of accommodation.

Perfectly positioned within Hambleton village and only a short journey to the thriving market town of Poulton-le-Fylde. Queensland enjoys a location that combines the tranquillity of an established residential setting with exceptional everyday convenience.

Just a short drive from the town centre, residents enjoy a great selection of independent cafés, restaurants and traditional pubs around the market square, creating a vibrant atmosphere. Larger retail and leisure facilities are easily accessible in nearby Blackpool, Cleveleys, Lancaster and Preston.

For commuters, Poulton-le-Fylde railway station provides direct connections to Blackpool North, Preston and onward services to Manchester, Liverpool and London, with the M55 motorway offering quick access to the wider motorway network via the by-pass.

The area is particularly well regarded for its educational provision, with a choice of highly respected primary and secondary schools nearby, making it especially attractive for families. Private Schools include AKS Lytham, Rossall School and Kirkham Grammar School.

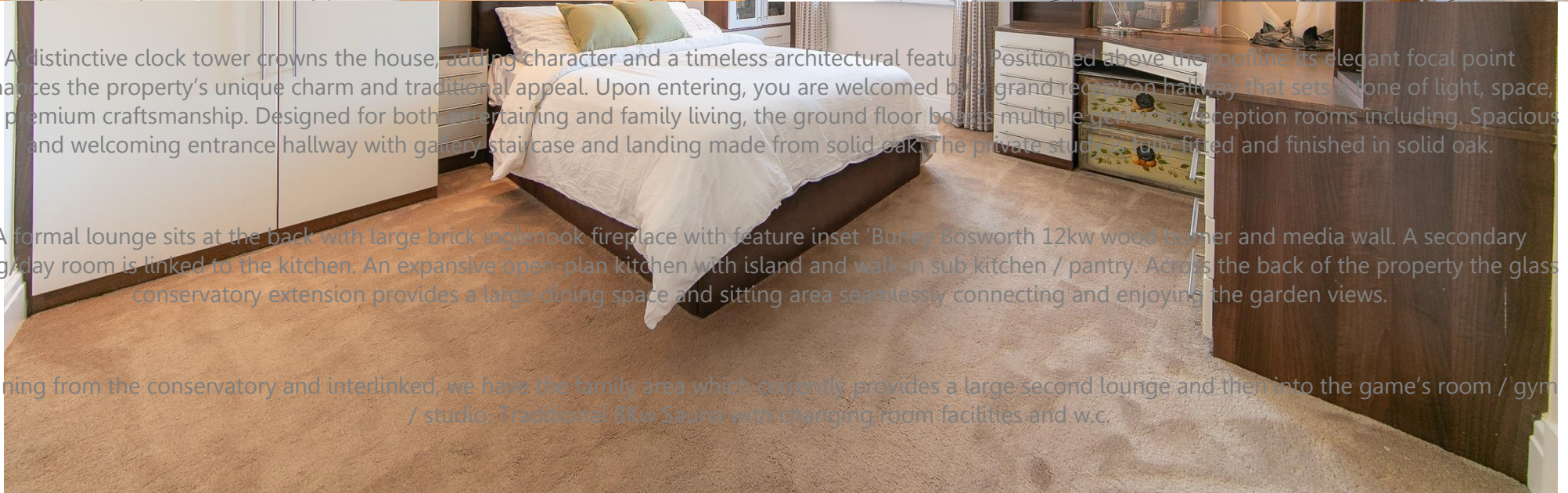




A distinctive clock tower crowns the house, adding character and a timeless architectural feature. Positioned above the roofline its elegant focal point enhances the property's unique charm and traditional appeal. Upon entering, you are welcomed by a grand reception hallway that sets a tone of light, space, and premium craftsmanship. Designed for both entertaining and family living, the ground floor boasts multiple generous reception rooms including. Spacious and welcoming entrance hallway with gallery staircase and landing made from solid oak. The private study is fully fitted and finished in solid oak.

A formal lounge sits at the back with large brick inglenook fireplace with feature inset 'Burley Bosworth 12kw wood burner and media wall. A secondary snug/day room is linked to the kitchen. An expansive open-plan kitchen with island and walk in sub kitchen / pantry. Across the back of the property the glass conservatory extension provides a large dining space and sitting area seamlessly connecting and enjoying the garden views.

Running from the conservatory and interlinked, we have the family area which currently provides a large second lounge and then into the game's room / gym / studio. Traditional 8kw Sauna with changing room facilities and w.c.





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Gardens, Grounds & Lifestyle Features

The outdoor spaces at Queensland have created a true "lifestyle property" that changes beautifully with the seasons.

The Approach: Secure privacy sliding gate opens onto a spacious driveway with ample parking. The front gardens feature a series of elegant, trickling water features and pond that frame the entrance. A large double garage provides additional secure parking, with two separate up and over electric doors.

To the rear of the property, you find large gardens with private sections and a vast porcelain tiled patio. An expansive pond is surrounded by mature trees and planting. Overlooking the water is an elevated timber cabin, providing the ultimate tranquil retreat for evening drinks, reading, home working or even fishing!

The Kitchen Garden & UPVC Garden Room: Perfect for those seeking a taste of the "good life," the grounds include a productive kitchen garden with raised beds. Adjacent sits a UPVC garden room—an ideal spot for indoor-outdoor dining, cultivating plants, or relaxing away from the main house.



SERVICES: The property provides a mixture of underfloor heating and traditional radiators with the addition of two fitted wood burning stoves. Solar panels are installed and an EV charging point. Sliding gate with entry system, security system with cameras and networking through the property.

COUNCIL TAX BAND: The property is listed online as Council Tax Band F (Wyre Council)

EPC RATING- to be confirmed.

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By telephone appointment strictly through the Agents' office and is an absolute must.



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