

Bull Park Lane, Hambleton, Poulton-le-Fylde, FY6 9DD

O.I.R.O £1,100,000


1929



Bull Park Lane,
Hambleton, FY6 9DD

Offers in region of £1,100,000

4+4 Bedrooms | 2+4 Bathrooms | 1.52 Acres OTA

- Incredible property with so much flexible potential
- Impressive 3 reception room, 4 bedroom home, with 4 further bedrooms working well as a Luxury Bed and Breakfast
- Alternative use potential subject to gaining any necessary consents.
- Separate parking and access
- Set in 1.52 acres (0.61) Ha or thereabouts





Are you looking to run a business from home? This could be the answer! This stunning property offers exceptional accommodation throughout and includes a spacious dining kitchen, 3 reception rooms and a swimming pool on the ground floor, with 4 bedrooms on the first floor (one currently used as a dressing room) along with 2 bathrooms.

On the ground floor is where you will find "Willow Lodge". Whilst connected to Park Hill it is distinctly separated by a laundry room and store. A separate kitchen area serves & leads through to the beautifully appointed 4 ensuite bedrooms used in the Bed and Breakfast business run by the vendors. This area of the property gives great flexibility and has been used previously for other businesses in the past.

The main house has a completely separate entrance to Willow Lodge accessed by electric gates and is well shielded which is extremely important to the running of home and work. All this is set in impressive grounds of around 1.52 acres (0.61 ha) or thereabouts

The electronically operated steel gates open to reveal this imposing home, there is a large turning circle and plenty of parking ahead of the house and to the side below the carport . Stone steps rise up to a large stoned area towards the front door. From here you can see the air of importance & grandeur that this property offers.

The front door opens into a welcoming entrance hall where there is Karndean flooring and a beautiful staircase that rises to the first floor. There are doors off to the various ground floor rooms. The sitting room has views to two sides ensuring plenty of natural light and views over the gardens and grounds.

The sitting room has a square bay style window to the front allowing plenty of natural light. There is a gas fire set in an imposing stone fire place.







The dining area also has views over the gardens and grounds and is open to the kitchen space. There is a painted Applethwaite fitted kitchen with complimentary central island incorporating a breakfast bar and granite work surfaces. A 1.5 sink is provided along with integrated appliance including 3 ovens, microwave, dishwasher, gas hob with extractor over and a point for an American fridge freezer. This is a lovely family room and is likely to be the heart of the home.

The snug/cinema room has views towards the pool and to the side of the property The pool room enjoys views out to the gorgeous gardens and grounds and there is plenty of space surrounding the pool to pull up a chair and relax Patio doors open into the garden space.

A rear boot room, laundry and kennels are provided and a door out to the covered terrace/car port.







The staircase in the main house rises to the first floor where there are 4 bedrooms in total (one currently used as a dressing room)

The principal bedroom has views to 2 sides and underfloor heating & air conditioning. There is a fitted wardrobe and dressing room. The ensuite has a spa style bath and walk in shower along with a wash handbasin and a WC along with a heated towel rail.

The second bedroom has views to two sides and has a separate WC. The fourth bedroom is currently used as a dressing room and has a range of fitted wardrobes

The family bathroom has a double ended slipper style bath, walk in shower, wash basin, WC and heated towel rail, there is a door to both the landing and bedroom 4. The 3rd bedroom has views to the side.

A further staircase rises to the second floor where there is further storage, this space has previously been used as a bedroom and there is a cloakroom/wc.





Willow Lodge



Bedroom in Willow Lodge

Beyond the main residence we find Willow Lodge, this area has been used to accommodate other businesses previously but is now used as a 4 bedroom bed and breakfast, click here. A kitchen and store is included to serve the 4 beautifully furnished bedrooms, each with ensuite. This element of the property adds so much flexibility subject to gaining any necessary consents, there is potential to use as annex, studios, gym or other ancillary accommodation. Please see planning section in the general remarks & drop box link. Further electric gates and parking are provided separately to Willow Lodge, giving the buyers the ultimate privacy

Outside there is further potential to unlock to suit the buyer and subject to gaining consents. There are large lawned gardens with mature trees, shrubs & a pond, a wonderful setting for family life or those who simply wish to enjoy the space. This is such a good property for entertaining both outdoors and in.

Location

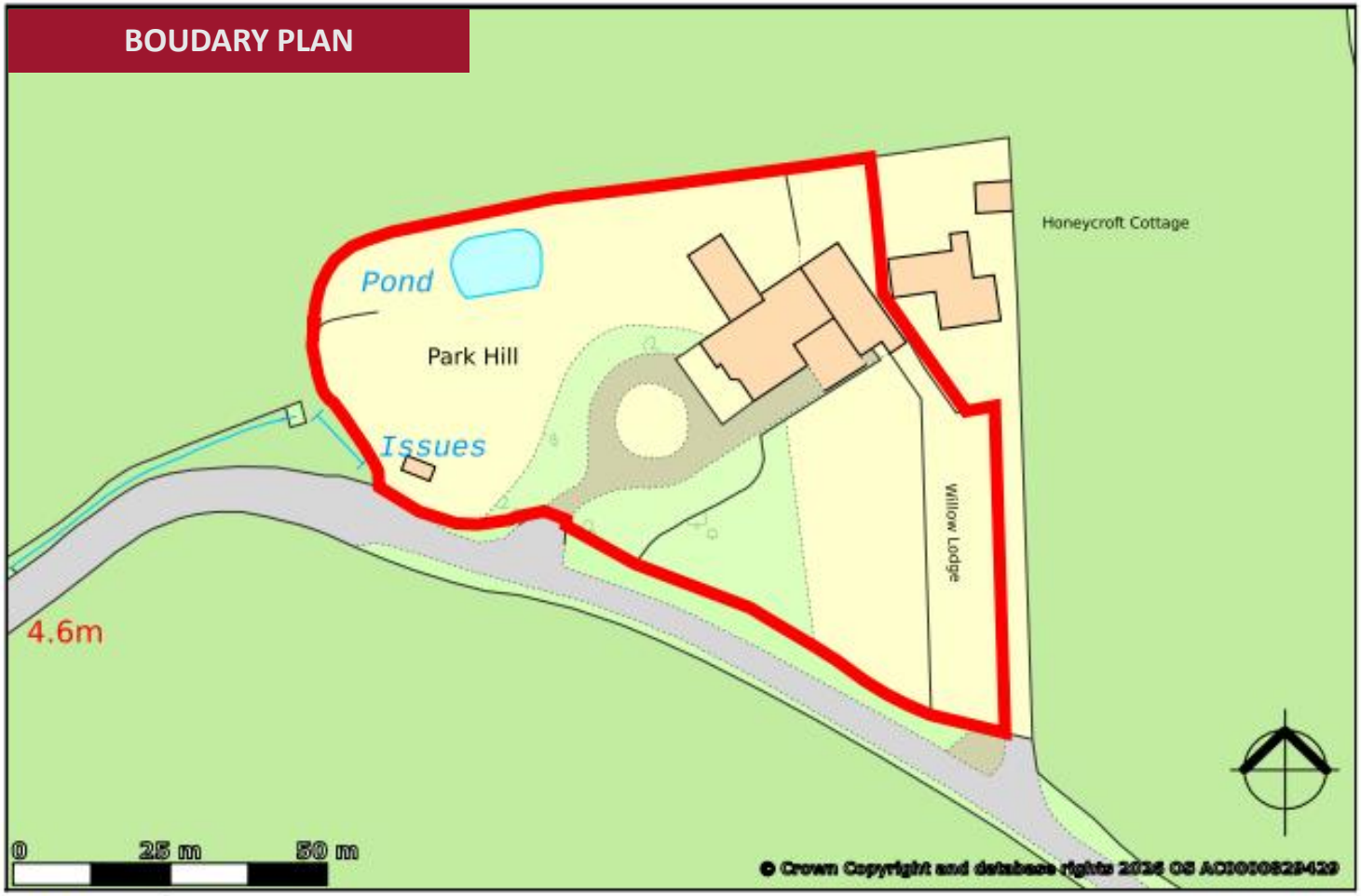
The village of Hambleton is found in the jurisdiction or Wyre. This lovely semi rural location is close to the main village where there are various amenities including school, place of worship, pub and shops. There are lovely riverside walks and a short distance to the popular Shard Inn. There is good access to the main road and motorway network. Private schools in the locality include Rossall School, AKS Lytham and Kirkham Grammer School.

Directions : Once you leave the M55 at J3, take Fleetwood Road (A585) before turning left onto Garstang New Road (still the A585). Turn right onto Mains Lane and then left at the traffic lights at Shard Road (A588), continue to the roundabout and go straight across onto Bull Park Lane. Park Hill is located on the left, curved red brick walls flank the substantial gates and are inset with a pair ofcarved name stones.

what3words:///meaty.snack.tape

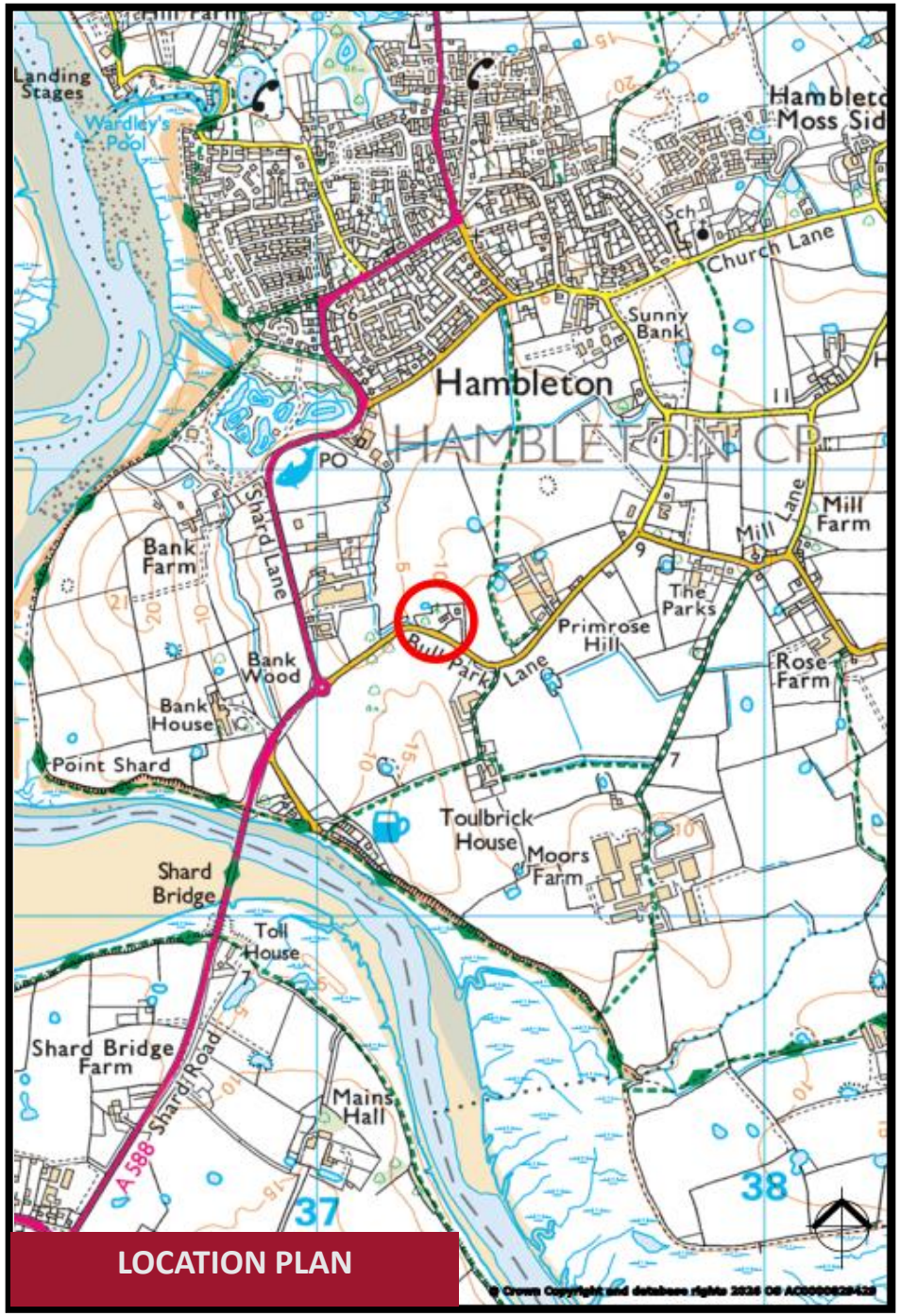


BOUDARY PLAN



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Plotted Scale - 1:1,250


Landing Stages
Wardley's Pool
Hambleton Moss Side
Church Lane
Sch
Sunny Bank
Hambleton
HAMBLETON CP
PO
Shard Lane
Bank Farm
Mill Lane
Mill Farm
The Parks
Primrose Hill
Park Lane
Rose Farm
Bank Wood
Bank House
Point Shard
Toulbrick House
Moors Farm
Shard Bridge
Toll House
Shard Bridge Farm
Shard Road
A 588
Mains Hall
37
38
LOCATION PLAN

General Remarks

Services: Mains electricity and water. Oil fired central heating. Underfloor heating in the kitchen area, the snug and principal bedroom and its ensuite. LPG supply to living room fire and Falcon hob. Air conditioning in principal bedroom. Drainage to a septic tank located in the side garden, We understand the septic tank is not compliant and the purchaser will need to bare in mind when offering, the vendor will work with the buyer and will be prepared to discuss at the point of offering, this will be at the purchasers cost. We understand that the septic tank is a brick chamber. External CCTV with remote access via a mobile App.

Business sale – We are appointed to sell the property only. Any party looking to purchase the business will need to do so by separate negotiation. We are informed by the vendors that the rooms let well via Booking.com and are popular with family group and those seeking accommodation when attending nearby events. If the purchaser of Park Hill agrees to purchase the business and would like to continue trading the B&B, the business "Willow Lodge Hambleton" click here will be transferred to the new owners to continue operating the B&B, as will all information including the website and Booking.com account. Should the purchaser not wish to continue trading, the vendors will relocate, transfer or cease trading the operation.

Included in sale for Park Hill: Sold including Flooring, Carpets, Curtains & light fittings. All fitted appliances & furniture, but excludes the Kitchen 'Over Island' & main lounge Centre Light fittings. All other items by negotiation.

Available by way of further negotiation: The cinema room AV equipment (the Optoma Ultra HD projector and remote control screen), the Bertazzoni fridge freezer and the large Crown Pavilions Premium 'Hampton' gazebo along with all fitted and freestanding seating, tables, cushions and two electric heaters/lights.

In Willow Lodge: Should the buyer of Park Hill negotiate to purchase the B&B as a going concern, the four ensuite bedrooms and the central kitchen are being sold fully furnished, as seen.

Parking allocated and number of spaces : Plentiful parking in 2 locations.

Construction Type : Brick under slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There is a current Wayleave for BT– Plan can be provided on request.

Footpaths / Bridleways : N/A

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3

For further information on the property & planning please click here

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : Please see attached ropbox link for planning information related to Park Hill/Willow Lodge.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: The property benefits from FTTP (Fibre to the Premises) Openreach is available in the area
Mobile signal: 02, EE, Voadfone & Three are available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///meaty.snack.tape

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

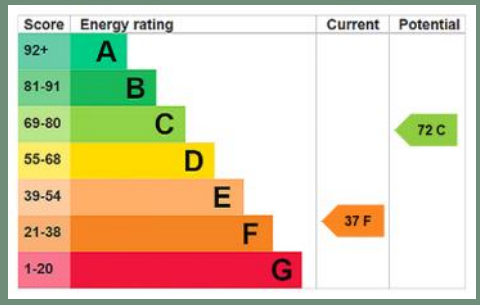
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: : 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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