



The Rest

Little Tongues Lane | Preesall | Poulton-le-Fylde | Lancashire | FY6 0PD

FINE & COUNTRY

THE REST



Welcome to The Rest, Little Tongues Lane, Preesall, Poulton-le-Fylde

The Rest offers a lifestyle; whether it is for a growing family with a busy life or for a well earned and time rich retirement, this well maintained bungalow has much to offer. Set in a generous plot of 1.13 acres that offers both well stocked and carefully tended gardens and an adjoining paddock sure to appeal to anyone looking to keep a pony, chickens and simply have a great playing field for children to let off steam or dogs to be exercised. To help you make the most of the land and garden there's a good selection of outbuildings, a couple originally utilised as stables, they now offer great amenity value for a variety of purposes. The bungalow was built back in the 1930s, hallmarks of the architectural period are still apparent in the older part of the property. Purchased by the present owners in 1988 they swiftly set about adding a large extension for their growing family "we had three daughters when we moved here, by the time we'd finished extending, we had four." All four daughters have now grown and flown the nest, but The Rest has remained the hub of family life at one point housing four generations with ease thanks to the accommodating and versatile layout. With a good balance between reception rooms and bedrooms, in total The Rest offers two reception rooms, a dining room, breakfast kitchen and utility porch, five bedrooms, a bathroom, shower room and separate loo.

For those seeking a lifestyle where you are as often outside as in, a property with a semi rural setting, great accessibility and champion views, The Rest has to be one to view.



“ It's been a great home for family life. It's a peaceful place to live and the neighbours have been wonderful. In an ideal world, we'd love it if another family bought The Rest so that they could enjoy it just as we have done.

At one point we had four generations living here under one roof, we've loved it all and will be so sorry to go, but it is time to downsize. Dad lived with us at one point which worked well as the kitchen is in the middle with bedrooms and bathrooms either side and a sitting room each. Our daughters have returned periodically over the years when they have been between houses moves of their own and it's been great that we have had the space to help them out.





Location

The Rest enjoys a cul-de-sac and semi-rural location and whilst there are neighbours, the property isn't overlooked to any great degree and has the advantage of fabulous far-reaching views towards the imposing Bowland fells.

As a village, Preesall offers a selection of local shops and services including a Co-op and One Stop for everyday groceries, a bakery, hairdresser and a couple of take away providers. The beach surrounding Pilling, Preesall and Knott-End is known as Preesall Beach and there's a sea wall protecting Preesall from high tides.

The nearest city of Lancaster has much to offer all generations with an established cultural and music scene, a wide variety of bars and restaurants offering cuisines from around the world, a pedestrianised shopping area with an excellent range of high street and independent shops, a comprehensive offering of professional services, two universities (Lancaster and Cumbria) and good healthcare with both private and NHS hospitals.

Transport links are convenient with access onto the M6 at J33 and a train station on the main West Coast line at Lancaster meaning that whether you are travelling for business or pleasure, London and Edinburgh can be reached within 2.5 hours by train, while Manchester is reached in under an hour.

“ When we first viewed here we came down the drive and saw the view for the first time; it hit us how fabulous it was. We've never stopped enjoying it.

We were looking for a property with land and have always thought of the field as 'our little bit of England', it's meant a lot to us over the years. We'd originally thought about it for a small campsite but life got busy with children, jobs and then two ponies. At one point, the bottom section of garden was used as a second smaller paddock. It then became our vegetable garden and now it's the orchard.

It's a thriving local community with the library at the absolute centre of things. There's an activity or class every day of the week; something for all ages and interests.







Step inside

When the extension was added in 1989/91 the orientation of The Rest was changed around, the main entrance is now into a porch offering plenty of space for wellies and outdoor gear. There's plumbing for your washer and a vent for a tumble dryer. A part glazed door opens to the kitchen – sleek and contemporary with white high gloss fronted cabinets and granite worktops, this is a recent installation and offers extensive storage and all modern conveniences for the keen cook - a Rangemaster Kitchener 90 stove with five gas burners and two electric ovens, Indesit fridge and freezers, Hisense dishwasher, Quooker hot water tap and a Belling extractor fan. Central to the room is an island this time with cabinet doors in a contrasting charcoal colour. The island sits under two feature amber coloured glass pendants and extends to a breakfast bar with space for two stools. Next to the kitchen is the dining room and off this an inner hall which leads to a double bedroom and adjacent bathroom with bath having shower over, vanity unit and loo. There's a separate loo as well with a rather sweet round window, a remaining 1930s architectural detail.

The smaller of the two lounge's is next on our tour, a lovely and welcoming room with a Victorian reproduction fireplace with Art Nouveau style tiled slips. The surround houses a living flame fire. The square bay window was once the front door but now offers an outlook to the side path. Off the lounge are two double bedrooms, both with square bay windows, one is now used as a playroom for the grandchildren. Returning to the centrally placed kitchen and there is a passageway which leads eastwards to the balance of the accommodation. At the far end, the principal bedroom has a picture window which looks east out to the main garden and as the sun is on this elevation first thing, you can watch the sun rise from behind the Bowland Fells. A glorious way indeed to start the day - lying in bed, cup of tea to hand... are you with us on this one? The bedroom has a sleek range of fitted 'Laguna' wardrobes. The fifth and final bedroom has a square bay window, these two bedrooms share a shower room, with a large cubicle, vanity unit and loo. Finally, with a picture window looking due east commanding a fabulous open, panoramic view is the large lounge – a great family room or perfect when you're entertaining. A stone mantelpiece houses a living flame gas fire.

It's a versatile layout, whilst on paper there are five bedrooms, the reality is that they can be used for whatever you and your family require – bedrooms, hobbies or crafting rooms, an office or yoga studio.



It's worked well having the two sitting rooms. The big one is great for a family get together and the smaller one is now where we tend to spend most of our time, it's lovely and cosy, gets the sun in the afternoon and is handy for the kitchen, plus, if the grandchildren are visiting then it's next to the bedroom we now use as their playroom.













Step outside

A slate sign hangs in the porch declaring “Life is better in the garden” and that indeed does seem to be the philosophy for life here at The Rest. The garden is an absolute delight and will appeal to any keen plantsmen or women out there. It has been a labour of love for the current owners who landscaped and planted it from scratch as the previous owners operated a small holding from here so their priority had been fruit, vegetables and livestock.

The gardening calendar starts with bulbs, a succession of colour, starting with snowdrops then daffodils and crocuses, both in beds and the lawns. Flowering shrubs bring spring and summer colour with camelias, rhododendrons and azaleas, buddleias, fuchsia and hydrangeas as well as lots of roses. Come December there are several holly bushes to trim for your Christmas garland and wreath.

The west facing front garden has a lawn and a border with established planting. The main garden is to the east, the lawn is edged by a planted border with a wide variety of shrubs interspersed with herbaceous planting to create an interesting and colourful garden. The large level lawn is perfect for children with ample space for a climbing frame, swing set or trampoline. A hot tub is screened by a planting and a hedge. Central to the lawn is a paved seating area, carefully positioned to get all the hours of sunlight on offer.

At the far end the young orchard has apple, pear, cherry and plum trees and there are three greenhouses. It was here where the owners had their raised beds when they used to grown much of their own veg.

Along the shared drive there are two pairs of wrought iron gates, the first are no longer in use but there is space to pull a car in here if needed. The second set lead to the main drive off which are various areas to park, it also leads all the way to the paddock so is ideal if you had a pony and needed horsebox access.

There is a great collection of outbuildings; both for practical purposes and for pleasure. When former owners lived here it housed pigs, virtually rebuilt it is now known by the family as the Play Shed and has been a favoured indoor play space for children and grandchildren over the decades. It's a place where the children could invite their friends over or where the entire family could decamp on a wet weekend afternoon for a table tennis tournament. A light and airy space with power and light it would also make a great gym or hobbies space (the large train track that's in here certainly vouches for it's potential) or if you were looking to work from home then it offers great potential. Next along is the workshop with lots of natural light, stable door, power and light. The machinery store has a stable door, power and light. Next to the hot tub a garden shed proves a handy place to store the various treatments and equipment the tub needs. Finally, a small outhouse by the side door offers space for an overflow freezer. There is external light and cold-water taps.

“ We've created the garden from scratch. We took down three large trees and that opened up the space and also let lots of light in, both to the garden to allow plants to flourish and the bungalow itself. We used to have raised beds at the far end of the garden, together with the greenhouses they've been very productive. The garden reaches its peak in full summer; the borders are packed and it's so colourful. We have lots of garden birds here, squirrels and the occasional hedgehog too. After a long day's work in the garden, sitting in the hot tub admiring the garden and enjoying the views is my idea of absolute contentment. There's nothing quite like it.

We had a party for our silver wedding anniversary in the garden. There was room for everything, gazebos for seating, space for the children to play games.





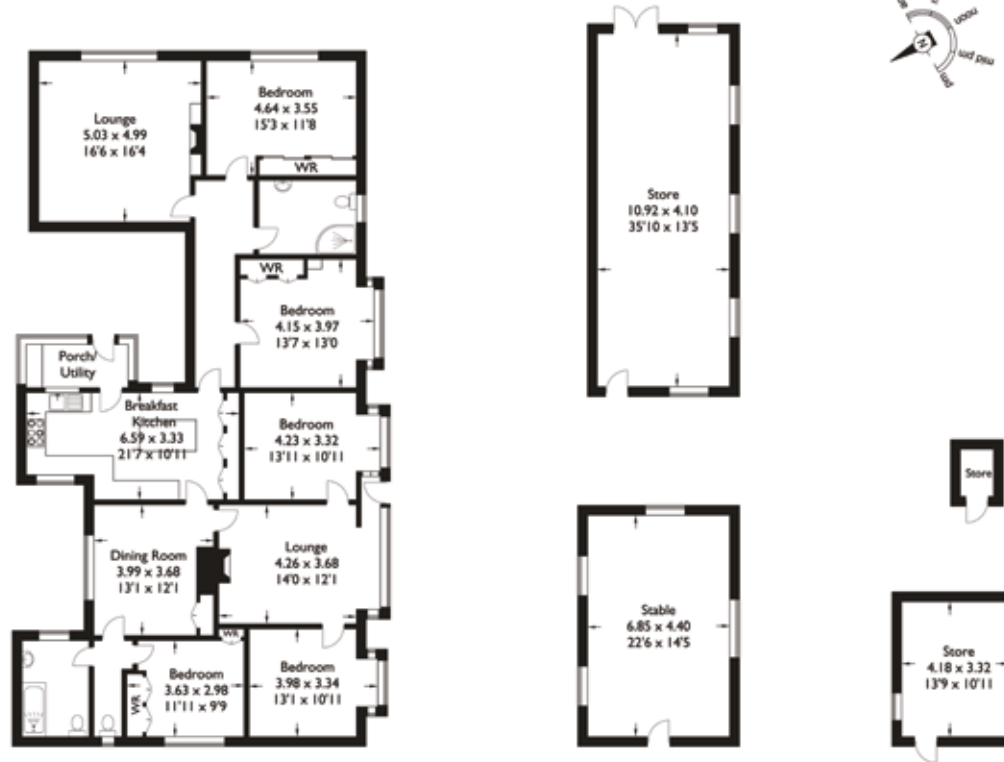


The Rest

Approximate Gross Internal Area : 185.07 sq m / 1992.07 sq ft

Outbuildings : 90.28 sq m / 971.76 sq ft

Total : 275.35 sq m / 2963.84 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 07.11.2023



FURTHER INFORMATION

On the road

Poulton le Fylde	7.5 miles
Garstang	9.5 miles
Blackpool	11miles
M6 J33	11 miles
Lancaster	14 miles
Preston	21 miles
Manchester	55.5 miles
Manchester airport	61 miles
Liverpool airport	68 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Broadband

Standard speed of 24 Mbps download and for uploading 1 Mbps.

Rail Journeys

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.



Local Authority

Preston City Council

Services

Mains electricity, gas and water. Gas fired central heating from a British Gas boiler in the dining room.

Fourteen solar panels and two photovoltaic panels. Battery inverter installed with electricity generated fed back to the national grid.

Private drainage to a septic tank in the garden.

Security alarm as well as internal CCTV cameras which can be monitored remotely via Very Sure mobile App.

Directions

what3words: ///rare.locating.tweed

Use Sat Nav **FY6 0PD** with reference to the directions below:

Leave Lancaster and head south on the A6, shortly after the roundabout giving access to J33 of the M6 turn right onto Cockerham Road. At the T junction with the B5272 turn right and then left onto the A588. At the next T junction bear right and then right again onto Sandy Lane. Turn right onto Little Tongues Lane and shortly after the turning on the right for Bourbles Lane the lane gently forks. Take the right fork and you'll find The Rest on your right. There are two drives, one before and one after the bungalow. Take the second; you've arrived.

Local leisure activities

In Lancaster there are cinemas, theatres and a wide range of sports facilities at Lancaster University that are open to the public.

Gyms at Kirkham and Poulton-le-Fylde

Ribby Hall spa, pool and gym

Golf clubs at Lancaster, Garstang, Myerscough, Royal Lytham and St Annes

Places to eat

We're spoilt for choice here but here are a few local favourites to sample

The Black Bull, Preesall

The Bourne Arms, Knott End-on-Sea

The Seven Stars, Stalmine

The Shovels Inn, Hambleton

The Stork Hotel, Conder Green

The Bay Horse Inn, Bay Horse

The Eagle, Weeton

The Sun Hotel, The Quarterhouse, Quite Simply French and

Now or Never by Journey Social, all in Lancaster

The Barn and Applestore Café, both at Scorton

Great walks nearby

The owners tell us there is a network of footpaths and quiet lanes that are perfect if you like to walk straight from the door, especially if you have a dog.

There's great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.

Nearby, the Beacon Fell Country Park offers woodland, moorland and farmland. From the summit of Beacon Fell (873 feet above sea level) there are spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day.

Head into Lancaster and you can stroll along the tow path of the Lancaster Canal and admire the barges, historic Williamson Park has many paths around the grounds and the magnificent Ashton Memorial to visit, and there's a good walk along the quayside to Glasson Dock.

A little further afield but certainly within day trip territory are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells all waiting for you to conquer.

Please note

The final section of drive (from the fork) is private and shared by five users. A public footpath runs adjacent to the southern and eastern boundaries.

Schools

Primary

Woodplumpton St. Anne's CoE Primary School
Great Eccleston Copp CoE and St Mary's Catholic Primary School, both in Great Eccleston
St Michael's-on-Wyre CoE Primary School
There's also choice in Garstang

Secondary

Broughton High School
Garstang Community Academy
St Aiden's C o E High School, Preesall
Kirkham Grammar School
The Royal Grammar and Girls' Grammar Schools, Lancaster
Ripley St Thomas Church of England Academy, Lancaster
AKS, Lytham and Rossall, Fleetwood (both independent schools)

Further Education

At Lancaster - Lancaster University, University of Cumbria (Lancaster campus) and Lancaster and Morecambe College
At Preston - University of Central Lancashire UCLan and Preston College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, integral kitchen appliances as listed, all bedroom wardrobes, as well as the hot tub are all included in the sale.

Guide price £600,000

Council tax band D

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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