



## Westwood

New Hey Lane, Newton With Clifton, PR4 3SA

Carl Jackson

Helping You Move **The Right Way**





Enjoy the best of both worlds on New Hey Lane, where idyllic countryside, peaceful surroundings and a wonderfully private setting combine with convenient access to local amenities and nearby towns.

Four DOUBLE bedrooms

CHAIN FREE sale

Approx. 1,571 SQ FT of accommodation

Beautiful RURAL SETTING

Open COUNTRYSIDE VIEWS

Flexible living with ANNEXE POTENTIAL

Impressive 33FT lounge/dining room

Two modern bathrooms

Large DETACHED GARAGE & WORKSHOP

Generous private gardens

Ample OFF-ROAD PARKING

Peaceful lane location

Easy access to PRESTON, LYTHAM & M55

A RARE OPPORTUNITY to enjoy country living





Westwood occupies a wonderful position along New Hey Lane, surrounded by open countryside in one of the area's most peaceful and picturesque rural settings. Offering approximately 1,571 sq ft of versatile accommodation, this detached bungalow combines generous living space with the tranquillity of country life, while remaining within easy reach of nearby villages and transport links.

Set well back from the lane behind mature gardens and a generous driveway, the property immediately creates a feeling of privacy and seclusion. Inside, the impressive 33ft lounge and dining room forms the heart of the home, filled with natural light and offering an inviting space for everyday living and entertaining.

Four well-proportioned bedrooms and two bathrooms provide exceptional flexibility, making the home equally suited to families, downsizers or those seeking annexe potential for multi-generational living. The spacious layout is practical, comfortable and designed to adapt to changing lifestyles.

Outside, established gardens provide a peaceful retreat, while the detached garage, workshop and extensive driveway offer excellent storage and parking. Surrounded by idyllic countryside, Westwood presents a rare opportunity to enjoy the peace of rural living without compromising on convenience.



New Hey Lane is regarded as one of the area's most sought-after rural addresses, where homes are rarely available and are admired for their privacy, generous plots and idyllic surroundings.

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## The Seller's View

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The garden has always been my favourite place. Its south-west facing orientation means it's bathed in sunshine from late morning through until evening, making it the perfect setting for peaceful coffee mornings and long summer afternoons.

There's something incredibly relaxing about sitting outside, surrounded by open countryside, listening to the birds while enjoying the peace and privacy that comes with this wonderful rural setting.

It's also been the perfect place for family barbecues and entertaining friends, with plenty of space to relax as the sun begins to set across the surrounding fields.

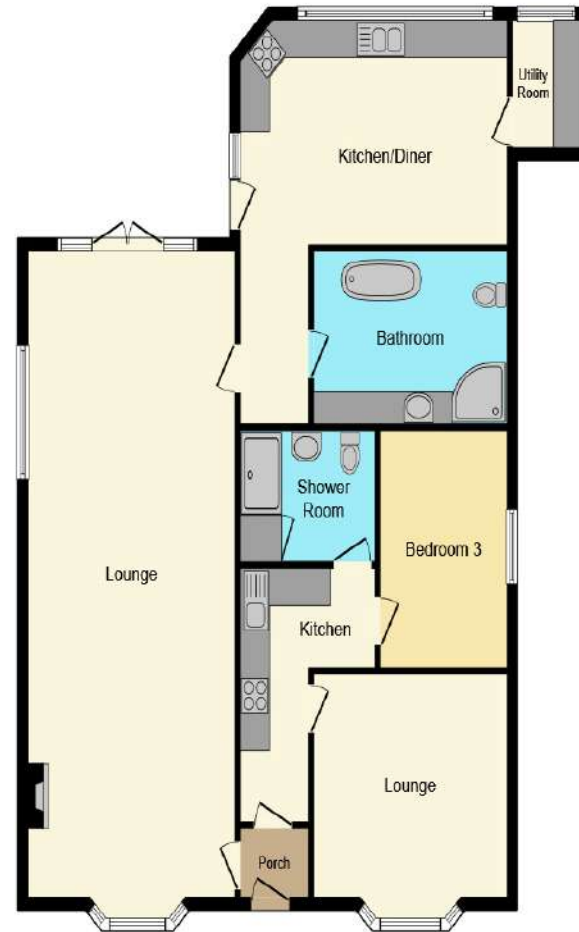
Whether starting the day with a coffee or ending it with a glass of wine, the garden has always provided a tranquil escape and a place to simply enjoy the countryside.

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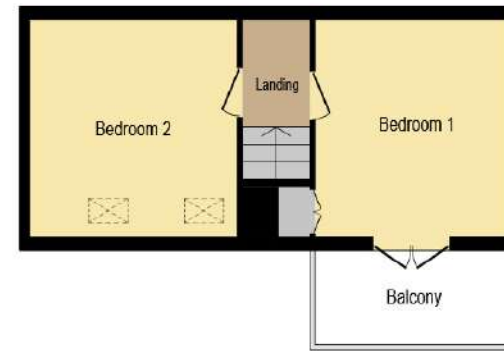




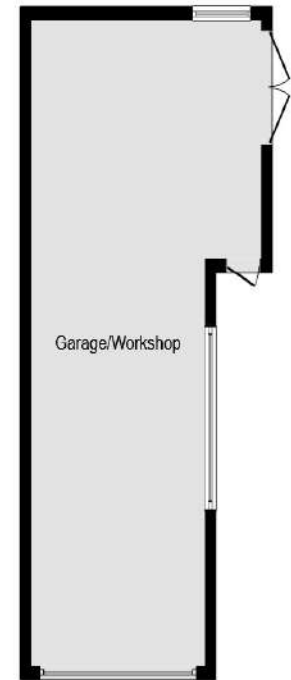
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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# About The Area

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## Freckleton

Freckleton is a well-established and highly regarded village offering a rare balance of traditional community life and modern convenience. Known for its welcoming atmosphere and strong sense of identity, the village appeals particularly to those seeking a calmer pace of life without feeling disconnected.

The centre of Freckleton provides a good range of everyday amenities, including local shops, cafés, a health clinic and essential services, all within easy reach.

Well-regarded primary schooling and village facilities further enhance its appeal, while excellent public transport links connect residents easily to Lytham, Preston and surrounding towns.

Surrounded by open countryside yet positioned for convenience, Freckleton enjoys close proximity to Kirkham, Warton, Wrea Green and Lytham St Annes.

Above all, Freckleton is valued for its sense of stability, familiarity and long-term desirability — a place where people choose to settle, stay and feel part of the community

## Fylde Coast

The Fylde Coast is an elegant stretch of Lancashire coastline, celebrated for its refined seaside towns, expansive sandy beaches and manicured green spaces. Lytham St Annes, Fairhaven and Cleveleys offer coastal walks, stylish cafés and a relaxed yet sophisticated lifestyle, all supported by excellent transport links and year round amenities.

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# About The Area

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## St Annes on Sea

St Annes-on-the-Sea is an elegant and well-established coastal town offering a refined balance of traditional seaside character and contemporary lifestyle.

Known for its graceful promenade, open beaches and relaxed atmosphere, the town appeals particularly to those seeking coastal living with a sense of permanence and ease.

The heart of St Annes provides a strong selection of independent shops, cafés, restaurants and everyday amenities, all arranged around its leafy centre and iconic gardens.

Highly regarded schools, leisure facilities and golf courses further enhance its appeal, while excellent rail and road links connect residents easily to Lytham, Preston and Manchester.

Framed by the coastline yet positioned for convenience, St Annes enjoys close proximity to Lytham, Ansdell, Fairhaven and the wider Fylde Coast.

Above all, St Annes is valued for its understated charm, long-term desirability and enduring quality of life, a place where people settle confidently

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# Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** help you move the right way.

- 7 days a week. Evenings. Weekends. I work when buyers are looking
- Every viewing handled by me. No “door openers.” No missed chances
- I sell homes others can't. That's where I thrive
- Marketing that stops the scroll — not average, not forgettable
- I don't wait for buyers. I go and find them
- I create urgency that pushes your price higher
- Straight-talking advice. No overpricing. No false promises
- I prepare your home before every viewing — detail wins deals
- One point of contact. Start to finish. No being passed around
- I treat your sale like my own — Results matter!

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Helping You Move The Right Way



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