



ESTATE AGENTS • VALUER • AUCTIONEERS



Strathallan School Road, Blackpool

- Spacious Detached Dormer Bungalow
- Large Conservatory
- Open Plan Dining Kitchen & Utility
- Two GF Beds & En Suite Shower/WC
- Two 1st Fl Beds & Bath/WC
- Annexe with Lounge & En Suite Bedroom
- Nine Stables & Paddock
- Large Floodlit Menage
- Brick Built Barn & Double Garage
- Viewing Recommended

£799,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Strathallan School Road, Blackpool

GROUND FLOOR

Central entrance with a number of wall mounted coach lights.

HALLWAY

18'8 x 7'5 min



Spacious central hallway approached through a UPVC outer door with an inset double glazed and leaded decorative panel. Matching obscure double glazed and leaded windows to either side of the door giving excellent natural light. Wood effect tiled floor to the entrance. Single panel radiator. Corniced ceiling with a number of inset ceiling spot lights. Telephone point. Side display meter cupboard. Staircase leads off to the first floor with white spindled balustrade.

INNER HALL

Single panel radiator. Wall mounted room thermostat. White panelled doors lead off

DINING KITCHEN

22'7 x 17'6



Superb family dining kitchen. UPVC double glazed oriel bay window to the front elevation. Additional double glazed window to the side of the property with side and top opening lights. Excellent range of eye and low level cupboards and drawers incorporating glazed display units and corner shelving. One and a half bowl single drainer sink unit with centre mixer tap set in heat resistant roll edged work surfaces with ceramic splash back tiling. Built in appliances comprise: Rangemaster Leisure 110 cooking range with four ring gas burners, a griddle and adjoining heat plate. Two gas ovens and grill below. Ariston integrated electric deep fat fryer. Blomberg integrated dishwasher. Space for a large American style fridge/freezer. Matching Island unit with cupboards and wicker baskets below. Large peninsular matching dining table. Inset ceiling spot lights. Tiled floor with underfloor heating. UPVC double glazed double opening French doors overlook and lead to:

CONSERVATORY

25'3 x 18'



Impressive principal reception room. Pitched and insulated UPVC ceiling with centre ceiling fan. UPVC double glazed double opening French doors give direct access to the adjoining elevated sun terrace. Additional French door also give side access to the terrace. UPVC double glazed windows with a number of top opening lights and fitted window blinds. Ceramic wood effect tiled floor with underfloor heating. Television aerial point and socket for a wall mounted TV. Focal point is a modern remote control electric fire. Fitted wall mirror and matching display table below.

UTILITY/BOOT ROOM

12'4 x 7'10

Very useful separate utility/boot room. UPVC double glazed window overlooks the rear elevation with views of the stables and paddock beyond. Top opening light. Adjoining UPVC outer door with inset double glazed panels gives direct access to the rear of the property. Good range of eye and low level fixture cupboards and drawers. One and a half bowl stainless steel single drainer sink unit set in work surfaces with splash back tiling. Plumbing for an automatic washing machine. Space for a tumble dryer. Concealed wall mounted Main Eco Elite gas central heating boiler serving the ground floor underfloor heating in the Conservatory and Dining Kitchen. Wood effect ceramic tiled floor. Panelled ceiling with inset spot lights.

MASTER BEDROOM SUITE

BEDROOM

15'7 x 14'8



Well presented principal bedroom suite. UPVC double glazed oriel bay window

overlooks the front of the property. Deep display sill and side and top opening lights. Double panel radiator. Corniced ceiling with inset ceiling spot lights. Extensive range of fitted bedroom furniture comprises: Four double wardrobes with inset mirror panels. Centre display with drawers below and television aerial point. Further storage space above. Matching bedside drawer units. Square arch leads to:

DRESSING/SITTING AREA

12'6 x 12' min



UPVC double glazed double opening French doors overlook the rear elevation and give direct access to the rear elevated sun terrace. Matching full length windows to either side of the doors. Double panel radiator. Corniced ceiling with inset spot lights. Matching bedroom furniture comprises a single and two double wardrobes. Kneehole dressing table with drawers either side, matching glazed display units and canopied lighting above.

EN SUITE SHOWER ROOM/WC

7'9 x 7'7



UPVC obscure double glazed window with top opening light. Three piece white suite comprises: Gala low level WC and pedestal wash hand basin. Wide step in shower cubicle with a moulded shower seat and an Aqual steam and power shower. Multi body jets, overhead and additional hand held shower attachment. Curved sliding glazed doors. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Panelled ceiling with inset spot lights and extractor fan.

BEDROOM TWO

12' + wardrobes x 11'9



Second double bedroom. UPVC double glazed oriel bay window overlooks the front garden. Two side and top opening lights. Deep display sill. Double panel radiator. Corniced ceiling. Television aerial point. Fitted bedroom furniture comprises a drawer unit with adjoining wardrobes with inset mirrored panels and further drawers below. Two additional double wardrobes and a single.

FIRST FLOOR LANDING

Approached from the previously described staircase with matching white spindled balustrade. UPVC double glazed oriel bay window overlooks the front elevation and provides good natural light to the stairs and landing areas. Two side opening lights. Deep display sill. Corniced ceiling. White panelled doors lead off

BEDROOM THREE

16'4 x 14'1



Third double bedroom. UPVC double glazed windows to both the front and rear elevations. Side opening lights. Single panel radiator. Fitted corner desk unit with drawers either side. Television aerial point. Matching bedside drawer unit and adjoining cupboard. Bank of wardrobes to one wall.

BEDROOM FOUR

16'5 x 11'10

Fourth good sized double bedroom. UPVC double glazed windows with views to both the front and rear elevations. Side opening lights. Single panel radiator. Bank of fitted wardrobes. Corner desk unit with drawers and cupboards below. Matching bedside drawers. Television aerial point. Concealed Main Eco Elite combi gas central heating boiler.

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BATHROOM/WC

9'9 x 7'4



Obscure double glazed window with two side opening lights. Three piece white suite comprises: Wide panelled bath with Jacuzzi style fittings. Mira Sport electric shower over. Low level WC. Pedestal wash hand basin. Ceramic tiled walls and floor. Single panel radiator. Access to loft space. Corniced ceiling with inset spot lights.

CENTRAL HEATING (COMBI)

The main property enjoys the benefit of gas fired central heating from a Main Eco boiler in Bedroom 4 serving panel radiators and giving instantaneous domestic hot water. In the Utility Room is a 2nd Main Eco boiler for the underfloor heating in the Dining Kitchen and Conservatory.

DOUBLE GLAZING

Where previously described all the windows have been DOUBLE GLAZED with UPVC units

RAISED TERRACE

Adjoining the immediate rear of the house is a large (approx 149 sq meters) elevated terrace laid with artificial lawn and surround by timber fencing and balustrade. Central double opening wrought iron gates with steps down to the rear courtyard parking, with the Equestrian centre beyond. Stone flagged pathway leads to the Utility Room entrance. Number of external all weather power points. Outside tap and lighting. The terrace continues to the rear of the adjoining Annexe.

SELF CONTAINED ANNEXE

Spacious and very useful annexe ideal for a variety of uses including a Granny Flat, Teenagers Suite or Holiday Rental (subject to any usual consents/regulations)

OPEN PLAN LOUNGE/DINING KITCHEN

28'9 x 15'9



Large open plan reception area approached through double opening UPVC double glazed French doors from the rear raised sun terrace. UPVC double glazed windows to the front and side elevations. Double panel radiator. Staircase with spindled balustrade leads to the first floor. Useful understair cloaks/store cupboard. Television aerial point. To the KITCHEN area is a good range of modern eye and low level cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap

set in heat resistant roll edged work surfaces with ceramic splash back tiling. Incorporating a glazed display and corner shelving unit. Built in appliances comprise: NewWorld four ring gas hob with a Belling illuminated extractor canopy above. NewWorld gas oven and grill below. Integrated fridge/freezer and a Zanussi dishwasher, both with matching cupboard fronts. Concealed wall mounted Exclusive combi gas central heating boiler. Double panel radiator. Matching peninsular fitted dining table.

FIRST FLOOR

BEDROOM

15'9 x 12'8



UPVC double glazed windows to both the front and rear elevations. Side opening lights. Fitted bedroom furniture comprises two double wardrobes with an extensive range of matching drawers and cupboards. Double panel radiator. Door leads to:

EN SUITE SHOWER ROOM/WC

7'4 into shower x 4'1

Modern three piece white suite comprises: Full width shower cubicle with sliding doors and a plumbed shower. Low level WC. Pedestal wash hand basin. Ceramic tiled walls and floor. Ceiling extractor fan. Chrome ladder heated towel rail

OUTSIDE

Strathallen is approached through electric opening wrought iron double gates, laid for ease of maintenance and offering excellent off road parking. The driveway continues down the side of the property to the rear courtyard for further parking, garaging and the Equestrian facilities. There is also a matching pair of 'dummy' wrought iron gate to the front of the property. To the front there is extensive outside lighting and a garden tap. Side mature shrubs and conifer hedging. Stones steps lead up to the front central entrance.

The courtyard to the rear has a number of all weather power points. Hot and cold water taps. Security lighting.

GARAGING

27'9 x 12'3

Large detached garage approached through an electric up and over roller door. External security lights. Internal power and light supplies connected. Glazed window to the rear.

BEAUTY SALON/DOG GROOMING

23'8 x 13'8 min



To the rear of the brick built barn and stables is a very useful self contained salon which has been used previously as a home beauty salon and dog grooming business. UPVC double glazed windows with side opening lights. UPVC outer door with inset obscure double glazed panel. Plumbing for an automatic washing machine and space for a tumble dryer. Display work tops. Hair washing sink unit and chair. Door to:

WC/DOG WASH

7'8 x 3'5

Panelled walls and ceiling. Two piece suite with a low level WC and wash hand basin. Fitted dog washing area. Inset ceiling spot light.

BARN/INSIDE STABLES



Large brick built barn with timed floodlights. Fitted with 5 inside oak stables with automatic water feeders, external stable doors and friendship bars. Fitted rug racks. Power and light supplies connected. Top floor storage space with ladder access.

FREESTANDING STABLES



Three freestanding outside stables with automatic water feeders and electric lights.

EXTRA LARGE MENAGE



Superb all weather fully fenced Menage with full drainage and a rubber silica sand surface.

PADDOCK

Good sized rear enclosed Paddock. Note: the current vendors also rent a three acre large grazing field with water nearby, on an annual renewal basis. Currently rented until August 2021.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band B

LOCATION

Spacious detached four bedroomed dormer family house with superb EQUESTRIAN facilities and an attached self contained one bedroomed ANNEX/GRANNY FLAT standing on a plot of approximately 1.75 acres. Comprising five inside STABLES, three freestanding outside stables, extra large all weather floodlit MENAGE and adjoining PADDOCK. Ample off road parking space together with a self contained beauty/dog grooming salon. Strathallen is situated on School Road and is conveniently situated within minutes from the M55 motorway, St Annes, Lytham and Blackpool town centres. Internal and external viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared September 2020



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70 81	England & Wales	EU Directive 2002/91/EC	



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