GROUND FLOOR
149.5 sq.m. (1609 sq.ft.) approx.

FIRST FLOOR
28.8 sq.m. (310 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

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FIELDWAY, LYTHAM ST. ANNES
FY8 3BL

ASKING PRICE £615,000

- CHARACTERFUL AND SPACIOUS FOUR BEDROOM DORMER BUNGALOW WITH A WEALTH OF CHARMING FEATURES
- SITUATED IN AN EXCLUSIVE PRIVATE LOCATION YET WITHIN EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- OPEN PLAN LOUNGE, DINING AND KITCHEN - SECOND RECEPTION ROOM - UTILITY ROOM - FOUR DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPLE BEDROOM
- FAMILY BATHROOM - SPACE FOR STUDY OR DRESSING ROOM - FABULOUS GARDENS - DOUBLE GARAGE - SUBSTANTIAL DRIVEWAY

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Summary
A Rare Opportunity – Secluded Four Bedroom Dormer Bungalow in an Exclusive Private Location

Tucked away on a peaceful private road, this unique dormer bungalow offers a rare blend of character, space, and seclusion. Hidden from the hustle and bustle of town, yet conveniently accessible, this home is a true sanctuary.

Boasting four spacious bedrooms with a en-suite to the principle bedroom and family bathroom, the property showcases charming features, including exposed vaulted ceilings and original beams that add warmth and personality throughout.

Designed for both comfortable living and entertaining, the home offers generous internal space complemented by a wrap-around garden—ideal for relaxing, gardening, or hosting summer gatherings.

The double garage provides excellent storage and presents potential for conversion into an annexe, home office, or studio. To the rear, there's ample room for an outdoor leisure area or even a future swimming pool, making this a home with flexibility and long-term potential.

This is more than just a home—it's a private retreat full of charm and possibility. Properties in locations like this are rarely available. Early viewing is highly recommended.

Entrance
UPVC door with leaded glass inserts and windows to either side, leads into:

Vestibule
12'02 x 8'01
UPVC double glazed window to the rear, original tiled flooring, wood cladded ceiling with recessed spotlights, telephone point, radiator, doors lead to the following rooms:

Open Plan Lounge and Dining Room
23'09 x 18'02
Two UPVC double glazed windows to the front, incorporating a feature bay window with seating, French doors leading out to the garden, exposed brick fireplace housing a multi fuel log burner with tiled backdrop and hearth, original beamed and vaulted ceiling, chandelier style light fittings, television point, space for dining table and chairs, three radiators, 'Luvento' flooring, open to:

Kitchen
10'02 x 9'11
UPVC double glazed window to the rear, comprehensive range of modern high gloss wall and base units with laminate worksurfaces, integrated appliances include: two 'Beko' electric ovens, five ring gas hob, overhead illuminated extractor fan, stainless steel sink with drainer, tiled to splashbacks, space for an American style fridge freezer and dishwasher, under unit lighting, USB plug socket, 'Luvento' flooring, door leads to:

Utility Room
10'08 x 5'01
UPVC door with glass insert to the side, original tiled flooring, plumbed for washing machine, space for a tumble dryer, cupboards providing ample storage space, one cupboard houses the 'Worcester' combi boiler, 'radiator.

Reception Room Two
25'05 x 11'10
UPVC double glazed bay window with seating to the front, further window to the rear, fireplace housing multi fuel log burner with tiled backdrop and hearth, original beamed and vaulted ceiling, chandelier style light fittings and wall mounted lights, two radiators, television point.

Inner Hallway
13'01 x 5'03
Staircase leading to the first floor, under stairs storage cupboards and drawers, doors lead to the following rooms:

Family Bathroom
7'06 x 7'03
UPVC double glazed opaque window to the rear, three piece white suite comprising of: vanity unit incorporating WC and wash hand basin, bath with mains plumbed shower and further shower attachment with glass shower screen, storage cupboard, fully tiled walls and floor, shaver socket, radiator, extractor fan.

Bedroom One
12'05 x 11'07
Two UPVC double glazed windows to the side, fully fitted wardrobes, television point, radiator, door leads to:

En-Suite
10'06 x 5'02 to widest point
UPVC double glazed opaque window to the rear, three piece suite comprising of: vanity unit incorporating WC and wash hand basin, shower cubicle with mains plumbed shower, fully tiled walls, shaver point, laminate flooring, radiator, extractor fan.

Bedroom Two
14'11 x 9'06
UPVC double glazed window to the side, radiator, laminate flooring.

Bedroom Four
10'01 x 9'09
UPVC double glazed window to the side, radiator.

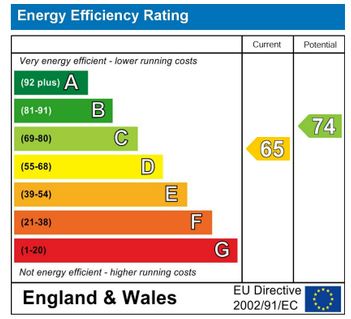
Staircase and Landing
Aforementioned staircase leading to the first floor, 'Velux' window, two under eaves storage spaces, radiator, the landing is open to a space which could be used either as a study or dressing room, door leads to:

Bedroom Three
12'03 x 11'06
UPVC double glazed window to the side, original beams, built in wardrobe, two under eaves storage spaces, radiator, laminate flooring.

Outside
The property is accessed via a private road.

The generously landscaped wrap-a-round garden is the perfect space for hosting summer gatherings with its beautiful trees and planting borders. The front and side gardens are laid to lawn whilst the rear is paved and takes you to a graveled area behind the double garages.

Double Garage
Block paved driveway with secure side gate providing off road parking for several vehicles, leading up to the brick built double garage with up and over doors, power and lighting.

Other Details
Tenure: Freehold
Council Tax Band G (£4,022.11 per annum)
Energy Rating: D

*** The property benefits from:
*** New roof and insulation upgrade
*** Replacement fascia boards/soffits/guttering to the house and replacement fascias and guttering to the garage
*** New flooring throughout the ground and first floor