



OLD MAINS ROAD, POULTON-LE-FYLDE, LANCASHIRE, FY6 7LA

Hall · Sitting Room · Family Room · Dining Room Study
Kitchen/Breakfast Room · Inner Hall · Utility Room
Four Bedrooms · Dressing Room · Two Bathrooms
Mature Gardens Double Garage + Additional Garage

DESCRIPTION

Charming period cottage with character features believed to date back in part to circa 1696 during the reign of William III, this delightful cottage blends period charm with modern comforts. Retaining a wealth of character features, the home is set within mature gardens and benefits from parking and three garages.

Ground Floor

A reception hall leads to a cosy family room with part-panelled walls and a fireplace. The sitting room features exposed beams and a charming brick fireplace, while the dining room also boasts a fireplace and opens into a study, ideal for home working.

The kitchen/breakfast room is fitted with a range of cabinetry topped with contrasting granite style work surfaces, space for a range-style cooker, and a central island beneath a striking lantern rooflight. A utility room and cloakroom complete the ground floor.

First Floor:

Upstairs, there are four bedrooms, a dressing room, and two bathrooms, offering flexible accommodation for families or guests.

OUTSIDE

Occupying a corner plot, the property enjoys a front garden with lawn and borders. A gated driveway to the side provides access to the rear, where there is off-road parking and three garages. The mature rear gardens feature lawns, borders, a patio area, and a summerhouse.

CHARMING PERIOD COTTAGE WITH CHARACTER FEATURES. BELIEVED TO DATE BACK IN PART TO CIRCA 1696 DURING THE REIGN OF WILLIAM III, THIS DELIGHTFUL COTTAGE BLENDS PERIOD CHARM WITH MODERN COMFORTS.



Agents' Note

The property is connected to mains water, gas and electricity.

Drainage is via a private septic tank, which currently non-compliant, requires repair and is not in working order.

Broadband is available

Council Tax Band F

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: what3words /// menswear.coping.vesting



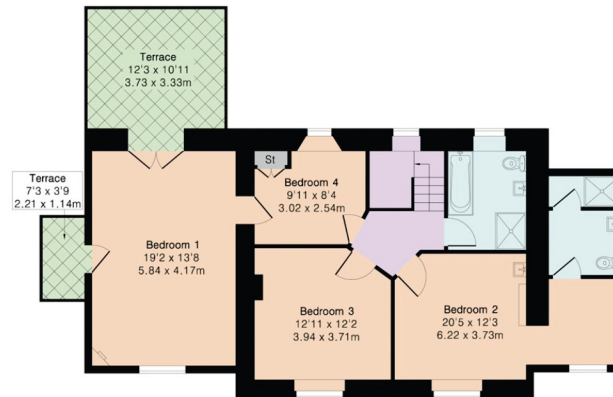
Approximate Gross Internal Area 2230 sq ft - 207 sq m

Ground Floor Area 1292 sq ft – 120 sq m

First Floor Area 938 sq ft – 87 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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