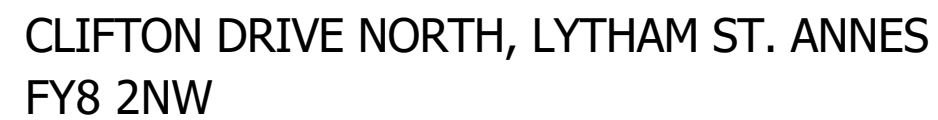




St. Annes 01253 **711511**

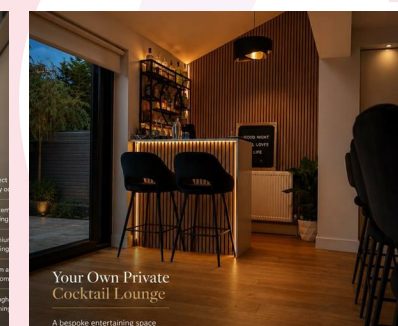


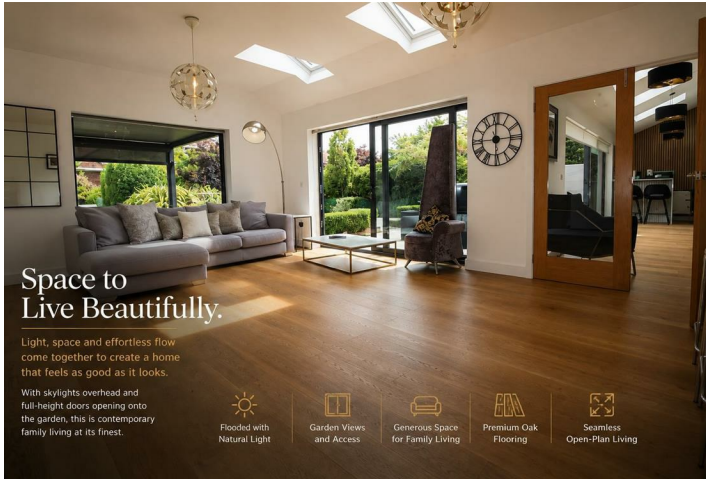
OFFERS IN EXCESS OF
£899,950

- A ONE-OF-A-KIND COASTAL HOME IN PRESTIGIOUS LYTHAM ST ANNE'S - 4/5 BEDROOM DETACHED FAMILY HOUSE
- BESPOKE INTERIORS AND ENERGY - EFFICIENT SOLAR SYSTEMS
- WELCOME TO A RARE OPPORTUNITY TO OWN A TRULY EXCEPTIONAL PROPERTY IN ONE OF THE MOST DESIRABLE AND PEACEFUL LOCATIONS ALONG THE FYLDE COAST
- AS AN INTRODUCTORY OFFER - POTENTIAL SAVING OF OVER £34,500 (OFFER VALID UNTIL END OF AUGUST)



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Property Summary
A One-of-a-Kind Coastal Home in Prestigious Lytham St Anne's.

Welcome to a rare opportunity to own a truly exceptional property in one of the most desirable and peaceful locations along the Fylde coast. Just a 4-minute stroll from the award-winning beach at St Anne's, this substantial, beautifully finished home blends space, sustainability, and lifestyle in perfect harmony. Every detail has been carefully considered — from the bespoke interiors to the energy-efficient solar systems — creating a home that is as luxurious as it is functional. If you're genuinely interested in this once-in-a-generation opportunity to own a piece of St Anne's finest.

As an exclusive introductory offer, the seller is offering to pay the buyers stamp duty - a potential saving of over £34,500 - making this exceptional home even more attractive *** Stamp Duty Paid ***

Property Highlights:

- 4/5 bedrooms, including an extraordinary Hammonds-designed master suite.
- 4 bathrooms, all finished to a high contemporary standard.
- Open-plan living with a premium German kitchen and vaulted ceilings.
- Brand-new bar and entertaining area with granite worktops, Swedish wood panelling & LED lighting — perfect for your own kitchen disco.
- Expansive games room and private home gym.
- Dedicated home office or beauty studio for flexible remote work or business use.
- Fully fitted bedrooms with built-in storage solutions.
- Large gated driveway and secure off-road parking.
- Spacious cellar with potential for a self-contained 2-bedroom apartment.
- Aluminium-framed windows and contemporary finishes throughout.
- Offered fully furnished as an option.
- Walking distance to shops, restaurants, parks, and the seafront.
- Finished to an unbelievably high standard.
- £20,000 solar system fitted in 2023, see brochure for further details.

Friendly & Inviting:

Big, Beautiful, and Full of Surprises – Your Next Home Awaits.

This one's a gem! Nestled near the sea in charming Lytham St Anne's, this spacious home is brimming with character and unique features you won't find anywhere else. Think room to grow, spaces to unwind, and plenty of places to make memories. And with the beach just a short stroll away, what's not to love?

What makes 413 so special isn't just the specification, the finish or the square footage. It's the way the property allows people to live.

- Morning walks on the beach before breakfast.
- Working from home without compromising on lifestyle.
- Entertaining family and friends in beautiful indoor and outdoor spaces.
- Enjoying the benefits of sustainable living with low running costs.



- Walking to cafés, restaurants, the beach and local amenities rather than getting in the car.
- For most people, this is a lifestyle they only experience on holiday.
- For the next owner, it could simply become everyday life.

There has been significant investment into the town, the beachfront and public spaces over recent years, with further exciting developments continuing, including the new luxury Sanctuary Spa due to open in Spring 2027, all helping reinforce St Anne's as one of the Fylde Coast's most desirable seaside destinations.

The Master Suite: A Bedroom of Dreams.

A standout feature of the home, the master suite has been recently transformed with a bespoke £25,000 Hammonds design — featuring five double wardrobes, sliding shoe storage, and a custom dressing room inspired by luxury retail displays.

Enjoy:

- Accessory racks, long/short hanging options for summer, winter & gym wardrobes.
- A unique dressing table design with abundant natural light.
- A private spa-style bathroom with walk-in rainfall shower, designer vanity mirror, and built-in storage.

Sustainability & Smart Living.

This home includes a state-of-the-art solar system featuring:

- 18 high-performance solar panels.
- Full battery storage — run off-grid in the evenings.
- 2 years of energy performance data already recorded.
- Annual capital return from exporting unused power to the grid.
- Substantially reduced utility bills.
- Bonus: electric vehicle owners can save up to £100 per week on fuel per vehicle.

Outdoor Living:

- A beautifully designed outdoor entertaining area.
- Space for lounge furniture, BBQs, and outdoor dining.
- Seamless flow from indoor kitchen/bar area to the garden — ideal for hosting or relaxing.
- Gated access from all sides for total privacy and peace of mind.

A Lifestyle Like No Other:

Imagine waking up to sea air, enjoying a peaceful stroll along the sand before breakfast in your sun-soaked garden. Spend your day working from your private studio or hosting friends in your games room and bar. Fire up the barbecue, watch the sun set, and finish the evening under ambient lighting in your outdoor lounge.



This is more than just a home. It's an opportunity to invest in a lifestyle — one that blends elegance, comfort, sustainability, and unforgettable coastal living.

Incredible Opportunity - Stamp duty included in the sale price:

As part of a limited time offer, the full asking price of £899,500 includes the buyers Stamp Duty Land Tax (SDLT), covered by the seller - representing a saving of approximately £34,500.

This means you are effectively purchasing the property for £865,000 with the additional £34,500 going towards your stamp duty liability - paid on your behalf as part of the agreed purchase price.

How it works:

- * Agreed sale price: £899,500
- * Stamp duty (paid by the seller): approx £34,500
- * Net property value: £865,000

This is a unique, upfront saving for the buyer and a rare opportunity to own a premium home just steps from the beach.

Other Details

Tenure: Leasehold
Council Tax Band: G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	