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ON BEHALF OF THE FIXED CHARGE RECEIVERS

4/5 Bedroom Link Detached house

Smithy Farm Cottage, Carr Lane, Hambleton,
Poulton-le-Fylde, Lancashire, FY6 9DW

OIRO £395,000

Property Features

- 🏠 Link Detached House
- 🛁 3 bathrooms
- 📏 Over 3,000 sq. ft.
- 🏠 5 bedrooms
- 📍 Fantastic location on edge of village
- 🌳 0.27 acre plot

CONTACTS

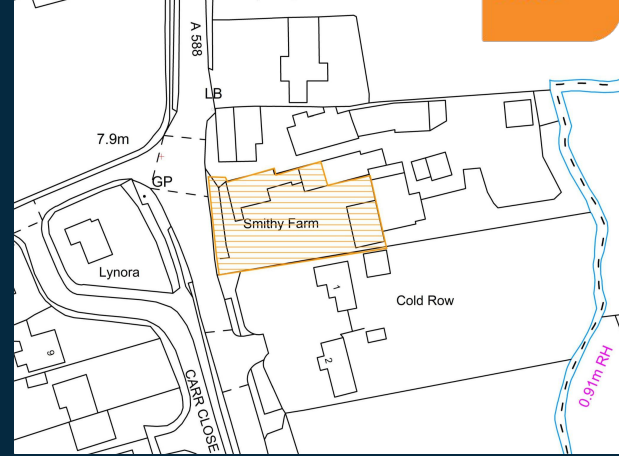
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GROUP





Smithy Farm Cottage, Carr Lane, Hambleton, Poulton-le-Fylde, Lancashire, FY6 9DW

DESCRIPTION

Offered chain free!

The property represents a fantastic opportunity for a buyer to acquire a linked detached house with 5 bedrooms with over 3,000 sq. ft of gross internal space across the main house, extension and studio/garage outbuilding (The main part is 2,497 sq. ft and the studio/garage is 840 sq. ft).

The ground floor has an open plan and airy feel, with views over the private rear garden and all 4 bedrooms to the first floor are generously proportioned, with two separate bath and shower rooms. In addition at the rear on the ground floor is an annex with a bedroom, kitchen area and shower room.

There is also a detached garden building, providing a double garage and a studio area.



Settle into Your SURROUNDINGS

LOCATION

[what3words.com](https://www.what3words.com) : ///darker.soothing.efficient

Living in Hambleton offers a blend of peaceful countryside charm and practical conveniences. Located just east of the River Wyre, the village is convenient for access to scenic walking and cycling trails and the Wyre Estuary Country Park, across the river. The vibrant village centre has shops, cafes, a popular pub, and a sports and social club.

Families benefit from proximity to highly rated schools, such as Hambleton Primary School, with secondary options like Saint Aidan's Church of England High School nearby. The area's transport links are excellent, with regular bus services connecting to Poulton-le-Fylde and Blackpool, and easy access to major roads for commuting. Junction 3 of the M55 lies approximately 6 miles to the south.



TENURE INFORMATION

The property is held by way of a freehold title.

ACCOMMODATION

For room dimensions see attached floor plan.

The main entrance opens into a hallway linking the main house and annex. At ground floor, within the main house is a L shaped kitchen/sitting room/dining room area, with a study/office located in the former front porch. There is a separate TV Room/Lounge which sits at the front of the house, adjacent to the kitchen.

At the rear of the ground floor is an annex with a kitchen, bedroom and shower room.

At first floor there are a further 4 double bedrooms, the main family bathroom and a separate shower room.

The detached outbuilding house a double garage and a studio.

OUTSIDE

As the property fronts the road, the garden is at the rear, comprising a mixture of paved areas, shrubbery and driveway.

ADDITIONAL INFORMATION

We understand that the annex shares a gas supply (the main house has its own separate supply) and the outbuilding shares a water supply with the business next door and the purchaser will need to make arrangements for their own connections to the main house.

PRICE

Offers in the region of £395,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

EPC

Energy Asset rating is to be confirmed.

Council Tax

Band D – Annual Charge for 2025/2026 will be £2,401.88.



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