

Road Map



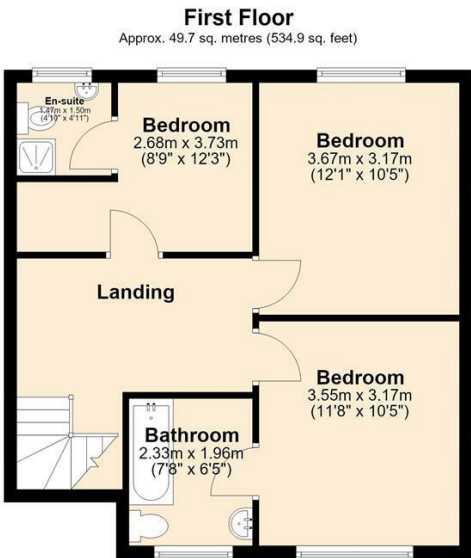
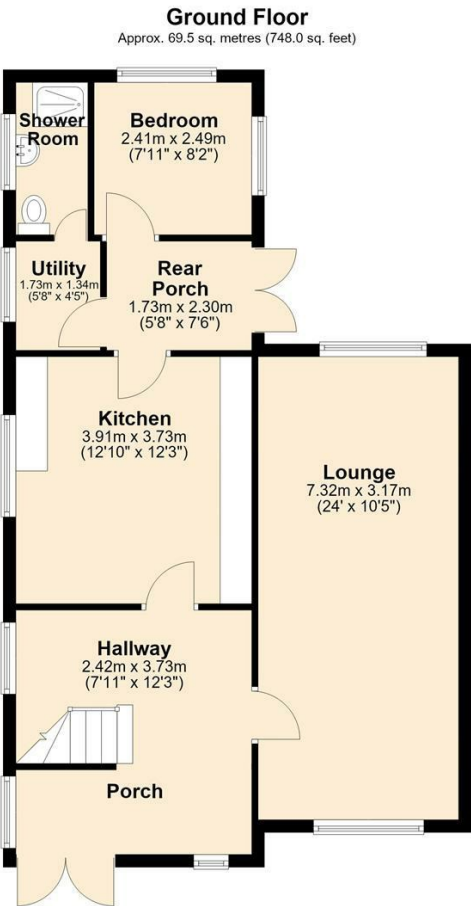
Hybrid Map



Terrain Map



Floor Plan

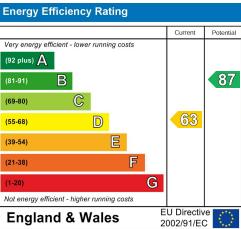


Viewings

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



New Hall Farm Moss Side Lane

Stalmine, Poulton-Le-Fylde, FY6 0JW

Offers Over £295,000



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Stalmine, Poulton-Le-Fylde, FY6 0JW

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Introduction

A spacious detached property occupying a tranquil rural setting in the sought-after village of Stalmine, offering an appealing combination of generous living space, peace, privacy and stunning surrounding views.

Ideal for a growing family, this substantial home provides plenty of space both inside and out, with an expansive garden offering the perfect setting for summer evenings entertaining family and friends, or simply enjoying the peaceful surroundings.

Despite its idyllic countryside setting, the property remains conveniently positioned for access to a range of local amenities, services and everyday essentials, providing an excellent balance between rural living and everyday convenience.

With its generous accommodation, enviable setting and far-reaching views, this property offers a wonderful opportunity for those looking to create their ideal family home. There is also potential to further enhance and extend the property, subject to the necessary planning permissions and consents.

A rare opportunity to acquire a spacious family home in a peaceful countryside location, with excellent potential for the future.

Hallway

7'11" x 12'2"

Upvc window to front and side, upvc french doors to front, Laminate flooring, radiator, ceiling light

Lounge

24'0" x 10'4"

Upvc double glazed window to front and rear, carpet, radiator, ceiling light

Kitchen

12'9" x 12'2"

UPVC double glazed window to the side, vinyl flooring, range of wall and base units, gas hob with extractor fan, sink with mixer tap, dishwasher, radiator, ceiling light, fitted dining bench.

Rear Porch

5'8" x 7'6"

Upvc double glazed french doors to the side, vinyl flooring, ceiling light

Utility

5'8" x 4'4"

Upvc double glazed window to the side, vinyl flooring, ceiling light, base unit with sink and mixer tap, extractor fan.

Bedroom 4 Ground Floor

7'10" x 8'2"

Upvc double glazed window to side and rear, radiator, carpet, ceiling light

Shower room

Opaque Upvc double glazed window to the side, fully tiled walls and flooring, wet room shower, push-button WC, pedestal sink, chrome towel radiator, ceiling light.

Bedroom 1

11'7" x 10'4"

Upvc double glazed window to the front, ceiling light, radiator, carpet, door leading to bathroom.

Bathroom

7'7" x 6'5"

Upvc double glazed opaque window to the front, ceiling light, partially tiled walls, tiled floor, radiator, bath, pedestal sink with mixer tap, push-button toilet

Bedroom 2

12'0" x 10'4"

Upvc double glazed window to the rear, radiator, carpet, ceiling light, vanity sink.

Bedroom 3

8'9" x 12'2"

Upvc double glazed window to the rear, radiator, carpet, ceiling light, built in wardrobe, door to en-suite

En-suite

4'9" x 4'11"

Upvc double glazed opaque window to rear, radiator, ceiling light, fully tiled walls, carpet to floor, vanity sink with mixer tap, thermostatic shower with shower enclosure, push-button vanity built-in toilet

Further information

Tenure - Freehold

Council Tax Band - E - Wyre Borough Council

EPC Rating D

Agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

