



Bridge Haven
Mill Lane | Stalmine | Poulton-le-Fylde | Lancashire | FY6 0LR

FINE & COUNTRY

BRIDGE HAVEN



Welcome to Bridge Haven, Mill Lane, Stalmine, Poulton-le-Fylde, FY6 0LR

First impressions count and Bridge Haven offers enormous kerb appeal with both stature and presence boasting an interior that is well-appointed, tasteful and stylish – great attention to detail has been employed to create an impressive modern family property.

Thanks to a comprehensive remodeling and refurbishment undertaken with meticulous focus in every single design decision, the installation of quality and contemporary appointments and choice of stylish finishes, this is indeed a prime property where space and light have been maximised. Immensely comfortable, it's a house for a family, a house for having your friends over, a house to call 'home'.

Bridge Haven has broad appeal, whether you are looking for a home to raise a growing family or a couple simply seeking to embrace the space, work from home and have room for guests and entertaining then this, simply put, is a cracking house and should instantly be on your viewing list.

A generously proportioned and light filled property offering well laid out accommodation of over 3140 sq ft plus outbuildings. Built in 1991 it was purchased by the vendors in 2017 and subjected to a considerable remodeling and thorough renovation leaving no stone unturned, it was also extended at the same time. The results are remarkable. From start to finish, this is a superior property and offers residents a staircase hall the look and feel of which aesthetically sets the tone for the rest of the house, a cloakroom, formal sitting room, office and a fabulous open plan living kitchen with space to cook, dine and sit in a choice of seating areas. Completing the ground floor are a utility room and gym. Rising to the first floor there is a striking principal bedroom with walk in wardrobe and ensuite shower room, two further ensuite double bedrooms, and then fourth double bedroom and fifth single room share the luxuriously appointed house bathroom.

Outside there is a secure electrically operated sliding gated entrance and excellent parking at the front. The back garden is accessible from either side of the house via secure oak framed gates, one being vehicular width, the other single pedestrian to offer a safe and secure place for children and dogs. Skillfully landscaped to enable full enjoyment with minimum input the back garden has a super outdoor kitchen as well as a detached outhouse.

If achieving a work life balance or finding a great place to bring up the children is your mission, then look no further – Stalmine offers great accessibility by road (the M55 and M6) and also rail (there are stations at Lancaster and Preston on the main West Coastline).



We'll miss the peace and quiet of this location. With plenty of parking space at the front, the garden is all at the back of the house. It's incredibly private and we're not aware of the road at all from there.



Location

Stalmine is a well-connected and accessible semi-rural village in the Wyre borough of Lancashire, in a part of the Fylde known as Over Wyre. The village is located on the A588, the main road between Hambleton and Lancaster.

For daily essentials there is a Morrisons Local within walking distance and a small selection of shops at both Knott End-on-Sea (2.2 miles) and Hambleton (1.8 miles). Between them, Poulton-le-Fylde (5.4 miles) and Garstang (10.1 miles) offer a full range of health services (doctors, dentists, opticians as well as hairdressers and barbers), professional services (including solicitors and accountants), supermarkets (Marks & Spencer's Food Hall, Booths, Sainsbury's and Aldi), vets and a great choice of restaurants, cafes, pubs and bars as well as busy high streets full of independent retailers.

The nearest cities are Lancaster (under 15 miles by road) and Preston (less than 20 miles distant), 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 visit as well as picturesque parks to wander around. Both cities have both NHS and private hospitals. Manchester is within commuting distance whether by car or train and practical for a day's shopping, sporting fixture, theatre excursion or dining experience.

Stalmine is well connected with access to the M55 interchange just over 9 miles away, from here you're swiftly onto the M6 so the wider motorway network is to hand whether travelling for business or pleasure. If you prefer to travel by train, then both Lancaster and Preston have stations on the main West Coastline with regular services to London (Euston) and Edinburgh.

“ We've really enjoyed the location - it's handy for the shops and we love walking our dogs at Knott End along the esplanade where there are lovely views over the Lakeland fells and to Fleetwood.







Step inside

Great focus, care and attention to detail has gone into creating this impressive modern detached house. Built in 1991, it was purchased by the current owners in 2017 who then instigated a comprehensive remodel and refit where not just the cosmetics were included in the program of works.

The aim was to future proof the house with a refurbishment that provided the peace of mind that only an exceptionally thorough job is equipped to do. The house was also extended, the garden room was added as was the gym with a principal bedroom suite above.

To the main structure the roof was replaced, new PVC windows (many with fitted blinds) and remote-controlled Velux skylights were installed; the garden room skylights have fitted rain sensors and those in the high ceiling of the principal bedroom (it rises dramatically to the roof's apex and has a real 'wow' factor), have remote control blinds.

Internally the house has been tastefully decorated using a select palette of colours bringing a sense of calm and flow to the accommodation. Joinery was replaced; there are contemporary oak doors with striking black ironmongery (the black of the handles echoed in the sockets and switches around the house), both staircases (there are two) feature a bespoke oak and smoked glass balustrade, internal flooring was renewed and, in many rooms, features hard wearing and practical Karndean. In the hall, the oak doors are complemented by an oak bench with upholstered seat, above which is an arrangement of a high shelf and hooks for coat storage.

Indicative of the attention to detail employed the refurbishment went right back to basics. The house was rewired, there is LED lighting throughout (many fittings are dimmable) and outside the house is illuminated at night (again, all LED). It was also replumbed and a new central heating system installed, continuing the strong and consistent design aesthetic, black radiators tie in visually with the handles and switches. For comfort there is underfloor heating on the landing, in the house bathroom and the principal ensuite where there is also a heated mirror. Outside rainwater goods were replaced and ground drainage was improved.

The heart of the home and never more so than here, there is a spacious and open plan L shaped living kitchen, a super family room, enabling everyone to be together but employed with their own activities. It's also a wonderful space for a get-together with two sets of doors out to the garden providing an enviable indoor/outdoor flow in the warmer months. The kitchen itself is a stylish affair, doors are slab fronted with black angular handles. The worktops are quartz, white with a grey vein. Central is an island unit attached to which is an oak dining table with six co-ordinating grey leather dining chairs. Fully equipped for the keen cook, the kitchen comes complete with two combination Siemens oven/microwaves, a third microwave, a warming drawer and an induction hob with fan over. There's a Bosch fridge freezer, Siemens dishwasher, temperature-controlled Capel wine fridge and a Quooker tap providing constant hot water. The utility room follows on with a matching look and over a large sink unit is a sprinkler tap. There's super storage and for ease of access, the Miele washing machine and tumble drier have both been raised from the traditional ground level position.

The gym replaces the garage and offers a room that is both flexible and adaptable for any use you require – a true 'anything' room. With doors to the front and side as well as sliding doors out to the back garden, it would provide an attractive place to work if you were to have clients calling but didn't want access through the family living space. If you had youngsters, it would also make a great playroom or if you simply wanted a hobbies space it's ideal.

There are various items of fitted storage around Bridge Haven; the office comes complete with a desk and storage cabinets and the sleek wall mounted media cabinet in the snug is included. The principal bedroom is extensively fitted, and bedrooms two, three and four all have fitted furniture as well. The three largest bedrooms all have ensuite shower rooms with the remaining fourth double and fifth single bedroom sharing the generous house bathroom. As one would imagine from a property like this, the bath and shower rooms are all beautifully appointed and very stylish bringing a touch of luxury to your every day.

There are two roof spaces for storage, both have pull down ladders; one is boarded, carpeted and has power and light. For ultimate convenience both the fires in the sitting room and the garden room are gas living flames. Everybody has gadgets aplenty these days and so to accommodate modern day life, most of the plug sockets incorporate ethernet ports.

Impressive and well equipped this is a highly desirable property by anybody's standards. All the hard work has been done, it's ready for immediate occupation.

“ We virtually live in the kitchen/family room. The L shaped arrangement works well, the kitchen and dining table are in the middle and then at one end we have a cosy TV snug and at the other a sunny garden room.
The sitting room is great when we've friends or family visiting; it gets well used over the Christmas holidays.













Step outside

First impressions count and Bridge Haven has stature and presence. The thoroughness of the renovation project continues externally where the gardens have been landscaped to enable maximum enjoyment and use with minimal upkeep.

Facing east and set back off the road behind a grey brick wall topped with smart railings, enter through the front electric gates and there is plenty of room to manoeuvre and park with ease. The area has been laid with tarmac, finished with block paving around the edges and makes a smart and welcoming entrance.

Exceptionally private, the west facing back garden is gated either side for security and safety for the children and dogs in your life. To one side the gate is pedestrian width, to the other it is wider and would accommodate a vehicle with hardstanding for parking beyond – ideal for a camper or boat.

Giving the garden symmetry and visual balance are two impressive structures positioned at opposite corners of the back garden. The first is a great entertaining space with a fitted outdoor kitchen featuring a gas powered Napoleon BBQ, the second is a block built secure outhouse/workshop with slated roof, rendered elevations, PVC window and door, internal work bench, power and light.

The back garden fencing, side gates and greenhouse are all crafted using cedar which will turn silver as it naturally ages, colourwise, this will tie in with the grey composite panels and decking, chosen for their good looks and low upkeep. As daylight fades, there are lights cleverly positioned around the garden as well as plenty of power points and an outside tap.

Decking runs along the rear elevation offering a choice of seating areas. All-weather artificial grass has been laid so you won't be tied down with mowing and the paths are finished with hardwearing resin with smart red brick edging, the colours of the paths have been chosen to mirror the red brick elevations of the house.

A raised bed edged in railway sleepers lies along the rear boundary, planted with a range of flowering shrubs adding colour and interest throughout the year.

There are full LED low voltage exterior lights that cover Bridge Haven and are also on the front entrance's electric gate.





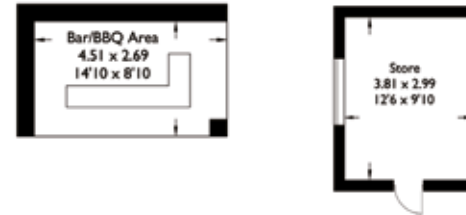


Bridge Haven

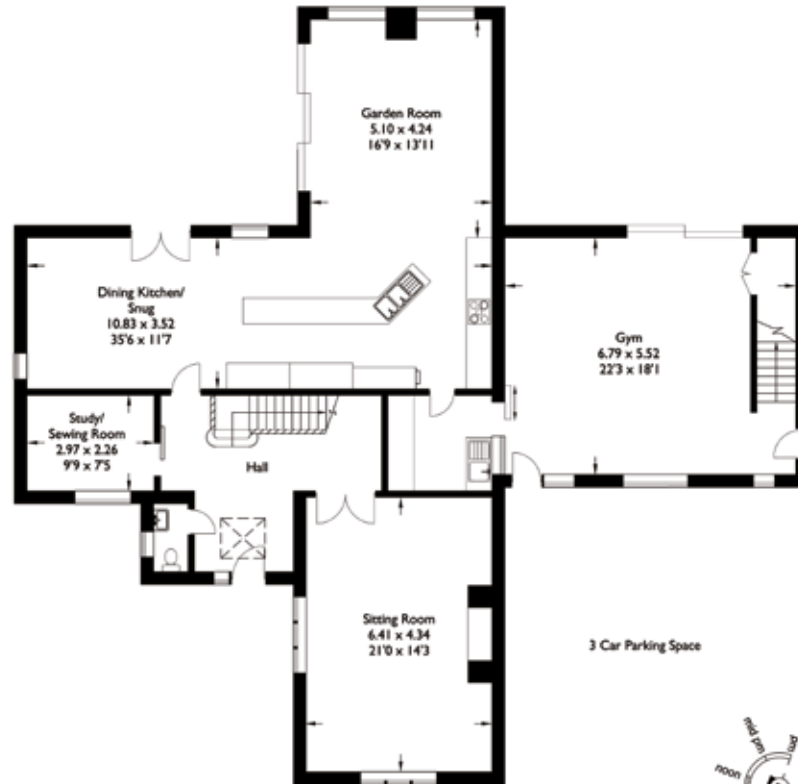
Approximate Gross Internal Area : 291.74 sq m / 3140.26 sq ft

Outbuildings : 23.52 sq m / 253.16 sq ft

Total : 315.26 sq m / 3393.43 sq ft



Outbuildings



Ground Floor

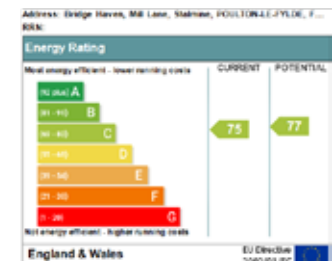


First Floor

3 Car Parking Space



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



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 2



FURTHER INFORMATION

On the road

M55 interchange	9.3 miles
Blackpool	8.9 miles
Garstang	10.1 miles
M6 J33	12 miles
M6 J32	17 miles
Lytham St Annes	17.6 miles
Lancaster	14.9 miles
Preston	19.9 miles
Manchester	53.3 miles
Manchester airport	60.5 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.

Broadband and Mobile

Ultrafast speed available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

Indoor: EE and O2 for both Voice and Data. Vodafone for voice only. There is no coverage for the Three network. Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data. Broadband and mobile information provided by Ofcom.

Included in the sale

Infra-Red Night vision track and trace full colour CCTV, fitted carpets, curtains, curtain poles, blinds, light fittings, oak dining table and six chairs, integral and free standing kitchen appliances and the Napoleon BBQ as listed. If you like the whole look of Bridge Haven and would enjoy a 'turn-key' move then it's worth knowing that the majority of contents are available by further negotiation.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a traditional Vaillant boiler with hot water store, both located in the gym's understairs cupboard. There are 14 solar panels. There is Infra-Red Night Vision track and trace full coverage colour CCTV.

Directions

what3words: /// retain.stripped.sneezing

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

Approaching Stalmine from the north along the A588 (Hall Gate Lane), keep an eye out for Morrisons Local and then the primary school on the right. Bridge Haven is also the right, just as the road gently curves round to the right and opposite the junction with Old Toms Lane.

Things to do

Local leisure activities

Poulton YMCA Swimming and Fitness Centre

Ribby Hall spa, pool and gym

Golf clubs at Knott End-on-Sea, 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

Places to eat

If you are new to the area here are a few regional favourites to get you started:

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 Eccleston

The Barn and Applestore Cafe, both at Scorton

The Farmers Arms, Great Eccleston

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.

The esplanade at Knott End-on-Sea is easy to reach if you fancy a spot of bracing sea air and slightly further afield are the coastlines at Lytham, Lytham St Annes and Blackpool. From Knott End there is a ferry crossing to Fleetwood which takes only minutes.

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

Guide price £785,000

Wyre Council - Council Tax band G

Tenure - Freehold



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