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Portland Cottage 23 Church Road, Lytham

- Stunning Double Fronted Semi Detached Period House
- In the Heart of Lytham's Conservation Area
- Close Walking Distance to Lytham Green & Lowther Gardens
- Three Spacious Tastefully Presented Reception Rooms
- Large Open Plan Dining Kitchen
- Four Double Bedrooms & Two Modern Shower Rooms/WC
- South Facing Landscaped Rear Garden
- Double Garage & Very Useful Garden Store Room
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating D

£875,000

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



www.johnardern.com



Portland Cottage 23 Church Road, Lytham

GROUND FLOOR



ENTRANCE VESTIBULE

1.17m x 1.04m (3'10 x 3'5)

Approached through a hardwood outer door with an upper leaded and obscure glazed panel providing natural light. Ceramic tiled floor with a sunken mat well. Corniced ceiling and dado rails.

CENTRAL HALLWAY

7.21m x 1.60m (23'8 x 5'3)

Tastefully presented central Hall with a feature period style decorative tiled floor. Approached through an inner door with inset leaded and stained glass decorative panelling. Turned staircase leads off to the first floor with a white spindled balustrade. Useful under stair store cupboard with a wall light, an electric meter and the circuit breaker fuse box. Corniced ceiling with two inset spot lights. Dado rails. Stripped pine panelled doors lead off to all ground floor rooms.



PRINCIPAL LOUNGE

5.99m into bay x 4.11m (19'8 into bay x 13'6)

Superbly appointed principal reception room. Walk in stone dressed square bay window with hardwood double glazed units and upper leaded lights overlooks the front elevation. Fitted window shutters. The focal point of the room is an exposed rustic brick inset fireplace with a cast iron wood burning stove standing on a raised stone hearth and wooden display plinth above. The room has two period style radiators. Corniced ceiling and decorative ceiling rose. Additional double glazed window to the side with matching upper leaded obscure panels and window shutters. Television aerial point. Two picture wall lights.



DINING ROOM

5.11m into bay x 4.39m (16'9 into bay x 14'5)

Tastefully decorated and well proportioned second reception room. Matching walk in stone dressed square bay window with inset double glazed units and upper leaded lights overlooking the front garden. Fitted window shutters. Again the focal point of the room is a feature period fireplace with a



Portland Cottage 23 Church Road, Lytham

decorative tiled inset, polished wood display surround and over mantle and having an open fire grate and tiled hearth. Corniced ceiling and centre decorative rose. Original picture rails have been retained. Two period style radiators. Three wall lights.



SITTING ROOM

4.37m x 3.86m (14'4 x 12'8)

Extremely attractive third family reception room. Double opening double glazed hardwood French doors overlook and give direct access onto the SOUTH FACING walled rear garden. Fitted Roman window blinds. Additional obscure double glazed window with fitted shutters to the side elevation. The focal point of the room is a rustic brick inset fireplace with cast iron wood burning stove standing on a raised stone hearth. Corniced ceiling and centre rose. Original picture rails. Period style radiator.



OPEN PLAN FAMILY DINING KITCHEN

Superb entertaining family Kitchen approached from both the Hallway and adjoining Sitting Room.



KITCHEN AREA

5.97m x 3.43m (19'7 x 11'3)

To the Kitchen area are double opening double glazed



Portland Cottage 23 Church Road, Lytham

hardwood French doors overlooking and leading to the side patio area. Additional UPVC double glazed windows to the side aspect with two side opening lights. Excellent range of eye and low level fitted cupboards and drawers. Blanco one and a half bowl stainless steel sink unit with a centre mixer tap. Set in granite working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff five ring electric induction hob. Wide illuminated extractor canopy above. Two Neff electric ovens and grills. Integrated larder fridge and separate freezer. Integrated Neff dishwasher, all with matching cupboard fronts. Plumbing for a washing machine and space for an adjoining tumble dryer. Ceramic tiled floor with electric underfloor heating. Inset ceiling spot lights. Door reveals a useful built in pantry cupboard with a wall light and shelving. Being open to the adjoining Garden Room/Dining Area.



DINING AREA/GARDEN ROOM

3.28m x 2.95m (10'9 x 9'8)

Originally designed as an Orangery extension with a glazed

roof, which remains externally but now has a fixed insulated lowered ceiling with a central obscure glazed roof light and inset ceiling spot lights. Providing a delightful family dining area with a large fitted breakfast bar with a granite top and further units below. Double glazed double opening hardwood French doors overlook and give direct rear garden access. Additional full length double glazed window to the side aspect. Wall mounted contemporary radiator in Anthracite grey.



FIRST FLOOR LANDING

5.03m x 3.48m max (16'6 x 11'5 max)

(max L shaped measurements) Spacious split level front landing area approached from the previously described staircase with matching white spindled balustrade. Period style radiator. UPVC obscure glazed roof light provides good natural light to the Landing. Door reveals a large walk in Boiler Room/Airing Cupboard 7'8 x 3'4 housing an insulated hot water cylinder and wall mounted Worcester gas central heating boiler. Obscure double glazed window to the side elevation with fitted shutters. Access to the boarded loft space with a light, via a pull down ladder. Panelled doors leading off the landing to three double bedrooms and a family Shower Room/WC.



Portland Cottage 23 Church Road, Lytham



BEDROOM ONE

4.11m x 3.89m (13'6 x 12'9)

Tastefully decorated and presented double bedroom. Hardwood double glazed window with upper leaded lights overlooks the front elevation with fitted shutters. Additional side double glazed window looks along Church Road towards Lytham Square, again with matching shutters. Picture rails and centre ceiling rose.. Period style radiator. Three fitted double wardrobes to one wall with storage space above.



BEDROOM TWO

4.34m x 3.86m (14'3 x 12'8)

Second large double bedroom. UPVC double glazed sash window overlooks the rear garden with fitted shutters. Period style radiator. Corniced ceiling and centre rose. Picture rails.





Portland Cottage 23 Church Road, Lytham

BEDROOM THREE

4.17m x 3.68m (13'8 x 12'1)

Third double bedroom currently used as a Dressing Room. Hardwood double glazed window with upper leaded lights overlooks the front elevation with fitted shutters. Period style radiator. Picture rails and centre ceiling rose. Inset ceiling spot lights. Three fitted double wardrobes with storage space above.



SHOWER ROOM/WC

2.82m x 1.88m (9'3 x 6'2)

Family shower room comprising a three piece white suite. Leaded obscure double glazed window to the front elevation with fitted shutters. Shower cubicle with a fixed glazed screen, plumbed overhead shower and an additional hand held shower attachment. Savoy wash hand basin with a centre mixer tap and incorporating a towel rail below. Illuminated wall mirror above with a display sill below. Low level WC completes the suite. Mirror fronted bathroom cabinet. Corniced ceiling with inset ceiling spot lights. Polished tiled floor with electric underfloor heating. Tiled walls. Attractive period style wall mounted radiator.



REAR LANDING

2.08m x 1.02m (6'10 x 3'4)

Inset ceiling spot lights. Doors leading off to the 4th Bedroom and 2nd Shower Room/WC.



BEDROOM FOUR

3.43m x 2.95m (11'3 x 9'8)

Fourth double bedroom currently furnished as a home office. UPVC double glazed sash window to the side elevation with fitted shutters. Period style radiator. 6'6 high ceiling with inset spot lights. Bank of fitted wardrobes to one wall.



WET ROOM/WC

2.21m x 2.16m (7'3 x 7'1)

UPVC obscure double glazed sash window to the side elevation. Three piece white suite comprises: Walk through showering area with a fixed glazed screen. Mira Decor electric shower with an overhead shower and additional hand held shower attachment. Wall hung Duravit vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above incorporating a shaving socket. The suite is completed by a low level WC. Period style wall



Portland Cottage 23 Church Road, Lytham

mounted radiator. Tiled floor with electric underfloor heating. Tiled walls.



OUTSIDE

To the front and side of the property the cottage style pebbled walled gardens have been laid for ease of maintenance with stone flags and mature shrub borders providing privacy. A central timber gate and pathway leads to the front entrance. External gas meter.

To the immediate rear there is a superb 'Lytham cobbled wall' garden enjoying a sunny SOUTH FACING aspect and again attractively landscaped with ease of maintenance in mind, with stone flagged patio areas, surrounded by raised curved walled borders, supporting a variety of shrubs and climbing plants. External lighting and two garden taps. Two timber framed covered bin stores.



DOUBLE GARAGE

5.54m x 5.03m (18'2 x 16'6)

With an electrically operated up & over door, accessed from the rear service road. Power and light connected. Access to a boarded loft with light, via a ladder for further storage. Wall mounted Airforce electric heater. Rear composite personal door leading to the rear garden.

GARDEN STORE ROOM

6.96m x 1.02m (22'10 x 3'4)

Attached to the side of the house is a very useful lean to store room with a rear personal door and glazed pitched ceiling. Power, light and water connected. Providing very useful additional side storage space. (Note: Historic planning permission was passed (now lapsed) for this area to be converted into a separate ground floor Cloakroom/Utility/WC for the main house, accessed from the rear Sitting Room)

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating



Portland Cottage 23 Church Road, Lytham

from a Worcester boiler in the 1st floor Boiler Room serving panel radiators and domestic hot water. There is also electric underfloor heating in the Dining Kitchen and Shower Rooms if required.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and good quality hardwood frames.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band F

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

A superb example of a spacious double fronted semi detached family home. 'Portland Cottage' was originally constructed circa 1800 and we understand the Victorian extension was added in 1850. The property was previously owned by the Clifton Estate until its sale in the early 1920's. This four double bedroomed property is situated in the heart of Lytham's Conservation area and has the added benefit of a SOUTH FACING rear garden and a good sized double Garage. An internal inspection is strongly recommended to appreciate the extremely attractive accommodation Portland Cottage has to offer. Lytham town centre with its wide tree lined shopping facilities and it's many excellent restaurants and cafe's is within very close walking distance along with LYTHAM GREEN and Lowther Gardens. Local transport facilities are readily available along Church Road together with Lytham's train station. There are also a good number of local primary and senior schools within easy reach together with a number of local championship Golf Courses.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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.

Consumer Protection from Unfair Trading Regulation

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23, Church Road, Lytham, Lytham St Annes, FY8 5LL



Total Area: 188.6 m² ... 2031 ft² (excluding garden shed)

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	69
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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