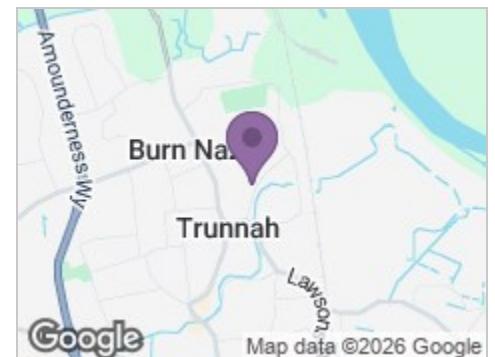
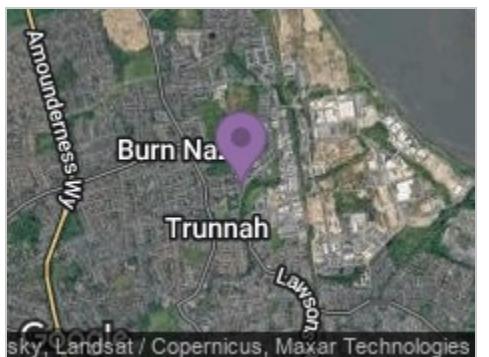


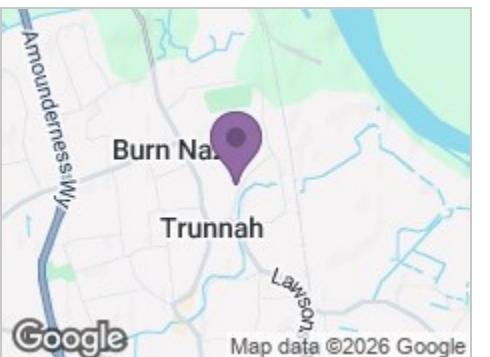
## Road Map



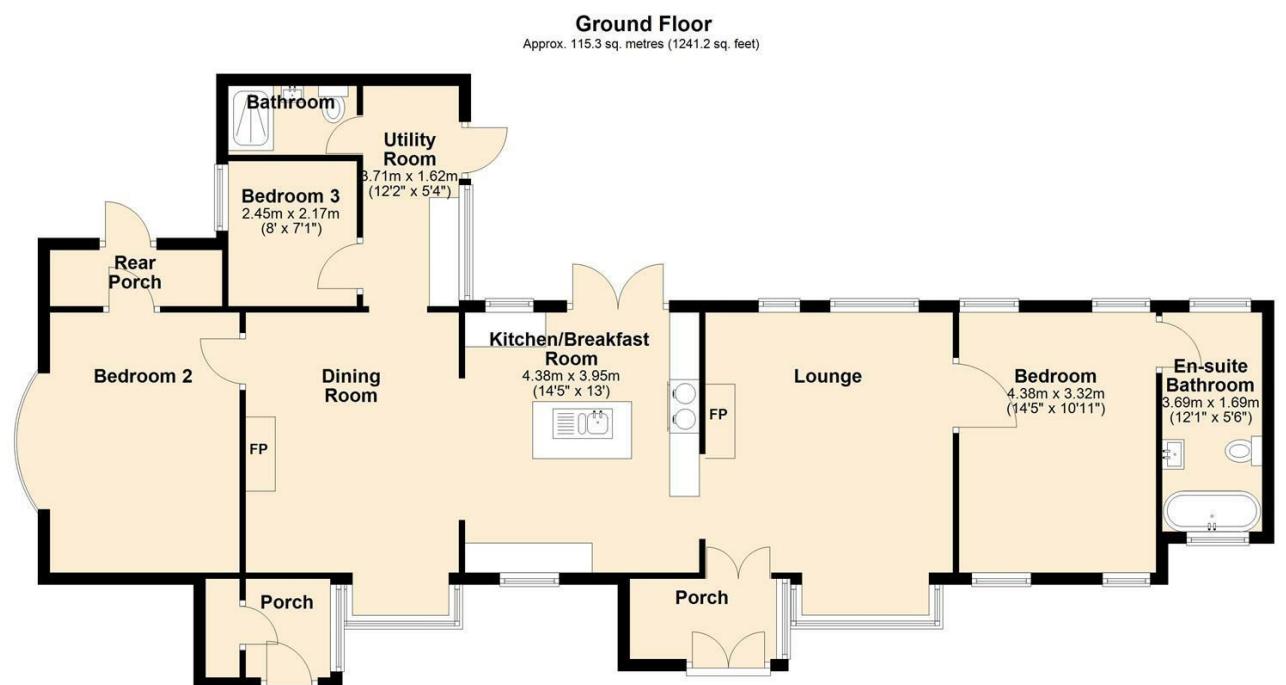
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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SALES & LETTINGS



## 39 Crabtree Road

, Thornton-Cleveleys, FY5 4HW

Offers In The Region Of £399,950



# 39 Crabtree Road

, Thornton-Cleveleys, FY5 4HW

Offers In The Region Of £399,950



## Introduction

Tucked away in a busy residential area in the heart of Thornton-Cleveleys is this quirky little piece of history that dates back to the 1600s and is said to be the oldest standing property in the area.

This isn't your average residential cottage. The Cottage is a centuries-old, Grade II listed stunner that's been lovingly brought back to life by the current owners. Restored with a whole lot of love (and a few buckets of horsehair and lime),

The Cottage keeps its traditional charm — think cobble walls, beamed ceilings, and buckets of character — with just the right amount of modern comfort thrown in.

Inside The Cottage, you've got three bedrooms: a romantic four-poster with a roll-top bath en suite, a second room with a big sleigh bed and its own dinky courtyard, and a third with a cabin-style single best for kids (or nimble grown-ups).

The huge farmhouse kitchen complete with AGA, booth-style dining area and snuggly lounge with electric stove all add to the homely vibe.

Step out into the tropical-style garden — complete with palms, hot tub and a waterfall.

Nestled away in the corner of the rear garden you'll also find a tiny house annexe.

Open-plan and self-contained, it's got a comfy double sofa bed downstairs and a cosy mezzanine above with another small double and single futon. It's worth noting the stairs are steep and the ceiling up top is low, so best suited to agile adults who like an adventure!

There's also a full kitchen and bathroom, making it perfect for a guest accommodation when entertaining or a teenager hang out.

Shops, pubs and takeaways are walkable, and you're only a short drive from the beach, Cleveleys promenade, and Blackpool's big, bold lights.

## Lounge

14'4" x 13'8"

Entering via the front porch brings you into the central lounge. Cobble walls and original roof timbers set with lime plaster. Feature chimney breast housing electric faux effect log burner. Fire side windows with views over the rear garden. Ceiling and wall lights, carpet and traditional cast iron radiator.

## Bedroom One

14'4" x 10'10"

Accessed from the central lounge. Windows to front and rear. Paneled walls, ceiling light and traditional cast iron radiator. Access through to En Suite Bathroom.

## En Suite Bathroom

12'1" x 5'6"

Featured opaque window to front. Three piece bathroom suite comprising; claw footed roll top bath tub, pedestal wash hand basin and low flush WC. Tiled floors, ceiling light and traditional cast iron radiator. Fitted storage cupboards.

## Kitchen

14'4" x 12'11"

A simply stunning rustic family kitchen leading into an open dining room. Cobble walls and original roof timbers set with lime plaster. Feature roof truss dating back to medieval times. Feature decorative suspended ceiling joist to ceiling. Central kitchen island breakfast bar with with porcelain sink with drainer and mixer tap above and integral dishwasher. Integral fridge and freezer. Larder cupboard with reclaimed internal wood. Electric oven with four ring gas hob. Double doors leading out to rear garden. Solid timber floors, ceiling lights and cast iron radiator.

## Dining Room

14'4" x 11'9"

Window to front and porch leading out to front garden. Fitted diner style booth seating. Cobble walls and original roof timbers set with lime plaster. Feature chimney breast housing electric faux effect log burner. Access through to Bedroom 2 & Utility Area. Ceiling and wall lights, carpet and traditional cast iron radiator.

## Bedroom Three

8'0" x 7'1"

Window to front. Fitted single 'Captain's Bed'. Ceiling and wall lights, carpet and traditional radiator.

## Shower Room

7'1" x 3'10"

Three piece bathroom suite comprising; walk in shower with fitted glass partition and rainfall shower head, pedestal wash hand basin and low flush WC. Patterned tiled floor and tiled wall. Ceiling light,

## Bedroom Two

14'4" x 10'9"

Floor to ceiling window to side. Cobble walls and original roof timbers set with lime plaster. Ceiling and wall lights, carpet and traditional cast iron radiator.

## Utility Area

Window to side and stable door to side leading out into rear garden. Range of storage cupboards and open worktop.

Space for washing machine and tumble dryer, Combi boiler. Paneled walls with fitted coat hooks. Ceiling lights and patterned tiled floors. Access to shower room.

## Rear Exterior

Paved patio with fitted pergola. Cobble stone steps leading to upper garden level. Established all weather trees, shrubs and plants and stepped water fall.

Private sun deck with timber pergola.

Access to Tiny House Annexe with composite deck and fitted hot tub.

## Tiny House Annexe

Open-plan and self-contained, it's got a comfy double sofa bed downstairs and a cosy mezzanine above with another small double and single futon. It's worth noting the stairs are steep and the ceiling up top is low, so best suited to agile guests who like an adventure! There's also a full kitchen and shower room.

## Front Exterior

### Further Information

Tenure - Freehold  
Gas Central Heating & Kitchen AGA  
Mains Drainage  
Council Tax Band - D  
EPC - Exempted Due To Being Grade 2 Listed

