



ESTATE AGENTS • VALUER • AUCTIONEERS



## Stanley Bank House Singleton Road,

- Superb Detached Period House
- With Stables, Paddock & Outbuildings
- Standing in approx 3.36 Acres
- Stunning Rural Views to Front & Rear
- Three Reception Rooms
- Farmhouse Style Kitchen
- Open to the Orangery
- Master En Suite Bedroom & Dressing Room
- 4 Further Double Bedrooms & Bath/WC
- EPC RATING E

**£895,000**

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



[www.johnardern.com](http://www.johnardern.com)



# Stanley Bank House Singleton Road, Weeton

## GROUND FLOOR

### PORCH ENTRANCE

5'4 x 4'7

With ceramic tiled floor. Two side windows. Pitched ceiling with hanging light.

### ENTRANCE HALL

22'4 x 5'10



Delightfully appointed central entrance hall. Original staircase with spindled balustrade. Corniced ceiling and delph rack. Single panel radiator. Understair cloaks/store cupboard.

### FORMAL SITTING ROOM

21'10 x 18'7



Very spacious principal sitting room. Two windows overlook the front and side elevations. Original sash windows with pine lower paneling and matching skirting boards. Exposed polished wood floor. The focal point of the room is a recess for an open fire grate and having a handmade solid oak fire surround and over mantle and raised stone hearth. Corniced ceiling and centre rose. Second door leads to the front hall.

## DINING ROOM

14'4 x 13'7



Second well appointed reception room. Two matching sash windows overlook the front long driveway and side gardens. Lower pine panelling. Inset tiled open fireplace with period detailed polished wood surround with over mantle and circular bevel edged mirror above. Matching tiled hearth. Two panel radiators. Corniced ceiling.

## REAR HALL

11'3 x 6'8

Sealed stone flagged floor. Panel radiator. Stripped pine doors to the rear vestibule, family lounge and kitchen.

## REAR VESTIBULE

7'2 x 3'6

With matching sealed stone flagged floor. Pitched ceiling with large Velux pivoting double glazed roof light.

## FAMILY LOUNGE

18'2 x 18'



With two sash windows overlooking the rear and side elevations. The focal point of the room is a wide exposed brick chimney breast with oak over mantle and having a canopied cast iron multi fuel stove standing on a raised flagged hearth. Two double panel radiators.



## KITCHEN

14'4 x 11'4



Extremely well fitted family kitchen with an excellent range of wall and floor mounted cupboards and drawers. Open plate racks and illuminated glass display cabinets and further halogen canopied lighting. Granite working surfaces with discreet downlighting. Inset porcelain deep sink unit with chrome mixer taps. The focal point of the kitchen is a large gas four oven AGA cooker. Integrated dishwasher. Corner slide out pantry store cupboard. Part tiled walls. Sealed stone flagged floor. Ceiling halogen downlights. Double, glazed doors give access to the

## LAUNDRY ROOM

14'4 x 7'9



With matching sealed stone flagged floor. Side sash window overlooks the gardens. Range of fitted wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset one & a half bowl stainless steel single drainer sink unit with chrome mixer tap. Plumbing facilities for automatic washing machine. Wall mounted gas central heating boiler with adjoining programmer control. Stoves five ring gas hob. Double panel radiator.

## CONSERVATORY

14'3 x 11'9



Superb 'AMDEGA' Conservatory with stone flagged floor with under floor heating. Spacious family dining conservatory with double glazed windows and matching pitched ceiling with two roof vents. Double opening doors give access onto the private lawned rear gardens.

## FIRST FLOOR

Approached from the previously described staircase leading to a central landing.

## LANDING

26'3 x 5'9

With matching spindled balustrade. Sash window overlooks the front gardens and driveway. Panel radiator. Corniced ceiling.

## MASTER BEDROOM SUITE

18'8 x 13'9



Delightful very spacious principal double bedroom. Sash window enjoys views of the front lawned garden with open fields beyond and mature woodland in the back ground. Double panel radiator. Original picture rails.

## EN SUITE BATHROOM/WC

10'9 x 8'5

With part tiled walls. Modern white four piece suite comprises: panelled bath. Tiled step in shower compartment with a plumbed shower and pivoting outer door. Galway pedestal wash hand basin. The suite is completed by a low level WC. Side sash window. Cream heated ladder towel rail.

## DRESSING ROOM

8' x 7'5

Approached from the en suite bathroom and having second inter-connecting door to the main hall. Hanging rails and open shelving. Double panel radiator.

# Stanley Bank House Singleton Road, Weeton



## BEDROOM TWO

14'4 x 13'6



Second well proportioned double bedroom. Two sash windows overlook the front and side gardens with superb views beyond. Exposed polished wood floor. Picture rails. Corniced ceiling. Double panel radiator.

## BEDROOM THREE

18' x 13'



Third well planned double bedroom. Sash window overlooks the side elevation. Picture rails. Double panel radiator.

## BEDROOM FOUR

14'9 x 7'9



Larger than average fourth bedroom. Sash window overlooks the side elevation with mature trees beyond. Panel radiator.

## BEDROOM FIVE

14'4 x 11'2

(potential teenagers suite) Fifth double bedroom. Sash window overlooks the rear gardens with open fields beyond. Double panel radiator. Integral panelled staircase leads to the attic rooms which could easily be developed to further accommodation, games room, study, lounge etc...

## SHOWER ROOM/WC

14'8 x 11



maximum 'L' shape measurements. Modern four piece white suite comprises: tiled step in shower compartment with a plumbed over head shower and separate hand shower. Curved sliding outer doors. Vanity wash hand basin standing on a granite topped base with off set chrome mixer taps. Adjoining low level WC and adjacent fixture wash hand basin. Part ceramic tiled walls. Polished wood strip floor. Two sash windows overlooking the rear elevation. Chrome heated ladder towel rail. Ceiling halogen downlights. Range of original fixture cupboards one incorporating an insulated hot water cylinder.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Glowworm boiler in the utility room serving panel radiators and domestic hot water.

## OUTSIDE



To the front of the property there is a superb large lawned garden with sweeping central stone chipped driveway bordered by manicured lawns and established trees, shrubs and hedging. the front garden enjoys open views looking onto front farm land, the driveway continues down the side of the house to a side driveway 100ft x 28ft (approx measurements) leading to the stables/open garaging.

Adjoining the house there is a rear court yard 45ft x 22ft with a range of brick out buildings including a laundry room (9'7 x 7'9) with deep single glazed porcelain sink and adjoining low level WC. Power and light supplies. To the rear there is a log store.



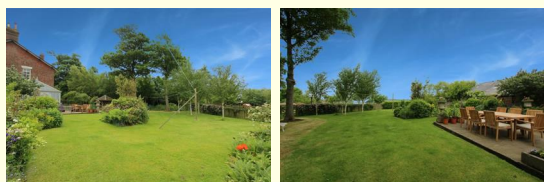
## OUTSIDE



## OUTSIDE



## FORMAL GARDEN



To the side and rear of the property there are delightful landscaped lawned family gardens with well stocked shrub and flower borders. Raised stone flagged sun terrace approached from the conservatory and rear court yard.

## DOUBLE GARAGE

18' x 18'

Open front garage with pitched ceiling roof. Power and light supplies connected.

## STABLE BLOCK (see plan)



Three brick built stable blocks with power and water supplies. Directly behind the stable block there are kitchen gardens with adjoining greenhouse with power supply and fenced chicken runs and access from a concrete driveway leading to the adjoining paddock and all weather manège.

## TOTAL LAND

In total the property stands in approx 3.3 acres which includes the side paddocks and central Manège which borders onto open farm land with stunning views beyond.

From the front boundary of the property running along the front and side gardens there is a delightful woodland area which has trees, shrubs, bulbs and bluebells. Also there is an orchard off the main field with various variety of apples and there are thousands of bulbs planted under, mainly daffodils, snowdrops and bluebells. There is a large natural pond with walkway over and has breeding ducks and wildlife.

## LOCATION



Stanley Bank House was originally constructed in approx 1880 as has been the subject of a superb modernisation program and stands in approx 3.3 acres including formal gardens together with paddocks and all weather manège with three brick stables. The property enjoys superb open views looking over adjoining farmland and is situated within close proximity to the centre of Weeton Village and is well placed within a few minutes driving distance to Kirkham town centre, Wrea Green and within approx 15 minutes to Lytham and St Annes. The M55 motorway is also within a very short driving distance.

An internal and external inspection is strongly recommended.

## 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:

# Stanley Bank House Singleton Road, Weeton

www.johnardern.com, rightmove.com, onthemarket.com,  
lythamstannespropertynews.com Email Address: zoe@johnardern.com

## VIEWING THE PROPERTY

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## THE GUILD

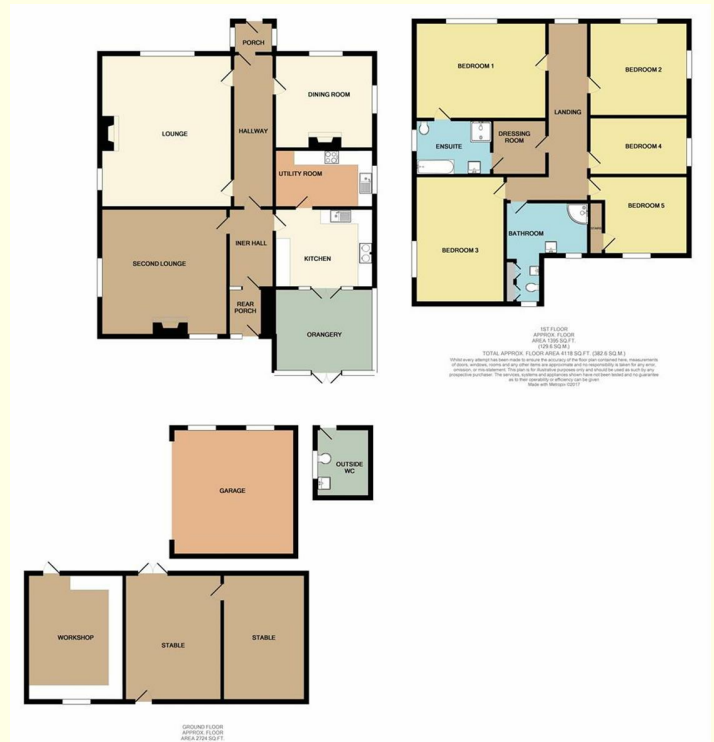
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Professional Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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 Ardern & 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 May 2017

## SEPTIC TANK

The property has a septic tank for drainage situated under the front lawn.



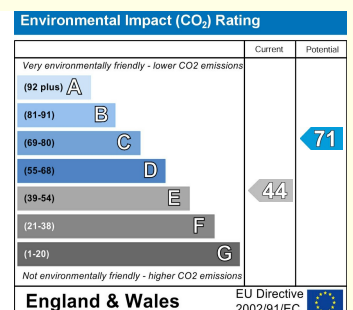
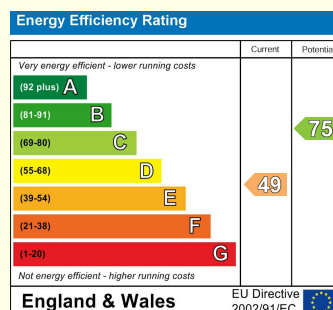
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA



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