

**HIGH BANK BARN,
FAIRFIELD ROAD,
POULTON-LE-FYLDE,
FY6 8DN**

£1,200,000



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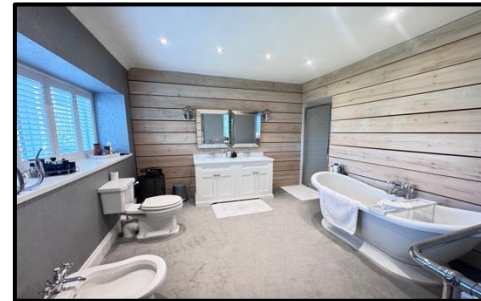
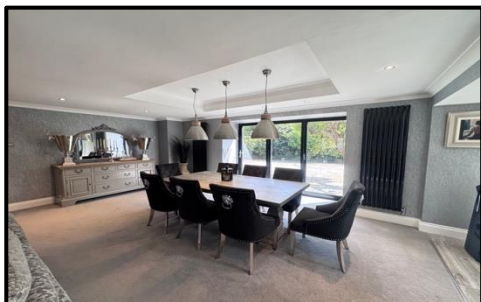
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SIMPLY STUNNING PROPERTY – A MUST VIEW WITH NO ONWARD CHAIN

This 'Show Stopper' of a home offers the chance to acquire a striking house that is well suited to family life and entertaining. Exceptionally light and airy this versatile home boasts custom-built features such as exposed rustic beams, steel and cobbled stone making this property truly stand out. Comprising: three / four bedrooms, the master with ensuite bathroom and walk in dressing room. Handcrafted living kitchen, two large reception rooms, fourth bedroom/study. Landscaped front garden and low maintenance rear garden ideal for entertaining.

No onward chain.

We highly recommend you call to arrange a viewing early!



LOCATION: The subject property is found within Hardhorn Village on Fairfield Road (SAT NAV FY6 8DN) A much sought after location within easy reach of nearby principal towns, good local Schools along with Kirkham Grammar and Rossall Boarding School. Poulton Le Fylde train station is a 10-minute drive and the M55 motorway is easily accessible.

ACCOMMODATION: Ground Floor; entrance hallway with galleried landing providing lots of light, cloak room wc and handy downstairs storage. The main lounge / dining area includes feature wood burner and exposed brick hearth, floor to ceiling front windows and bi-folding doors to the rear. The bespoke fitted living kitchen will impress any buyer with its vaulted ceiling and exposed beams married to steel. The kitchen includes integrated appliances, extensive cupboard space and walk-in pantry. A large centre island with marble tops makes this an exceptional room for hosting and features bi-folding doors out onto an extensive patio seating area. A further sitting room includes a feature wood burning stove and leads to the study/ playroom or maybe a guest bedroom. The galleried landing provides useable space and a seating area. A luxury principal bedroom includes ensuite bathroom and separate dressing area. A further two double bedrooms enjoy ensuite facilities.

OUTSIDE: The formal gardens are landscaped with colourful well-stocked borders with a wide variety of shrubbery and plants, surrounded by rockery and cobbled front wall. A spacious tarmac driveway provides ample parking space and access to the garage. The rear garden is very private with Indian paving, feature tree and shrub borders designed for low maintenance.

SERVICES: All main services are connected, central heating and double-glazing. The property includes alarm system and CCTV.

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

EPC RATING - D

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

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