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Gwyndy
Smithy Lane, Stalmine, Poulton-Le-Fylde, FY6 0LE

Gwyndy

Welcome to Gwyndy, Smithy Lane, Stalmine, Poulton le Fylde, FY6 0LE

Gwyndy translates to 'white house' in Welsh. Built in 1961 it has been extended, remodeled and updated; the majority of work was undertaken in the period 2005 - 2018. This is a house well suited to family life with extensive and flexible accommodation of over 7000 sq ft. The indoor swimming pool is largely complete however is sold as a project for new owners to finish in line with the plans or repurpose the space for a different use entirely.

In summary the light and bright accommodation provides a vestibule, staircase hall, four reception rooms, a kitchen and large family room, bedroom, wet room and a potential indoor swimming pool. Utility room and plant room. In the main part of the house are four bedrooms; the principal bedroom suite has a pair of dressing rooms and an ensuite bathroom. The second bedroom has an ensuite bathroom and there are two further double bedrooms which share the house bathroom. Approached by a separate staircase there is a first floor self-contained suite ideal for multi-generational living or guests providing an open plan living kitchen, a double bedroom with ensuite bathroom. There are balconies front and rear with many of the rooms having access and on top of all that, extensive loft rooms. The front garden offers in and out driveways, parking and a detached double garage. The enclosed back garden has seating areas, a pond and a detached cabin.

This is a family house full of potential in an accessible and popular village. If you seek space and options, this is a must see and to make life easier in the sale, there is no upper chain.

Location

There's a Morrisons Local within walking distance and other small shops at Knott End on Sea and Hambleton. Between them, Poulton le Fylde and Garstang offer a full range of health and professional services, supermarkets, vets and a great selection of places to go for drinks and food as well as busy high streets full of independent retailers.

The nearest cities are Lancaster and Preston, both of which have a train station on the main West Coast line. Access to the M55 interchange is only 9 miles distant, from there onto the M6.





Step inside

A substantial house enjoying a sunny south east facing front elevation. The front door opens into a vestibule and from there into the light filled staircase hall. The contemporary fitted kitchen is central to the layout. Opening off the kitchen is the vast family room. There are then sitting, living, dining and breakfast rooms. Adjacent to the ground floor bedroom is a wet room. The utility room has a large pot sink and space for free standing appliances. The plant room houses the boiler and provides additional storage.

The indoor pool room is unfinished. The 11m x 4.7m pool is 1.5m deep throughout and has a space ready for changing and loo facilities to be installed. Along the length of the pool room are windows and a set of French doors out to the back garden making it wonderfully private. The space could be repurposed as an annex, letting unit, living kitchen, workshop, studio or workplace (subject to consent).

The first floor landing has a door to the south east facing balcony (as do two other rooms). The principal bedroom has two fitted dressing rooms and ensuite bathroom. A staircase leads from one of the dressing rooms to the second floor where there is a room and cloakroom set into the loft space.

The second double bedroom has a walk-through dressing area and an ensuite bathroom. Both bedrooms have doors out to the rear balcony. The third and fourth double bedrooms share the house bathroom. Originally designed as bedrooms five and six and an ensuite bathroom, the final rooms on this floor have been used as a guest suite. There's a bedroom with a door to the rear balcony, and an ensuite bathroom. The second bedroom is now an open plan living kitchen; with a door to the front balcony. On the second floor are two loft rooms, with plumbing (but no fittings) for a bathroom.

This is an extensive house offering over 7000 sq ft of living accommodation. Light, bright, spacious, it is flexible and would suit extended family life or those that seek to work from home, indulge hobbies or entertain frequently.



Step outside

Gwyndy is set back off the road behind a red brick wall topped with railings. There are in and out entrances with wrought iron gates, seating terrace, pond, detached double garage and parking.

The back garden is enclosed and purposefully low maintenance, mainly hard landscaped with seating areas and a pond. A detached cabin has double glazed wooden windows and electric heating. It includes a cloakroom and kitchenette with a deck to the front.

Directions

what3words: ///pure.negotiators.dreams

Use Sat Nav FY6 0LE with reference to the directions below:

Approaching Stalmine from the north along the A588 (Hall Gate Lane), turn immediately right after Morrisons onto Smithy Lane. The first turning on the right is Douglas Avenue, pass this and turn next right. Gwyndy is the first house on the right.

Services

Mains electricity, water and drainage.

Council tax band

Band G

Tenure

Freehold

Broadband and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Local leisure activities

Poulton YMCA Swimming and Fitness Centre
 Ribby Hall spa, pool and gym
 Golf clubs at Knott End, Poulton-le-Fylde, Royal Lytham and St Annes, Garstang, Myerscough and Lancaster
 Blackpool's famous attractions - the tower, zoo, pier, fairground, theatre, circus and illuminations

Places to eat

The Seven Stars, Stalmine
 The Eagle, Weeton
 The Shard Riverside Inn, Hambleton
 The Ship, Elswick
 The Cartford Inn, Little Eccleston
 The Farmers Arms, Great Eccleston
 The Horns Inn, Churchtown

Local walks

There are some lovely walks around Over Wyre and the group of villages that occupy this stretch of the Fylde as well as the various beaches.

Nearby, the Beacon Fell Country Park and National Landscape of Forest of Bowland offer great countryside to explore.

Schools

Primary

Stalmine Primary School

Secondary

Hodgson Academy, Poulton le Fylde
 Broughton High School
 Garstang Community Academy
 St Aiden's CoE High School, Preesall
 AKS, Lytham and Rossall, Fleetwood (both independent schools)

Further Education

Lancaster University
 University of Cumbria (Lancaster campus)
 University of Central Lancashire UCLan
 Lancaster and Morecambe College
 Preston College
 Myerscough College

Council tax band - Band G

Tenure – Freehold

On the road

Hambleton	2.1 miles
Knott End on Sea	2.2 miles
Poulton le Fylde	5.5 miles
Garstang	10 miles
Lancaster	14.9 miles
Preston	20.9 miles

Transport links

M55 interchange	9 miles
Manchester airport	61.6 miles
Liverpool airport	67.1 miles

Rail journeys

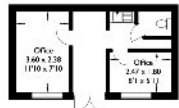
Manchester (Piccadilly)	57 minutes
London (Euston)	2 hours30 minutes
Edinburgh	2 hours 17 minutes

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

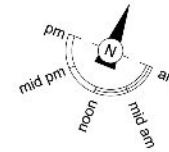
Guide Price £635,000

Gwyndy

Approximate Gross Internal Area : 666.38 sq m / 7172.85 sq ft
 Outbuilding : 24.84 sq m / 267.37 sq ft
 Total : 691.22 sq m / 7440.23 sq ft



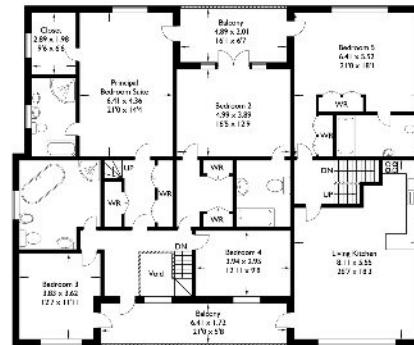
Outbuilding



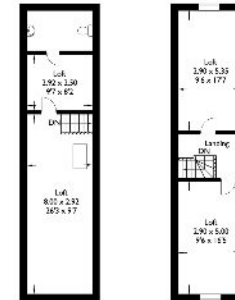
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item



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