



**THORNCLIFFE,
MARKET STREET,
HAMBLETON,
FY6 9AS**

OFFERS OVER £600,000



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A Beautifully Extended Detached Period Home Combining Timeless Character with Exceptional Modern Family Living – A Must View

Set on the popular Market Street in Hambleton Thorncliffe is charming, detached period home that perfectly combines original character features with stylish, extended modern living. Beautifully presented throughout, this spacious family property offers an exceptional balance of traditional charm and contemporary open-plan design. The heart of the home is the stunning rear extension, creating an impressive open-plan family living space with a superb kitchen and dining area, ideal for both family and entertaining purposes. Viewings highly recommended.



LOCATION: Occupying a picturesque setting in one of Hambleton's most sought after locations (SAT NAV FY6 9AS). A five-to-ten-minute drive from Poulton town center and the recently completed by-pass providing excellent access to motorway links. Market Street is found off Carr Lane the main road through the village, a short walk to Schools, Shops and transport service routes.

STYLE: A beautiful extended detached period home.

CONDITION: Extremely well-presented property, finished to a high specification.

ACCOMMODATION: Welcoming spacious entrance hall comprises of a beautiful feature fireplace. The well-presented lounge sits at the front of the property with access through double doors. The stunning rear extension creates an impressive open plan family living space with a modern fitted kitchen; a dining/breakfast area. The good-sized garage is accessible from the property, leading from the open plan kitchen/diner. The numerous skylights allow ample light to flood the extension. An entertainment/ sitting area comprises in the extension, providing peaceful views overlooking the rear garden. Bifold doors to the rear, leads into the patio providing a seamless connection between indoor and outdoor living. To the first floor are four well-proportioned bedrooms, offering flexible accommodation for growing families; well appointed bathroom facilities including the main bedroom having an ensuite and a balcony overlooking the rear garden. The family bathroom is equipped with a pedestal basin, W.C, bath and fitted shower head. The spacious landing accommodates a built-in storage unit, useful for extra wardrobe space.

OUTSIDE: Externally, the property enjoys cottage style gardens in approximately 1/3 of an acre mostly laid to lawn, well presented creating a private and relaxing outdoor setting. A generous paved patio sits adjacent to the rear of the property, perfect for outdoor entertainment and a dedicated covered hot tub area. To the front of the property is an easy maintenance garden with a driveway leading to the garage, providing ample off road parking.

SERVICES: All mains' services are connected, and gas central heating installed.

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

COUNCIL TAX: The property is listed as Band E (Wyre Borough Council).

EPC: Rating- D

VIEWING: By appointment strictly through the agent's office.