



Anchorholme Lane West | Thornton-Cleveleys | FY5 1LX

£330,000

 **TAMARA SAMUELS**
The Home of Signature Properties

Anchorsholme Lane West |
Thornton-Cleveleys | FY5 1LX
£330,000

- Over 2,350 sq ft of exceptionally versatile accommodation.
- Five-bedroom home arranged across three spacious floors.
- Ground-floor bedroom with en-suite.
- Excellent potential for multi-generational living.
- Generous south-facing rear garden.
- Just moments from the beach and promenade.
- Superb open-plan living and dining space.
- Separate snug, home office and utility room.
- Potential for apartments, HMO or holiday accommodation, subject to necessary consents.
- Substantial period property dating back to 1863.

Bedroom 1

12'3" x 14'8" (3.74 m x 4.47 m)

A particularly generous front bedroom with a large bay window and ample space for bedroom furniture.

En Suite

12'7" x 4'4" (3.83 m x 1.32 m)

Serving Bedroom One and fitted with walk in shower, wash basin and WC.

Snug

10'1" x 7'5" (3.08 m x 2.25 m)

A cosy additional reception space positioned towards the rear of the property, with access towards the garden.



A substantial and exceptionally versatile period home offering over 2,300 sq ft of accommodation across three floors, just moments from the beach and promenade.



Lounge

12'10" x 15'0" (3.90 m x 4.58 m)

A substantial additional reception room offering excellent flexibility for family living.

Office

6'9" x 4'5" (2.06 m x 1.34 m)

A useful dedicated home office, ideal for those working from home or requiring a separate study space.

Utility

11'4" x 9'11" (3.45 m x 3.01 m)

A practical utility space with room for laundry appliances and additional storage, together with access to the rear.

Hallway

Providing access to the ground-floor accommodation with staircase leading to the middle floor.

Lounge Diner

30'4" x 18'8" (9.24 m x 5.68 m)

An impressive open-plan living and entertaining space occupying much of the middle floor. Large bay windows provide excellent natural light, with ample room for separate sitting and dining areas.

Kitchen

11'1" x 11'11" (3.38 m x 3.62 m)

A fitted kitchen with a range of units, work surfaces and breakfast bar, conveniently positioned alongside the main living and dining space.

Bathroom

9'8" x 8'6" (2.94 m x 2.58 m)

A generously sized bathroom with a corner bath, separate shower facilities, wash basin and WC.

W.C. (First Floor)

An additional WC serving the middle floor.

Landing (First Floor)

Connecting the principal living accommodation, kitchen and bathroom facilities.



Bedroom 2

15'3" x 10'4" (4.65 m x 3.15 m)

A generous front-facing double bedroom with fitted wardrobes and a large built-in storage cupboard, providing excellent storage while retaining plenty of space for additional bedroom furniture.

Bedroom 3

11'5" x 12'1" (3.49 m x 3.69 m)

A spacious double bedroom enjoying plenty of natural light, with ample room for additional freestanding furniture.

Bedroom 4

9'8" x 12'1" (2.95 m x 3.69 m)

Another well-proportioned double bedroom, offering comfortable accommodation with plenty of usable floor space.

Bedroom 5

9'6" x 11'11" (2.90 m x 3.62 m)

A further double bedroom of generous proportions, completing an impressive amount of sleeping accommodation across the upper floor.

W.C. (Second Floor)

Conveniently positioned to serve all four second-floor bedrooms.

Landing (Second Floor)

Providing access to four double bedrooms and the separate WC.

Front Exterior

A substantial three-storey frontage with bay windows, reflecting the generous proportions and period character of the property.

Rear Exterior

A generous south-facing garden with lawn, paved patio areas and established planting, providing plenty of room for outdoor seating and entertaining. The rear also offers the option to reinstate private off-road parking, an area which is currently fenced off and incorporated into the garden.

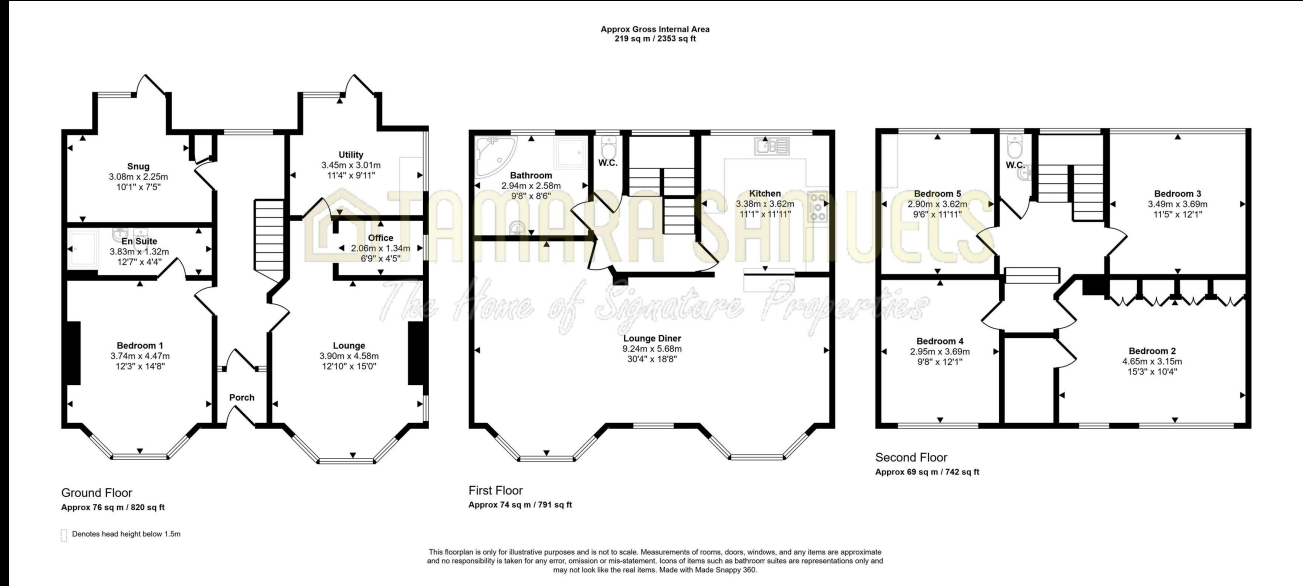
Important Information

Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.



A rare opportunity to acquire a substantial coastal home where the scale and flexible layout provide almost endless possibilities for its next owner.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band E EPC Rating D

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