



Gwyndy
Smithy Lane | Stalmine | Poulton-le-Fylde | Lancashire | FY6 0LE

FINE & COUNTRY

GWYNDY



Welcome to Gwyndy, Smithy Lane, Stalmine, Poulton-le-Fylde, FY6 0LE

Gwyndy translates to 'white house' in Welsh. Built in 1961, the house that now stands before you is unrecognizable from how it looked back then. Purchased in 2003, it has been extended, remodeled and updated; the majority of work was undertaken in the period 2005 – 2007, although certain items were finished up to 2018. This is a house well suited to family life, indeed, the extensive accommodation (over 7000 sq ft) is so arranged that two generations can live independently, there when needed but each having their own space and privacy. The amenity value is high with a family games room, cinema and gym on offer. The indoor swimming pool is largely complete however is sold as a project for new owners to finish in line with the plans or repurpose the space for a different use entirely.

Gwyndy is light and bright, rooms are spacious and the accommodation both extensive and flexible. On offer is an entrance vestibule opening to the staircase hall, sitting and dining rooms, a kitchen and breakfast room, cinema, large family room, gym and wet room and a potential indoor swimming pool. Utility room and plant room. In the main part of the house are four bedrooms; the principal bedroom suite has a pair of dressing rooms and an ensuite bathroom. The second bedroom has an ensuite bathroom and there are two further double bedrooms which share the house bathroom. Approached by a separate staircase there is a first floor self-contained suite ideal for multi-generational living or guests providing an open plan living kitchen, a fifth double bedroom with ensuite bathroom. There are balconies front and rear with many of the rooms having access and on top of all that, there are extensive loft rooms. The front garden offers in and out driveways, parking, landscaped planting and a detached double garage. The enclosed back garden has seating areas, a pond and children's play area as well as a detached cabin providing room to work, rest or play.

This is a cracking family house in an accessible and popular village. If you seek space and options, this is a must see and to make life easier in the sale, there is no upper chain.



We were looking to move and saw an advert for Gwyndy in Lancashire Life so one afternoon we drove out to take a look. The house had instant kerb appeal for us, we really liked it. Initially we'd just planned to update it, but one thing led to another and we ended up extending.

We set out to create the ultimate house for our retirement and feel that we succeeded. It's been a great house not just for us and our daughter and her husband who now live with us, but for our extended family across the ages; it's got space for all and plenty of things to keep everyone entertained; it's a very sociable house. It's been great fun living here, but it's time to move on and start a new chapter.



Location

If you've run out of milk then there are local shops are Knott End-on-Sea (2.2 miles) and a garage at Hambleton (2.1 miles) as well as a Morrisons Local within walking distance.

Between them, Poulton-le-Fylde (5.5 miles) and Garstang (10 miles) offer a full range of health services (doctors, dentists, opticians as well as hairdressers and barbers), professional services (including solicitors and accountants), supermarkets (Booths, Sainsbury's and Aldi), vets and a great selection of places to go for drinks and food as well as busy high streets full of independent retailers.

The nearest cities are Lancaster and Preston, both offering a great shopping experience with national and independent retailers, thriving arts and cultural scenes, a calendar of annual events and plenty of historical and heritage sites to visits as well as a number of picturesque parks to wander around. Both cities have both NHS and private hospitals.

Stalmine is well connected with access to the M55 interchange only 9 miles distant, hop on the motorway and you're soon on the M6 so whether you need to travel for business or pleasure, access to the wider motorway network is to hand. Both Lancaster and Preston have a train station on the main West Coast line. You can be in Manchester in under an hour and both London and Edinburgh can be reached within 2.5 hours.

“ We've loved the location it's given us great access to everywhere really; Cleveleys, Fleetwood, Lytham St Annes, Knott End-on-sea and all along the coast as well as Lancaster and Preston.

We've always had dogs and so the easy access straight from the door out onto the country lanes and footpaths for daily walks has been great.

There's a great sense of community locally with everything centered about the village hall where lots of groups meet and activities are held.







Step inside

Built in 1961 for the local doctor who both lived and held his surgery here, the present owners have the original specifications and invoices from the firm of chartered Quantity Surveyors employed in the build. They make fascinating reading and a slice of history that any owner would no doubt find appealing.

An impressive house enjoying a sunny south east facing front red brick elevation which sits under a tiled roof with feature stone cills, lintels and quoins. The front door opens into a vestibule and from there into the light filled staircase hall. The kitchen is central to the layout of Gwyndy and is fitted with a range of contemporary high gloss grey slab units with sparkly laminate worktops. There's a contrasting island and dresser unit. Appliance wise included in the sale are the Leisure Cookmaster range cooker, Swan retro larger fridge and separate tall freezer and a wine fridge.

Open off the kitchen is the vast family room – the vendors have their everyday dining table here and have enjoyed the space as a games room as well, with all of the toys of course; snooker and cards tables, darts board and a vintage arcade game. It's been a well-used and much loved space for the whole family. So too has the cinema room with mood lighting, black out blinds, tiered sofa seating and in terms of AV equipment, an Optoma projector and Bose sound speaker. Over the years the technology has developed and they now stream films and programs from their BT box.

Away from the open plan family space, the sitting room is a quieter place to sit and read a book. French windows open to the back garden and there's a good flow as it sits between the family and cinema rooms. It's currently an electric fire in the feature red brick surround, but you could look to installing a flue and wood burning stove if that was of interest.

There's a formal dining room which has been the setting for many a family dinner and Sunday lunch and also a breakfast room, now known in the family as the 'Chinese Room' thanks to the stunning suite of furniture in here – attracting the morning sun, it's a great place for a morning coffee as French windows open to a semi circular front seating terrace which is partially sheltered by the balcony above and has feature pendant lighting.

The gym enjoys the morning sun and has the benefit of an adjacent wet room. These rooms were initially designed to be used as a ground floor bedroom for less mobile guests but have been repurposed over the years as requirements permitted. The utility room is spacious and light with bags of storage space, a large pot sink with a shower attachment (perfect for washing smaller dogs) and space for free standing kitchen appliances. The plant room houses the boiler and provides excellent additional storage space.

The indoor pool room isn't yet finished but it's not hard to see how it could be completed to add additional amenity value for this well-equipped house. The 11m x 4.7m pool is 1.5m deep throughout and has a space designed and ready for changing and loo facilities. Along the length of the pool room are windows and a set of French windows out to the back garden making it wonderfully private. If building a swim into your daily routine or hosting pool parties isn't for you, then the space could be repurposed as an annex, letting unit, living kitchen, workshop, studio or workplace (subject to consent).

Moving upstairs and the light filled landing has a door to the south east facing balcony (as do two other rooms). The principal bedroom has two fitted dressing rooms and an ensuite bathroom with a corner bath, separate shower, vanity unit with twin wash basins and a loo. There's fitted storage cupboards and a chrome heated towel rail. A staircase leads from one of the dressing rooms to the first of the second floor areas where there is a music room and cloakroom set into the loft space. The second double bedroom has a walk-through dressing area with fitted wardrobes and an ensuite bathroom with a shower set over the bath, wash basin, loo and chrome heated towel rail. Both of these bedrooms have doors out to the rear balcony. The third double bedroom has fitted wardrobes and together with the fourth double bedroom it shares the house bathroom, a stylish monochrome affair with a heritage style suite of roll top bath (lovely and deep for a leisurely soak), a large shower cubicle, wash basin, loo, bidet and heated towel rail.

Originally designed as bedrooms five and six and an ensuite bathroom, the final rooms on this floor have been used a suite for guests and family since 2009. There's still a bedroom with a door to the rear balcony, the ensuite bathroom offering a heritage style suite of shower over the bath, wash basin, loo and chrome heated towel rail. The second bedroom however is now an open plan living kitchen; the fitted kitchen is divided from the seating area by a peninsular of cabinets and there is a fitted oven and hob. There's a separate dining area and a door to the front balcony. From here there is a second staircase to a further second floor area where there are two loft rooms, including plumbing (but no fittings) for a bathroom.

This is an extensive house offering over 7000 sq ft of living accommodation. Light, bright, spacious, it is flexible and would suit extended family life or those that seek to work from home, indulge hobbies or entertain frequently.

“ *It's been a great house for entertaining for us. Our aim was to create a home where we could enjoy our retirement with everything set up for us to have friends or the family around. People come round, we eat and then have a game of snooker, a hand of cards, spin the roulette wheel or have a darts match. We've even a vintage arcade game in here which is great fun. We've had some fun times here. We've used the cinema room a lot, even when it's been just the two of us watching normal TV in the evening, the big screen gives a sense of occasion and of course the grandchildren love watching films with a bowl of popcorn.* ”

We never got round to finishing the swimming pool, but that would have been the icing on the cake; the children and grandchildren especially would have got a lot of pleasure from it; as would we! We've taken the construction so far and can go through with prospective buyers about what's left to do.

















Step outside

Gwyndy is set back off the road behind a red brick wall topped with railings. There are in and out entrances, both secured with wrought iron gates. The present owners don't use both sets of gates, instead using the additional area to park a motorhome and caravan. It's ideal and still gives plenty of room for everyday parking, on top of which there is the detached double garage which has power, light, an electric door and hot and cold-water supply (with plumbing installed but not presently connected, for a sink). A variety of trees screen the house from the road and ensure privacy whilst also providing an interesting outlook for the rooms on the front elevation. There is a seating terrace and an attractive red brick three section pond.

The back garden is enclosed to be safe for children and dogs. There are vehicular gates (with solid wooden panels for privacy) so it would be possible to bring a car round and park inside the garden if required.

Intended to be low maintenance, the back garden is hard landscaped with crazy paving paths, a deck alongside a pond and an attractive curved seating terrace edged in a low red brick wall; a favourite place for an afternoon bbq and leisurely summer lunch. Planting of shrubs and trees softens the space and gives seasonal colour and interest, including a Golden False Acacia which makes a stunning show in autumn.

The cabin was built when the owners ran their business from home – whilst designed as a place to work it would equally well provide space for hobbies or as a children's den – older children would love inviting their friends over to share the space for an evening or sleepover. It's insulated and wooden clad internally, there are double glazed wooden windows and electric heating. Plumbing and drainage is connected so as well as two offices there is a loo and kitchenette with a sink unit and space for a fridge. You're all set up! A balustrade and deck fronts the cabin and creates a sunny south facing spot to sit outside and enjoy the view back towards the house.

In front of the deck is a further seating area, laid with Indian sandstone flags which have been cut in the shape of a dragonfly; a lovely feature. It's here that the swing seat has been positioned to enjoy the afternoon sun. To the right of the cabin a children's play area has been created; part astroturf, part paved it provides a safe, water free space for little ones. Tucked away at the side of the house is a yard with a bin store. Both front and rear ponds have pumps, the back pond has a filter and the front a fountain. There is plentiful external lighting and water taps. For privacy and independence, those staying in the first floor suite come round the side of the house and use the door into the utility room off which the second set of stairs lead.

“ *The sun starts on the front of the house and ends up round in the back garden. We've put the swing seat just in the right position to get the best of it; it's quiet and peaceful there, a lovely place to relax. We get the last of the sun on the back balcony – it's the perfect place for a glass of something chilled as we watch the setting sun.*

Long before the recent trend for homeworking, the log cabin was built specifically for us to work from home. It worked really well, there are two offices, a loo and place to brew up; plus the commute across the garden was no trouble.

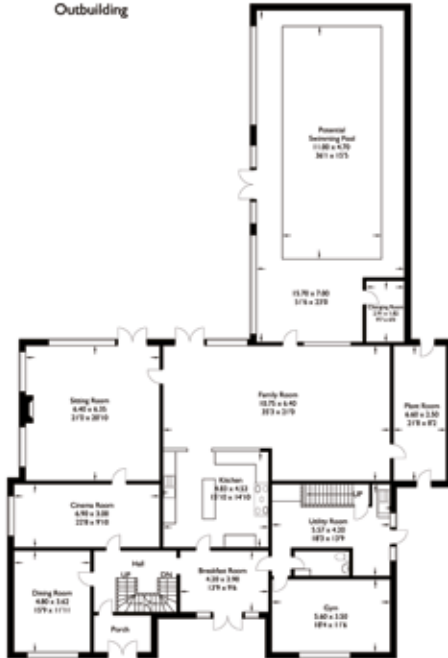


Gwyndy

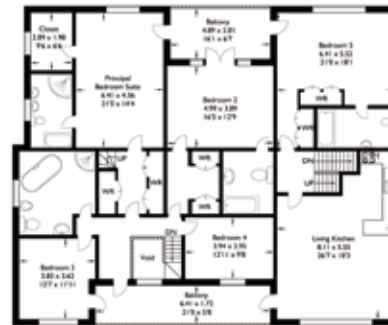
Approximate Gross Internal Area : 666.38 sq m / 7172.85 sq ft
 Outbuilding : 24.84 sq m / 267.37 sq ft
 Total : 691.22 sq m / 7440.23 sq ft



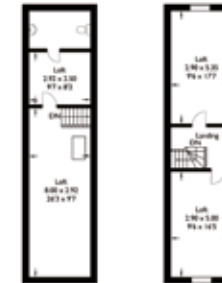
Outbuilding



Ground Floor



First Floor



Second Floor

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



FURTHER INFORMATION

On the road

M55 interchange	9 miles
Blackpool	9 miles
M6 J33	12 miles
M6 J32	17 miles
Lytham St Annes	14 miles
Lancaster	15 miles
Preston	19 miles
Manchester	53.5 miles
Manchester airport	60 miles
Liverpool airport	66 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.

Rail Journeys



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

For local connections to the West Coast service, there are stations at Poulton-le-Fylde and Layton.

Services

Mains electricity, water and drainage.
Central heating from an electric boiler in the plant room.
The cabin has electric heating.

Directions

what3words: [///pure.negotiators.dreams](https://www.what3words.com/pure.negotiators.dreams)

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

Approaching Stalmine from the north along the A588 (Hall Gate Lane), keep an eye out for Morrisons on the right and turn immediately right thereafter onto Smithy Lane. The first turning on the right is Douglas Avenue, pass this and turn next right. Gwyndy is the first house on the right.

Internet Speed

Broadband Ultrafast available with a speed of 1000 Mbps download and for uploading 220 Mbps.

Local Authority

Wyre Council

Things to do

Local leisure activities

Poulton YMCA Swimming and Fitness Centre

Ribby Hall spa, pool and gym

Golf clubs at Knott End, Poulton-le-Fylde, Royal Lytham and St Annes, Garstang, Myerscough and Lancaster

Blackpool's attractions are famous – the tower, zoo, pier, fairground, theatre, circus and of course, the annual illuminations

Local eateries

If you are new to the area here are a few regional favourites to get you started if you fancy going out for a drink or bite to eat:

The Seven Stars, Stalmine

The Eagle, Weeton

The Shard Riverside Inn, Hambleton

The Ship and Saswick House Farm Shop and Tea Rooms, both at Elswick

The Bay Horse Inn, Bay Horse

The Cartford Inn, Little Ecclestone

The Barn and Applestore Cafe, both at Scorton

The Farmers Arms, Great Ecclestone

The Horns Inn, Churchtown

Maxy Farm Pantry Restaurant, Preston

Olive Brasserie, Lytham House and Clifton Arms Hotel, all in Lytham

Local walks

There are some lovely walks around Over Wyre and the group of villages that occupy this stretch of the Fylde coastal plain as well as the various beaches along the coastline

Hop into the car to the Bilsborrow Canal Walk – from Bilsborrow to Garstang along the Lancaster Canal or the Preston Guild Wheel – a 21 mile walking and cycling route encircling Preston.

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.

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

Schools

Primary

Stalmine Primary School

Secondary

Hodgson Academy, Poulton-le-Fylde

Broughton High School

Garstang Community Academy

St Aiden's C o E High School, Preesall

AKS, Lytham and Rossall, Fleetwood (both independent schools)

Further Education

Lancaster - Lancaster University, University of Cumbria (Lancaster campus) and Lancaster and Morecambe College

Preston - University of Central Lancashire UCLan and Preston College

Myerscough College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, Optoma projector, Bose sound speaker and integral kitchen appliances as described are all included. The following items would be additionally available by way of further negotiation; Riley three quarter size snooker table with lights, cue rack and scoreboard, lacquered and inlaid Chinese style furniture in the breakfast room, some of the gym equipment, the dishwasher, tumble dryer and washing machine (all Hotpoint) in the utility room, electric fire in the sitting room.

Guide price £850,000

Council tax band - G

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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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