



ESTATE AGENTS • VALUER • AUCTIONEERS



Burnsall 185 St. Andrews Road South, St. Annes

- Stunning Detached Period Family Residence
- Impressive Views to the Rear of Royal Lytham Golf Course & the Club House
- Reception Hallway, Cloaks/WC & Original 'Butler's Pantry'
- Three Spacious Reception Rooms
- Modern Open Plan Dining Kitchen & Utility Room
- Four 1st Floor Double Bedrooms
- En Suite Bathroom/WC, Family Bathroom/WC & 2nd Separate WC
- 2nd Floor Bedrooms 5 & 6, Bathroom/WC
- Superb Landscaped Walled Family Gardens, Garage & Excellent Off Road Parking
- Freehold, Council Tax Band F & EPC Rating D

£875,000

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



www.johnardern.com



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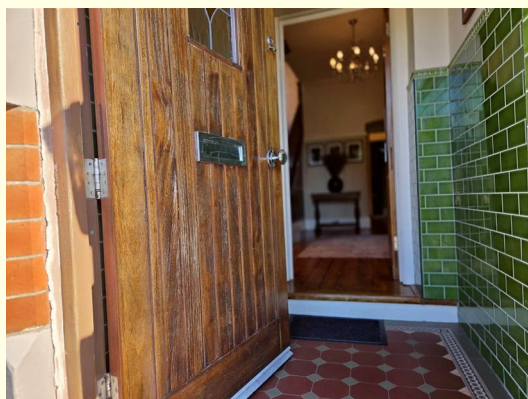
GROUND FLOOR

Attractive front entrance with two external wall lights.

ENTRANCE VESTIBULE

1.96m x 1.32m (6'5 x 4'4)

Approached through a wide polished wood outer door with inset stained glass leaded panels. Feature green part tiled walls and a decorative tiled floor. Overhead light.



RECEPTION HALLWAY

4.42m x 3.78m (14'6 x 12'5)

Spacious Hall approached through an inner hardwood door with an inset stained glass decorative panel. Feature original leaded glazed window to the side elevation provides good natural light to the Hall and Stairs. Turned staircase leads off to the first floor with two feature oak pillars and matching spindled oak balustrade. Stripped and polished wood floor. Decorative wall mouldings to the picture rails. Corniced ceiling with an overhead light. Focal point of the Hall is a fireplace with a raised polished hearth supporting a gas coal effect living flame fire with a display plinth above. White panelled doors leading off.



CLOAKS/WC

1.73m x 1.32m (5'8 x 4'4)

UPVC obscure double glazed leaded window to the front aspect with a side opening light and fitted roman blind. Two piece modern white suite comprises: Laufen low level WC. Adjoining pedestal wash hand basin with a centre mixer tap. Single panel radiator. Tiled walls and floor. Two inset automatic ceiling spot lights. Corniced ceiling.



FRONT SITTING ROOM

6.88m into bay x 5.05m (22'7 into bay x 16'7)

Spacious front reception room with a UPVC double glazed leaded walk in bay window enjoying an aspect overlooking the front garden and having views down Osborne Road with the beach in the distance. Upper opening lights and fitted Roman blinds. Double panel radiator. Six wall lights. Feature decorative tiled period fireplace with a raised display heart and coloured tiled inset, supporting a gas coal effect living flame fire. Two matching original stained glass obscure and leaded windows to either side of the fireplace. Decorative corniced ceiling and period mouldings. Additional double panel radiator. Double opening doors with inset stained glass leaded panels gives direct access to the adjoining formal Lounge.



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PRINCIPAL LOUNGE

7.11m x 4.80m (23'4 x 15'9)

Very impressive principal reception room. UPVC double glazed leaded window overlooks the landscaped rear gardens. Two side opening lights and two top opening lights with upper stained glass work. Double panel radiator. Ornate corniced ceiling with decorative central rose. Picture rails have been retained. Two double panel radiators. Television aerial point. The feature of this family room is a fireplace with canopied lighting above. Mahogany polished wood panelling and feature original glazed display boxes to either side of the stone fireplace. Matching raised stone hearth supporting a cast iron wood burning stove. Doors leading off to both the Dining Kitchen and Central Hall. A part obscure glazed door leads to the side 2nd entrance/garden room with doors to both the front and rear of the house and the integral Garage leading off.

INNER HALL

Useful inner Hall with side cloaks hanging space. Having a matching stripped and polished floor. Overhead light. Door leading to the Family Room/third Reception. Decorative glazed panel door leading to:

BUTLERS PANTRY

2.39m x 1.68m (7'10 x 5'6)

Original feature 'Butler's Pantry' store room with two steps from the inner Hall. Overhead light. Ceramic tiled floor and feature cold stone slab. Fitted eye level cupboards and side meter cupboard. Display shelving. Leaded glazed window to the side elevation provides some natural light. Door leads to further understairs storage. Lower access point to the 'crawl space' under the ground floor of the property.

FAMILY ROOM

4.57m x 4.42m (15' x 14'6)

Third good sized family reception room. UPVC double glazed window to the side elevation with two side opening lights. Corniced ceiling. Single panel radiator. Focal point is



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a fireplace with a polished wood surround and raised hearth with a gas coal effect living flame fire. Matching units to either side of the fireplace with lower cupboards and upper glazed displays. Television aerial point. Door leading to the adjacent open plan Dining Kitchen.



DINING ROOM

5.69m x 5.08m max (18'8 x 16'8 max)

Superb redesigned and extended entertaining family Dining Room with adjoining open plan Breakfast Kitchen. The L shaped Dining area has a vaulted ceiling with two overhead lights, inset ceiling spot lights and two Velux double glazed pivoting roof lights. UPVC double glazed corner windows also overlooks the rear garden with a side opening light. Additional UPVC double glazed window to the side elevation with a side opening light. UPVC outer door with inset double glazed panels overlooks and gives direct access to the rear elevated terrace with garden beyond. Ceramic tiled floor. Contemporary wall mounted column radiator.



OPEN PLAN BREAKFAST KITCHEN

5.41m x 2.90m (17'9 x 9'6)

The superb Kitchen area has a UPVC double glazed window overlooking the rear garden with two side opening lights. Pitched ceiling with three Velux double glazed pivoting roof lights. Feature matching high level double glazed windows above to both the front and rear elevations provide further excellent natural sun light. Excellent range of eye and low level cupboards and drawers. Incorporating two glazed display units. Double matching opening doors reveal a very useful larder store with wine racks and shelving. One and a half bowl stainless steel single drainer sink unit with a moulded draining board and a Kettle centre mixer tap with instant boiling water. Set in granite working surfaces with matching splash back. Matching peninsular unit/breakfast bar with further cupboards below. Built in appliances comprise: Neff five ring induction hob with an illuminated stainless steel extractor canopy above. Two matching Neff electric oven and grills. Both with warming drawers below. Microwave oven and a wine cooler above. Integrated larder and adjoining freezer, both with matching cupboard fronts. Hotpoint integrated dishwasher. Wall mounted column radiator. Ceramic tiled floor. Inset ceiling spot lights. Door to the Utility.



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FIRST FLOOR CENTRAL LANDING

3.38m x 2.08m (11'1 x 6'10)

Spacious central landing area approached from the previously described staircase. To the half landing is a feature original stained glass picture window with a deep display sill and upper opening light. Double panel radiator. Decorative corniced ceiling with an overhead light. White panelled doors and a front and rear leading area leading off.



UTILITY ROOM

3.53m x 2.77m (11'7 x 9'1)

Useful separate Utility. UPVC double glazed window to the side elevation with a top opening light. Good range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Laminate work surfaces with splash back tiling and concealed downlighting. Plumbing for a washing machine. Space for a tumble dryer. Space for an additional fridge/freezer. Cupboard conceals a wall mounted Worcester Bosch gas central heating boiler (approx 7 years old). Adjoining cupboard contains a hot water cylinder. Single panel radiator. Six inset ceiling spot lights.



BEDROOM SUITE ONE

5.92m into bay x 4.67m (19'5 into bay x 15'4)

Spacious principal bedroom suite. UPVC double glazed leaded bay window overlooks the front of the property with views along St Andrews Road South and directly down Osborne Road with the sea in the distance. Fitted roman blinds and two side opening lights. Two single panel radiators. Corniced ceiling with a central light/ceiling fan. Television aerial point. Good range of fitted bedroom furniture comprises: Bank of fitted units with obscure glazed doors and canopy lighting above, with a central double wardrobe and two additional double wardrobes with drawers below. Two further matching double wardrobes again with canopied lighting and matching bedside drawer units. Display shelving above. Door leading to the En Suite.



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EN SUITE BATHROOM/WC

3.28m x 2.16m (10'9 x 7'1)

Large en suite bathroom comprising a five piece suite. Hardwood obscure double glazed window to the side elevation with a side opening light, tiled display sill and fitted roller blind. Corner panelled bath with spa fittings, a centre mixer tap and hand held shower attachment. Wide corner shower compartment with a pivoting glazed doors. Plumbed shower with multi body jets. Pedestal wash hand basin with a centre mixer tap. Roca low level WC. Roca bidet completes the suite. Tiled walls and floor. Inset ceiling spot lights. Wall mounted bathroom cabinet with glazed shelving. Period style radiator with an integrated towel rail.



BEDROOM TWO

4.50m x 3.56m (14'9 x 11'8)

Second large double bedroom. Hardwood double glazed leaded window overlooks the rear of the property with superb views of the Golf Course and Club House. Central opening light. Double panel radiator. Corniced ceiling. Fitted double and single wardrobes with lighting above. Two wall lights.

SEPARATE WC

1.78m x 0.91m (5'10 x 3')

Useful separate 1st floor WC. Two piece suite comprises a Roca low level WC and wash hand basin. Tiled walls and floor. Single panel radiator. Two inset ceiling spot lights. Leaded window with a lower opening light to the side elevation.

REAR LANDING

1.70m x 1.60m (5'7 x 5'3)

Decorative corniced ceiling with an overhead light. Doors leading off to the 3rd Bedroom and family Bathroom/WC.

BEDROOM THREE

5.05m x 4.11m into bay (16'7 x 13'6 into bay)

Third delightfully presented double bedroom. UPVC double glazed leaded bay window again overlooking the rear aspect, with Royal Lytham Open Championship Golf Course on full view beyond the Preston to Blackpool South regional train line, running just twice an hour. Upper stained glass panels, two side opening lights and two top opening lights. Single panel radiator. Corniced ceiling. Two wall lights. Television aerial point.





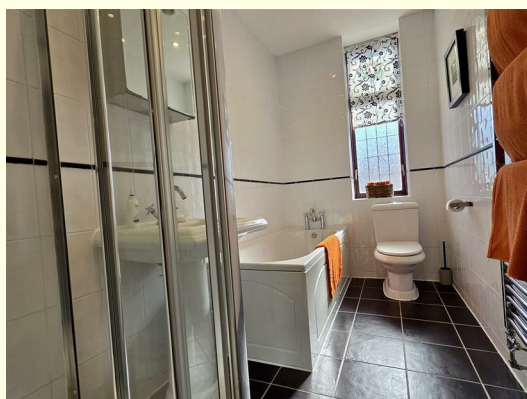
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BATHROOM/WC

3.18m x 1.60m (10'5 x 5'3)

Spacious family bathroom comprising a four piece white suite. Obscure double glazed window to the side elevation with a lower opening light. Panelled bath with a centre mixer tap. Corner shower compartment with a folding glazed door and plumbed shower. Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Tiled walls and floor. Six inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.



FRONT LANDING

2.51m x 1.83m (8'3 x 6')

Turned staircase continues off to the 2nd floor bedroom accommodation with a spindled balustrade. Single panel radiator. Door leading to the 4th Bedroom.

BEDROOM FOUR/STUDY

3.48m x 2.59m (11'5 x 8'6)

Good sized fourth bedroom currently used as a home office/hobby room. UPVC double glazed window overlooks the front elevation with two side opening lights. Fitted roman blind. Double panel radiator. Corniced ceiling.



SECOND FLOOR LANDING

4.11m x 1.04m (13'6 x 3'5)

Superb 2nd floor conversion approached from the previously described staircase, ideal as a Teenagers Suite or offering private accommodation for extended family and guests. To the half landing is a feature original leaded window to the side elevation with a decorative wrought iron grate. Velux double glazed pivoting roof light provides further excellent natural light to the stairs and landing areas. Inset ceiling spot lights. Double doors reveal a large built in store/cloaks cupboard with hanging rail. White panelled doors lead off.



BEDROOM FIVE

3.78m x 3.05m approx (12'5 x 10' approx)

(some restricted head height) Delightfully presented double bedroom. Pitched ceiling with a Velux double glazed roof light, having panoramic views across the Golf course. Fitted blind. Wall mounted electric slimline heater with an integral programmer control. Television aerial point. Telephone point. Access to the roof eaves for additional storage space.



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BEDROOM SIX

3.45m x 3.12m approx (11'4 x 10'3 approx)

(some restricted head height) Sixth double bedroom again with a pitched ceiling and overhead lighting. Velux double glazed roof light with integral window blind, enjoys the front south facing views with distant sea views.



BATHROOM/WC

2.54m x 1.88m (8'4 x 6'2)

Four piece modern white bathroom suite. Velux pivoting roof light to the side elevation. Panelled bath with a centre mixer tap and hand held shower attachment. Tiled display. Corner shower cubicle with a folding glazed door and a Mira Jump electric shower. Roca pedestal wash hand basin. Roca low level WC. Tiled walls. Pitched ceiling with four inset spot lights and an extractor fan. Electrically heated chrome ladder towel rail.



OUTSIDE - FRONT

To the front of the property is a wide walled garden which has been attractively block paved for ease of maintenance, with a front stone chipped area and maturing shrub border. Benefitting from a double driveway, the 1st driveway providing off road parking for two cars and leading down the side of the house with external lighting, garden tap and an all weather power point. A wrought iron gate leads to a very convenient bin store area. The second wider driveway provides further excellent off road parking and leads directly to the attached Garage and second informal entrance to the house. Additional external all weather power points.

SECOND ENTRANCE

Useful 2nd entrance approached through a composite outer door with an inset obscure stained glass small panel. Further double glazed panel above providing excellent natural light. Matching outer door and window to the end of the 'Garden Room' leads directly to the rear garden. Pitched ceiling with inset ceiling spot lights. Ceramic tiled floor. Single panel radiator. High level shelving provides good storage space. Inner door leading to the GARAGE.

GARAGE

5.31m x 3.00m (17'5 x 9'10)

Good sized Garage also approached through an electric up and over door. Pitched roof. Power and light connected. UPVC double glazed window overlooks the rear garden with a central opening light.

OUTSIDE - REAR

To the immediate rear of Burnsall is a stunning large family garden, which has been carefully landscaped and maintained. Having an elevated Indian Stone paved terrace. External lighting and all weather power points. Timber garden storage to the side. Garden tap. The terrace has a



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low wall and steps leading down the large lawn with raised and illuminated side borders, well stocked with a wide variety of flowering plants, shrubs and tree. To the rear of the garden is a second stone flagged patio area enjoying the evening sun, again with further wall lights. A third secluded patio can be found to the side of the garden, with further all weather power points and hot and cold garden taps. Adjacent large timber garden room/store 11'7 x 9'7, with an outer door, two glazed windows and having power and light connected. The gardens have to be inspected to be appreciated.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester Bosch boiler (approx 7 years old) in the Utility serving panel radiators and domestic hot water. With a Hive system. The 2nd floor Bedrooms and Bathroom have electric heating as described.

PART DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED.

INTERNET CONNECTION

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

TENURE FREEHOLD/COUNCIL TAX

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



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NOTE

The carpets, blinds and light fittings are included in the asking price.

LOCATION

Burnsall is a fine example of a 'Charles Voysey' detached period residence built in 1907, offering very spacious and tastefully presented family accommodation set over three floors. The property enjoys a highly sought after residential location with panoramic views to the rear, overlooking Royal Lytham Golf Course and the historic Club House, and being within close walking distance to St Annes beach. Transport services run along Clifton Drive South to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. AKS primary and senior schools are also within walking distance, together with a number of other primary schools and Lytham St Annes High School. BAE Systems at Warton is within a 15 minute drive and the M55 motorway access is also a short drive away, connecting the M6 for Manchester, the Lake District and beyond. An early inspection is strongly recommended to appreciate the accommodation this property has to offer including a large landscaped walled garden to the rear.



VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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 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 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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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

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		
	59	66
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



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