



222 Hardhorn Road, Poulton-Le-Fylde

Poulton-Le-Fylde

£1,000,000

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Poulton-Le-Fylde

This exceptional detached residence presents a rare opportunity to acquire a truly stunning home, impeccably remodelled, refurbished and thoughtfully extended to an exacting standard, situated on one of the most sought-after streets on the Fylde Coast. Upon entering, you are welcomed by a spacious entrance hallway with direct access to the integral garage and a stylish separate WC. The heart of the home is the impressive open-plan living and dining kitchen, expertly fitted with a bespoke "Ulmo" kitchen featuring high-end appliances, luxurious finishes and a seamless flow ideal for both daily living and entertaining. The ground floor further benefits from a generous lounge, a practical laundry room and a dedicated office, all complemented by underfloor heating for year-round comfort.

The first floor is accessed via a striking gallery landing and comprises four well-proportioned bedrooms and three contemporary bathrooms. The principal suite is a true sanctuary, offering a private dressing room and a luxurious en-suite bathroom complete with a freestanding stone bath, double basins and a walk-in shower. Additional features include gas central heating, aluminium frame windows and sliding doors, solar panels for energy efficiency and an electric vehicle charging point.

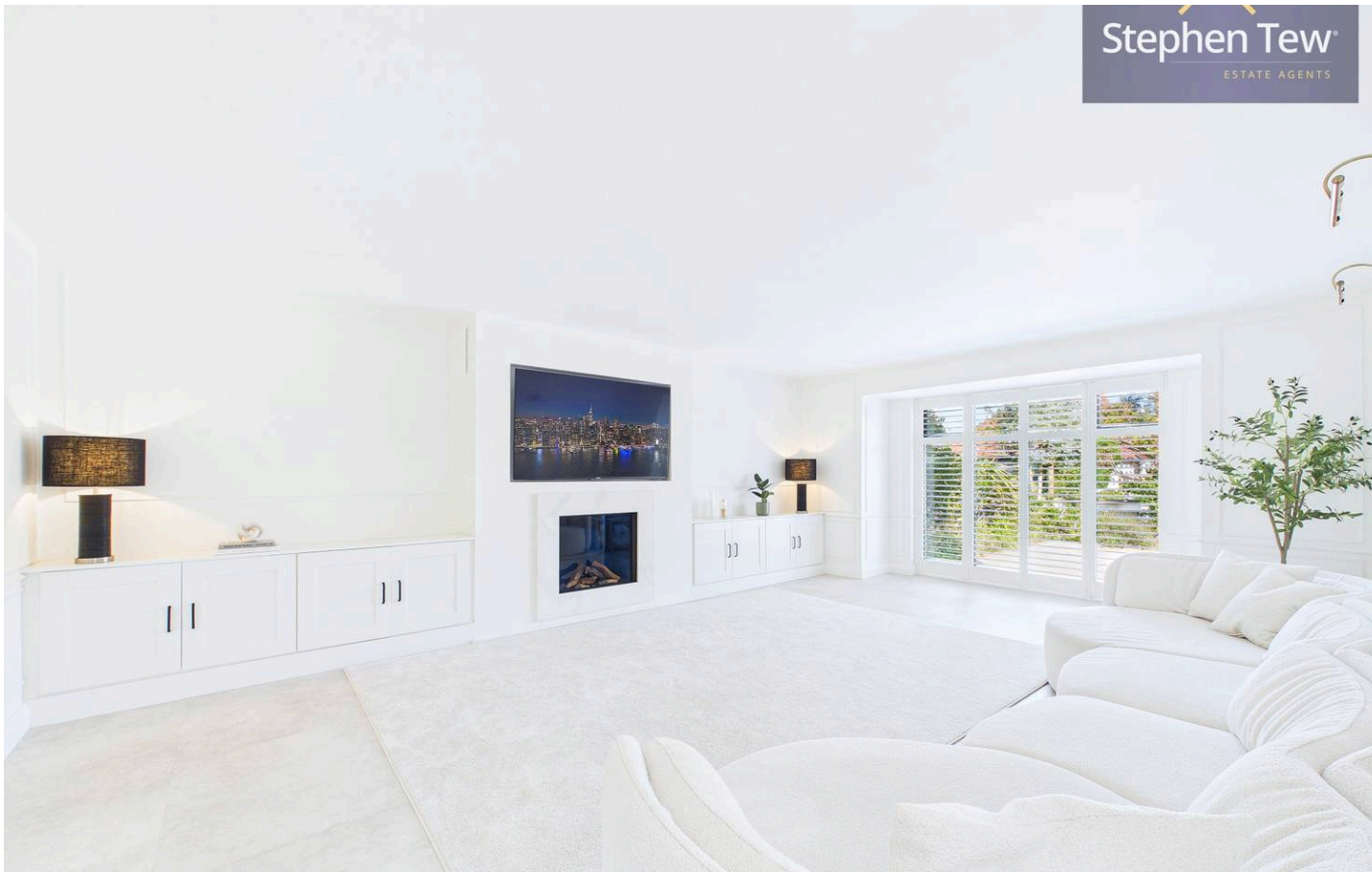
The property is approached via electric-powered gates, providing secure off-road parking and access to the garage. Karndean flooring runs throughout much of the property, adding to the sense of quality and style. The location is ideal for families, being close to Poulton-le-Fylde town centre, highly regarded primary and secondary schools and excellent local transport links. Offered with no onward chain, this remarkable home combines state-of-the-art technology and contemporary design with practical family living, creating an environment that is both luxurious and welcoming. Early viewing is strongly recommended to fully appreciate the quality and attention to detail on offer in this outstanding residence.

Council Tax band: F

Tenure: Freehold

- Stunning Detached Residence which has been completely remodelled, refurbished and extended situated in one of the most popular street on the





Entrance Hallway

17' 7" x 9' 3" (5.35m x 2.83m)

WC

3' 3" x 5' 9" (1.00m x 1.74m)

Lounge

14' 11" x 22' 3" (4.55m x 6.79m)

Living / Dining Kitchen

26' 3" x 29' 2" (8.00m x 8.89m)

Ulmo kitchen with high-end features throughout (including quartz work surfaces, Neff integral appliances, Liebherr wine cooler/fridge/freezer & quooker tap Solid quartz work surfaces and oversized central island with casual seating Premium Neff appliances throughout, including double ovens, induction hob, warming drawer, fridge/freezer and full-length wine cooler. Quooker boiling water tap and bespoke Karndean flooring. Crittall-style doors and an integrated double-sided fireplace separating the cooking and relaxation zones Aluminium sliding doors open directly onto a Mediterranean-inspired garden, complete with porcelain patio, firepit area, tiered lawn and mature planting.

Laundry Room

11' 1" x 6' 5" (3.38m x 1.96m)

Office

11' 9" x 8' 8" (3.58m x 2.64m)

Gallery Landing

16' 7" x 3' 5" (5.06m x 1.05m)

Bedroom 1

15' 0" x 12' 11" (4.56m x 3.94m)

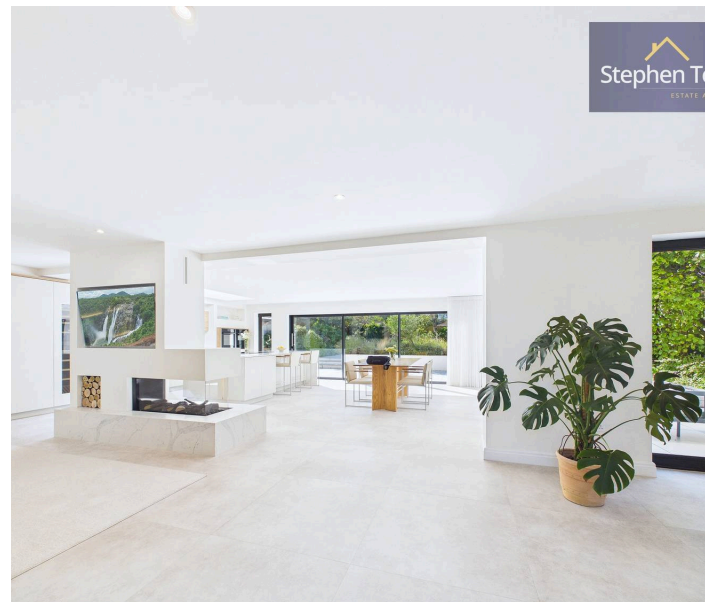
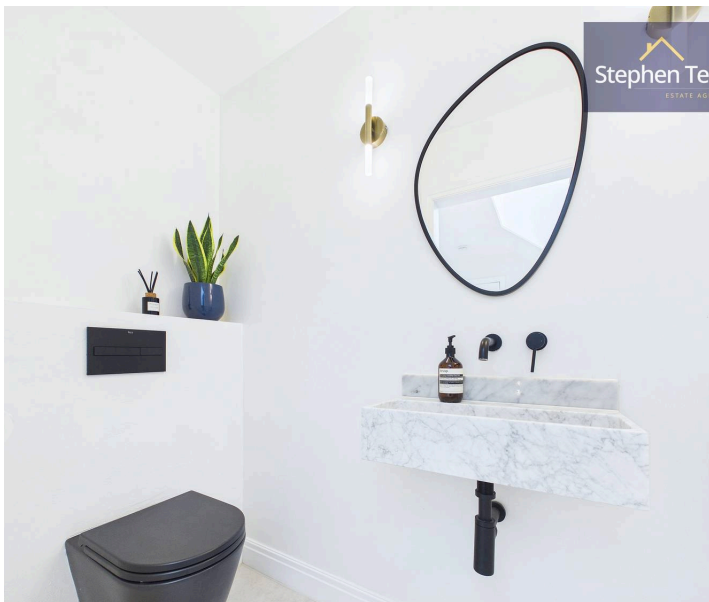
Dressing Room

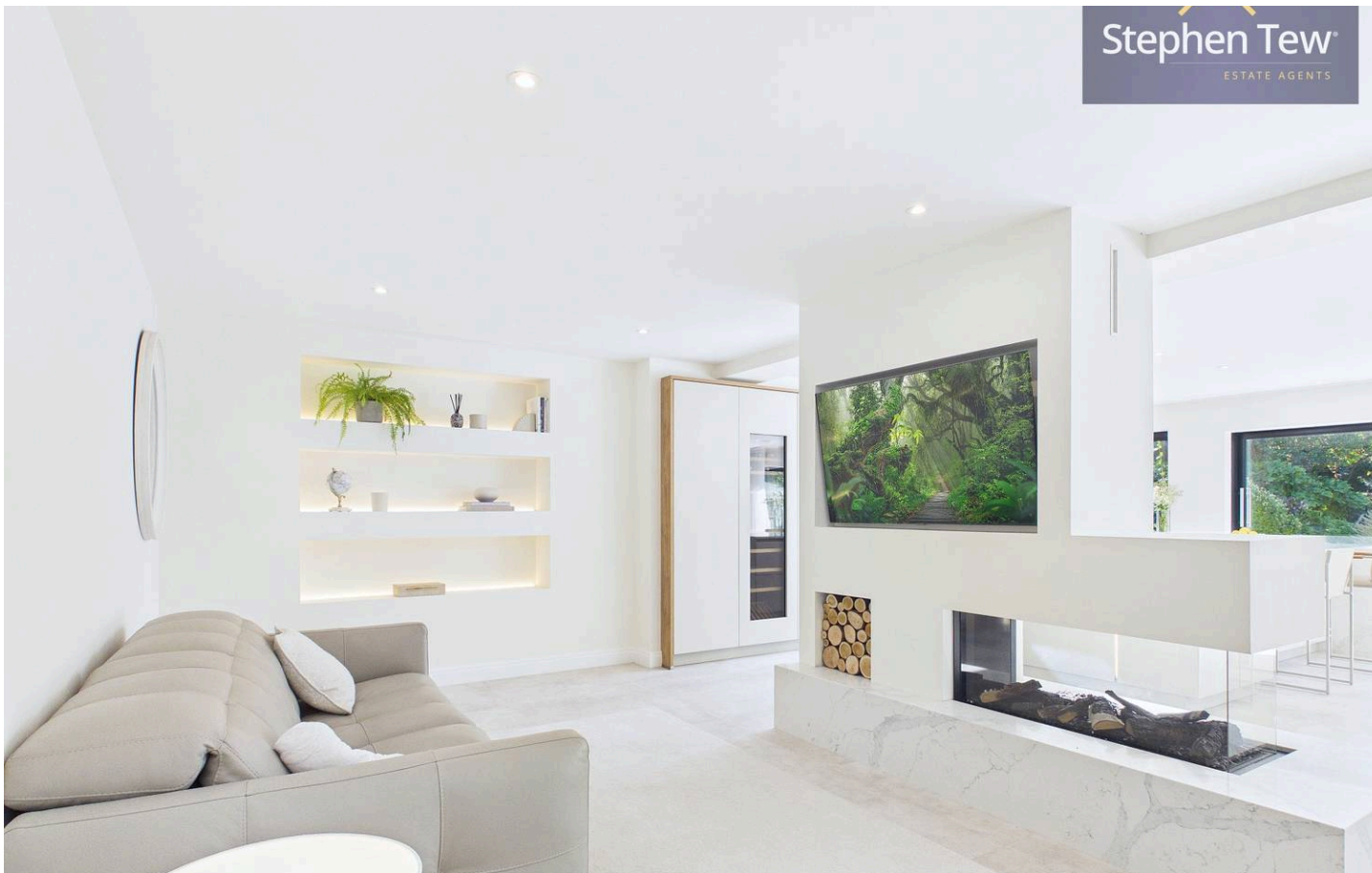
11' 10" x 10' 10" (3.60m x 3.31m)

En-suite

13' 11" x 8' 4" (4.25m x 2.55m)

Bedroom 2





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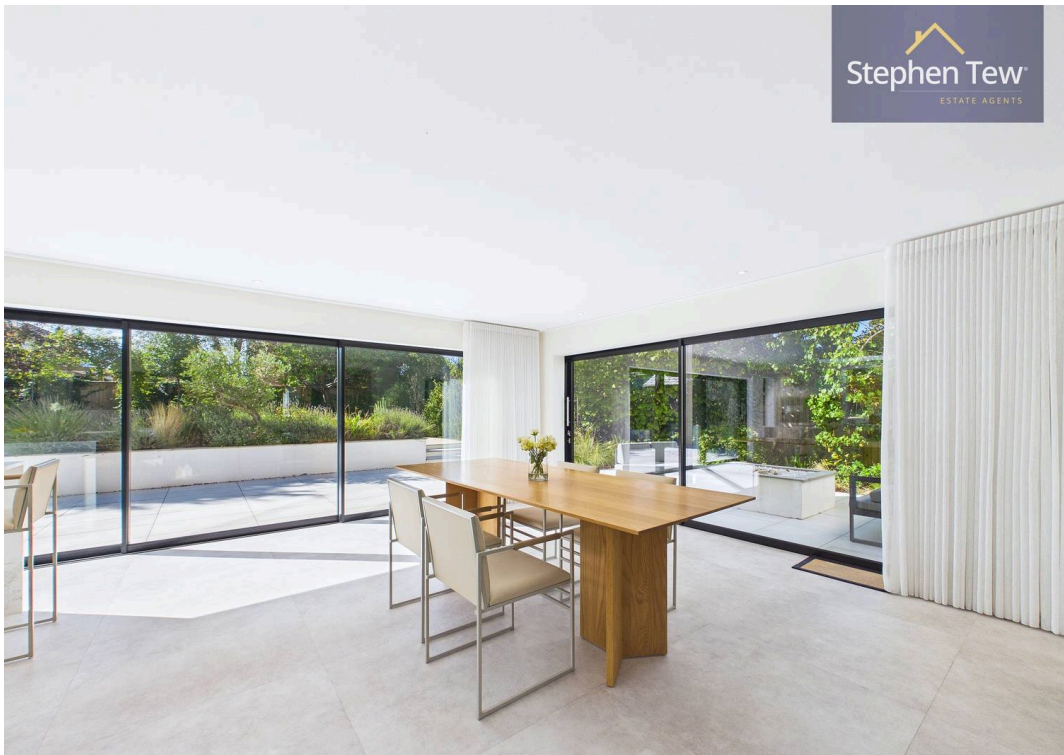
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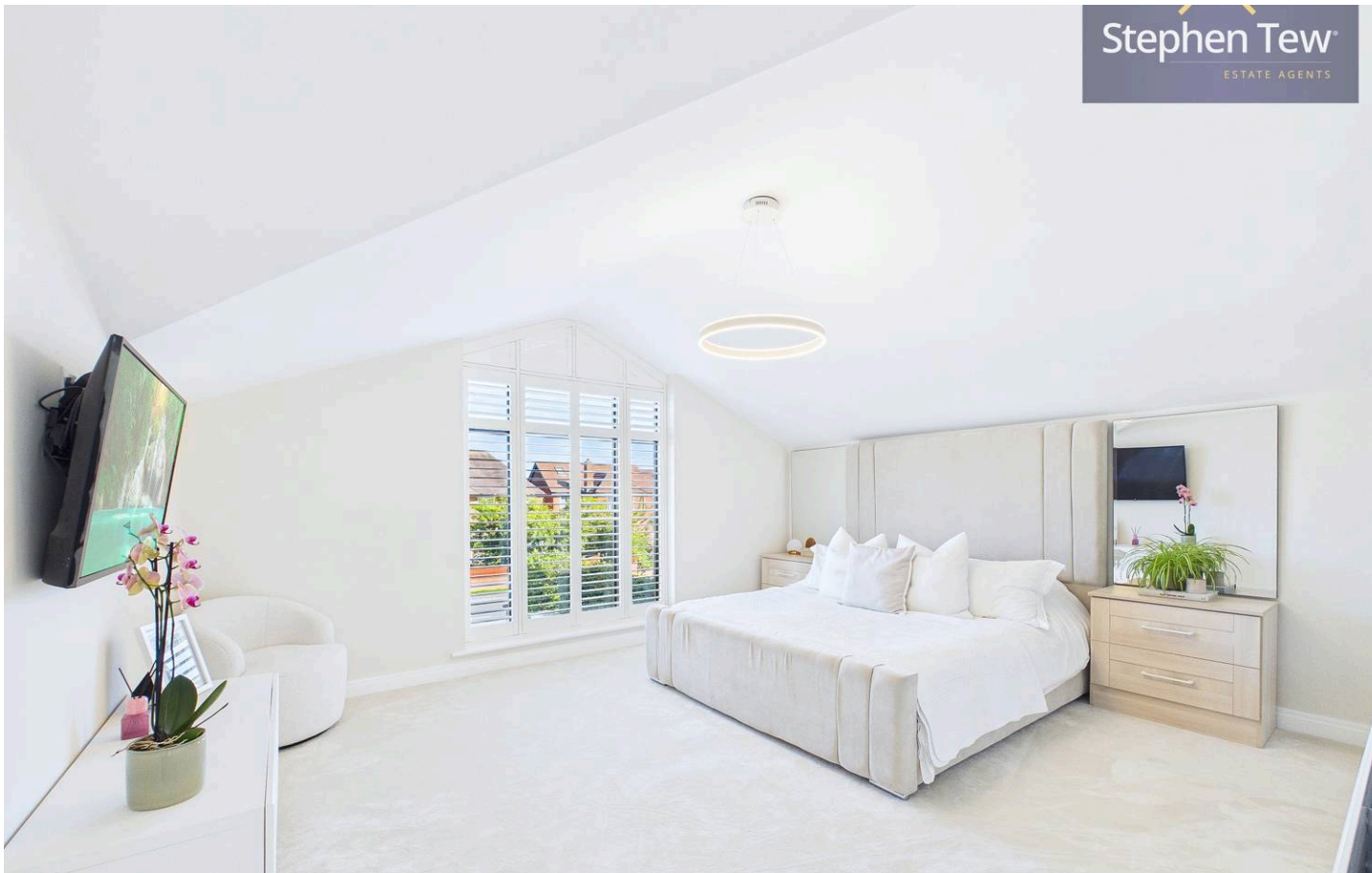
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Stephen Tew
ESTATE AGENTS

FRONT GARDEN

Approached via Electric powered gates with off road parking and access to Garage

REAR GARDEN

Mediterranean-inspired garden, complete with porcelain patio, firepit area, tiered lawn and mature planting.

OFF STREET

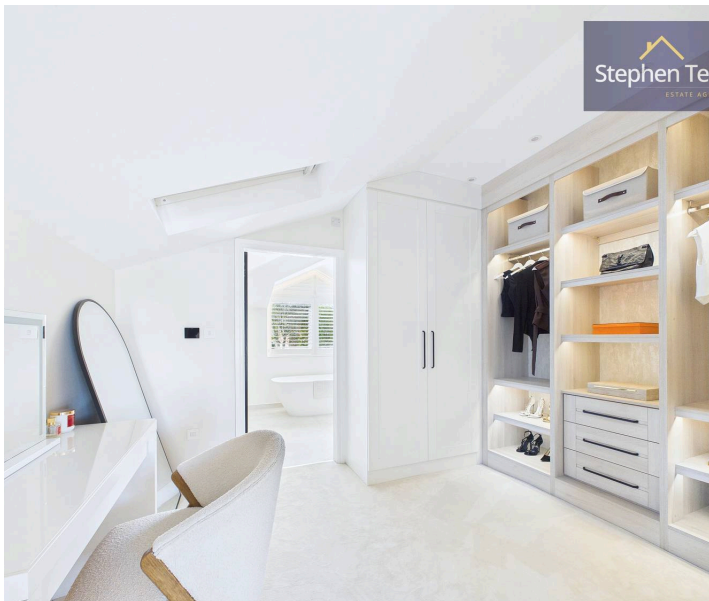
3 Parking Spaces

GARAGE

Single Garage

EV CHARGING

1 Parking Space



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