



**133 Carr Head Lane, Poulton-Le-Fylde**

Poulton-Le-Fylde

Offers Over **£535,000**

# 133 Carr Head Lane

Poulton-Le-Fylde, Poulton-Le-Fylde

Welcome to this substantial 4-bedroom, 3-bathroom extended detached house, offering versatile living spaces for modern families. The property is conveniently located within close proximity to essential amenities, with a primary school just 1/3 mile away and two senior schools close by. Additionally, the railway station, only 1 mile away, provides excellent connectivity to the West Coast mainline, making commutes a breeze with a quick 20-minute journey.

Boasting a downstairs double bedroom with an adjacent bathroom, perfect for semi-independent living arrangements, whether for an older family member or a teenager seeking their own space. The property has two greenhouses, one of which is equipped with electricity, ideal for nurturing green thumbs. Outside, the extensive garden features a productive orchard, a vegetable plot, and soft fruit bushes inside a fruit cage, creating an oasis for nature lovers. Recognised for its ecological efforts, the garden has been awarded "My Wild Garden" status by the Lancashire Wildlife Trust. Enjoy the tranquil ambience of the wildlife pond and unwind in the charming summer house, adding to the property's allure. The current owners have meticulously developed the property over the past 36 years, ensuring a harmonious blend of comfort and functionality. The raised roof of the garage provided the flexibility to store a 4-berth caravan and a car securely. Connected to the garage is a workshop featuring power, running water, and a water heater, catering to hobbyists and outdoor enthusiasts alike.

Step outside to discover the expansive outside space that surrounds the property, offering endless opportunities for outdoor enjoyment. Whether you seek a peaceful retreat or space to indulge in your hobbies, this property's outdoor area is thoughtfully designed to cater to your lifestyle needs.

Council Tax band: F

Tenure: Freehold

- Substantial 4 bedroom, 3 bathroom extended detached house
- The downstairs double bedroom with adjacent bathroom is ideal for semi-independent living eg an older person or teenager
- Two 6'x4' Greenhouses one of which has electricity
- Extensive garden with productive orchard, vegetable plot and soft fruit bushes





### Hallway

14' 7" x 8' 0" (4.45m x 2.43m)

### Lounge

17' 2" x 12' 0" (5.22m x 3.65m)

### Dining Room

13' 0" x 17' 2" (3.95m x 5.22m)

### Kitchen

11' 2" x 9' 4" (3.41m x 2.84m)

### Utility Room

8' 1" x 7' 5" (2.47m x 2.26m)

### Porch

### WC

7' 4" x 2' 6" (2.23m x 0.75m)

### Living Room

12' 2" x 11' 0" (3.71m x 3.35m)

### Hallway

8' 11" x 2' 10" (2.73m x 0.86m)

### Bathroom

8' 11" x 7' 4" (2.72m x 2.23m)

### Bedroom 2

12' 11" x 10' 1" (3.94m x 3.07m)

### Bedroom 4

12' 8" x 9' 5" (3.87m x 2.88m)

### Bedroom 3

13' 11" x 8' 8" (4.24m x 2.65m)

### Bedroom 1

16' 9" x 13' 0" (5.11m x 3.95m)

### Bathroom

8' 0" x 5' 7" (2.44m x 1.70m)

### Office

12' 10" x 9' 11" (3.92m x 3.03m)





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#### **GARDEN**

#### **DOUBLE GARAGE**

2 Parking Spaces

Raised roof enabling accommodation of 4 berth Caravan.

#### **DRIVEWAY**

3 Parking Spaces







## Stephen Tew Estate Agents

1b Queens Square, Poulton-le-Fylde - FY6 7BW

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk/](http://www.stephentew.co.uk/)

