



**Gilmore House, Old House Lane**

Blackpool

Offers Over **£325,000**

# Gilmore House, Old House Lane

## Blackpool

This 3 bedroom farmhouse presents a rare opportunity to own a charming countryside retreat, being sold with no chain for a smooth hassle free sale. Boasting a spacious interior, this property offers ample living and entertaining space. The ground floor features a well-appointed kitchen with a dining area overlooking the beautiful surroundings and a light-filled living room. Upstairs, you will find three generous double bedrooms, perfect for accommodating a growing family or hosting overnight guests.

The outside space of this property will leave you in awe. To the front, an enclosed garden provides a tranquil oasis, offering privacy and the perfect place to relax. The garden stretches to the side, offering a large and spacious area for outdoor activities. Laid to lawn with a raised area featuring a non-slip covering and a designated play area, this space is ideal for enjoying the great outdoors. With access to the garages and outbuildings, it is a haven for those who require additional storage or hobby space. Furthermore, a double garage and off-road parking for multiple cars complete this exceptional property, making it the ultimate country retreat.

Council Tax band: C

Tenure: Freehold

- Farmhouse
- No Chain
- 3 Double Bedrooms
- Double Garage
- 2 Outbuildings
- Off Road Parking





### Entrance hallway

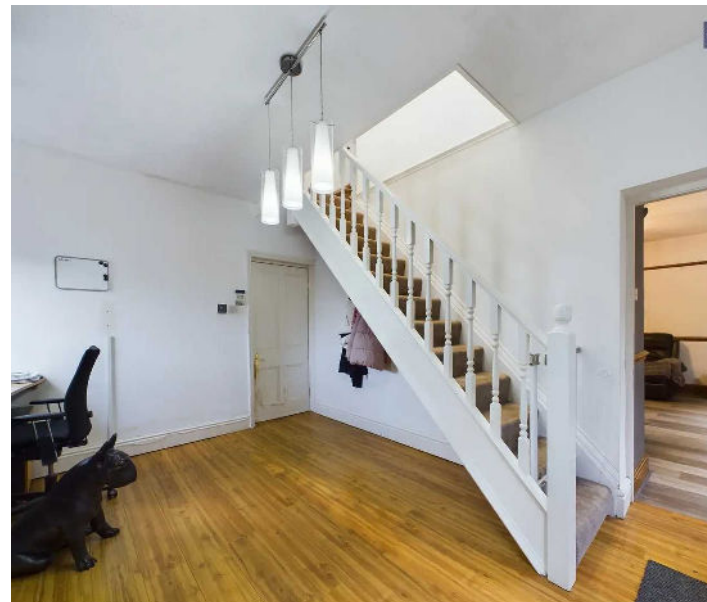
10' 11" x 13' 9" (3.33m x 4.20m)

Spacious entrance hallway/office space. Laminate flooring, radiator, two uPVC double glazed windows and staircase leading to the first floor.

### Lounge

16' 2" x 16' 0" (4.94m x 4.87m)

UPVC double glazed windows to the front elevation, radiator, laminate flooring, brick fireplace with multi fuel burner.





### **Kitchen/diner**

20' 0" x 12' 1" (6.09m x 3.68m)

Matching range of base and wall units with fitted worktops, one and half bowl sink with draining board and mixer tap, breakfast bar, uPVC double glazed windows to the side and rear elevations, radiator and wooden stable style door leading to the garden.

### **Landing**

12' 8" x 2' 11" (3.86m x 0.88m)

Loft access.

### **Bedroom 1**

8' 0" x 13' 11" (2.43m x 4.24m)

UPVC double glazed window to the front elevation, wooden double glazed window to the rear elevation, radiator, fitted shelving and hanging rails.

### **Bedroom 2**

8' 6" x 12' 8" (2.59m x 3.87m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes with mirrored sliding doors.

### **Bedroom 3**

8' 0" x 12' 4" (2.44m x 3.77m)

UPVC double glazed window to the rear elevation, radiator, fitted shelving unit with hanging rail.

### **Bathroom**

7' 4" x 15' 11" (2.24m x 4.85m)

Four piece suite comprising of low flush WC, free standing bath, enclosed shower cubicle and dual wash basins with fitted storage units. UPVC double glazed opaque window to the front elevation, heated towel rail and floor to ceiling tiles and flushed ceiling spotlights.

### **Utility Room**

10' 1" x 7' 8" (3.07m x 2.34m)

Utility room located in the garage to the front of the property.







#### **GARDEN**

Enclosed garden to the front of the property with access to the utility room/garage.

#### **REAR GARDEN**

Large spacious garden to the side of the property with laid to lawn grass and raised area with non slip covering and play area. Access to garages and outbuildings.

#### **GARAGE**

Double Garage

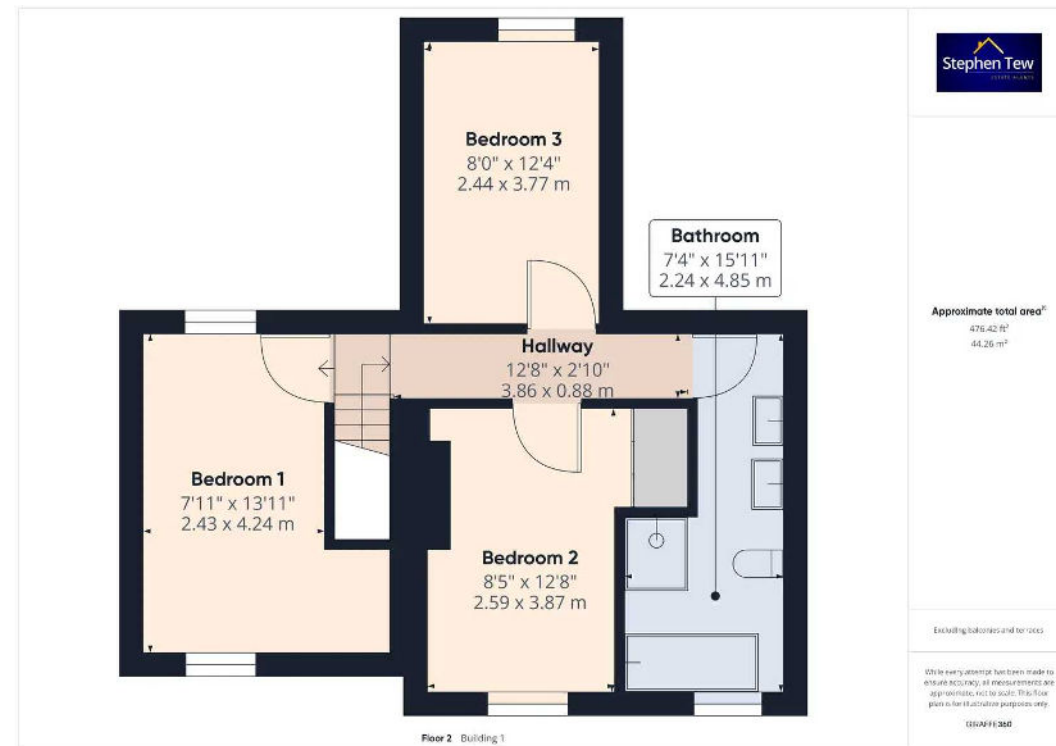
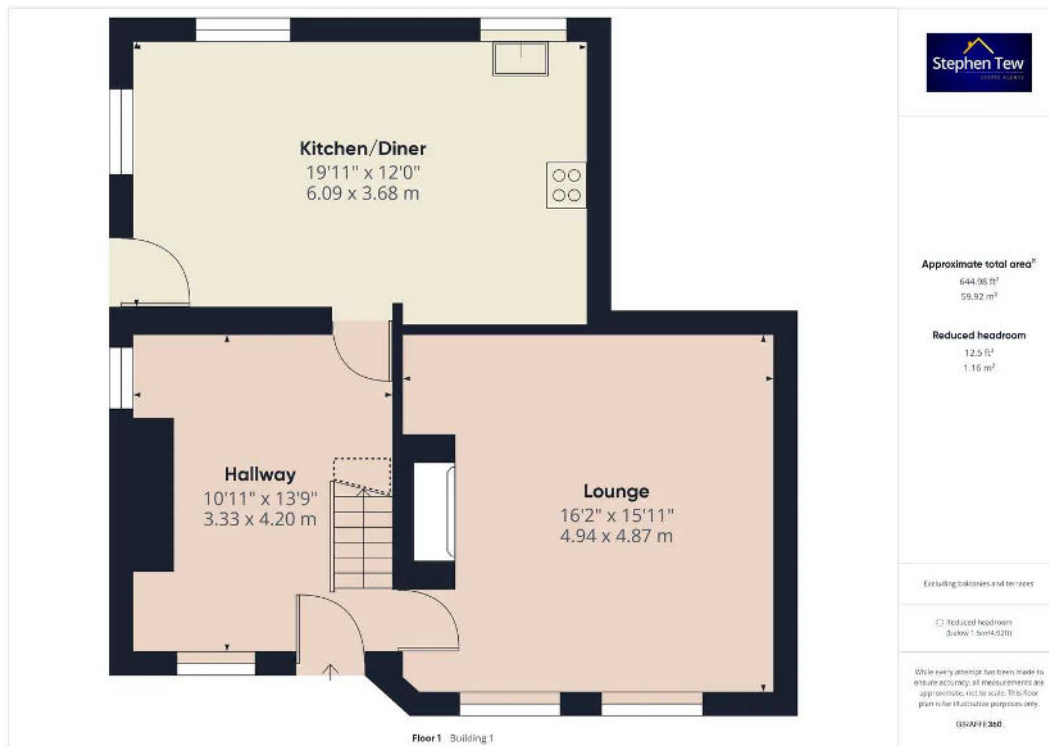
Double garage.

#### **OFF ROAD**

2 Parking Spaces

Off road parking for multiple cars.







## Stephen Tew Estate Agents

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