



Fernlea Sandy Lane, Marton Moss

Blackpool

Offers Over **£600,000**

Fernlea Sandy Lane

Marlon Moss, Blackpool

Nestled in a semi-rural location, located in the sought after Marlon Moss area, this detached family house exudes an air of timeless elegance. Boasting three reception rooms, a fitted kitchen, and a utility room, this property offers ample space for both relaxation and entertainment. The luxurious bathroom and ensuite further enhance the opulence of this exceptional home, providing a sanctuary of indulgence after a long day.

The combination of modern convenience and traditional charm creates a harmonious space that is both practical and aesthetically pleasing. Embrace the epitome of luxury living with this exquisite family home.

Externally, this exceptional property boasts a truly enchanting outside space. The generous south-west facing garden is a haven of tranquility, providing the perfect setting for alfresco dining and entertaining. Landscaped garden features lawns, vibrant flower borders, and a variety of mature trees, creating a picturesque backdrop for outdoor living.

The property's entrance is equally as impressive as its interior, with a sweeping in and out driveway providing convenience and plenty of off-road parking for multiple vehicles. This is a true luxury, ensuring that you and your visitors never have to worry about finding a parking space.

Moreover, this remarkable property includes a detached self-contained coach house, perfect for accommodating guests or as a convenient annex. The coach house boasts its own lounge and fitted dining kitchen, along with two beautifully appointed bedrooms and a luxury bathroom. This additional dwelling offers endless possibilities, whether it be for multi-generational living, a home office, or a potential rental income.

In conclusion, this prestigious property harmoniously combines luxurious living spaces with a magnificent outside sanctuary. With its enchanting garden and detached coach house, this property presents a rare opportunity to acquire a versatile and spacious family residence in a sought-after semi-rural location.

Council Tax band: F

Tenure: Freehold





Entrance Porch

Approached via a UPVC double glazed entrance door, tiled floor, UPVC double glazed windows to either side. Further door leading to Hallway.

Hallway

Feature bamboo flooring, single panelled radiator, original cornice style ceiling, staircase, to first floor landing, door leading into Lounge.

Lounge

The principal front reception room with a UPVC double ledged glazed window to the front elevation. The focal point of the room is a multi fuel stove with feature stone fireplace surround and matching hearth, double radiator, built-in meter cupboard. Door leads into conservatory. Further door into in the Inner hallway..

Conservatory

UPVC double glazed construction with UPVC double glazed windows, UPVC double glazed polycarbonate roof, vinyl floor covering and UPVC double glazed door to garden.

Inner Hallway

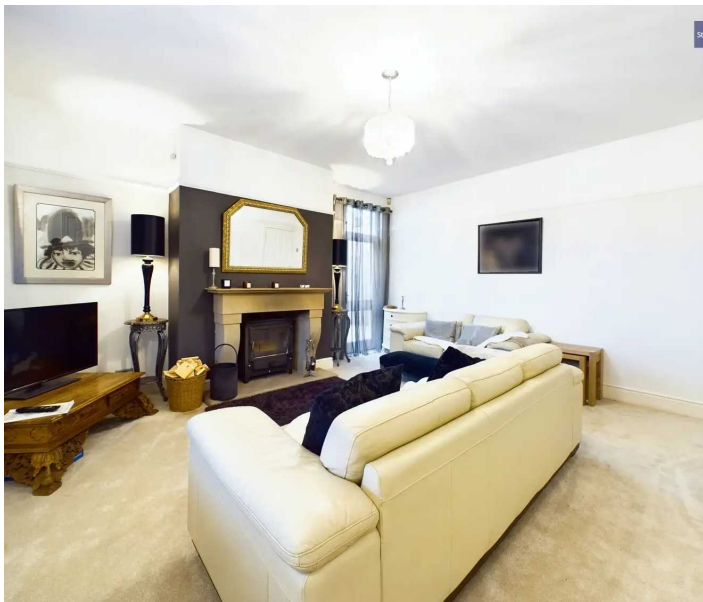
Luxury vinyl floor tiles, radiator. Under stairs storage cupboard.

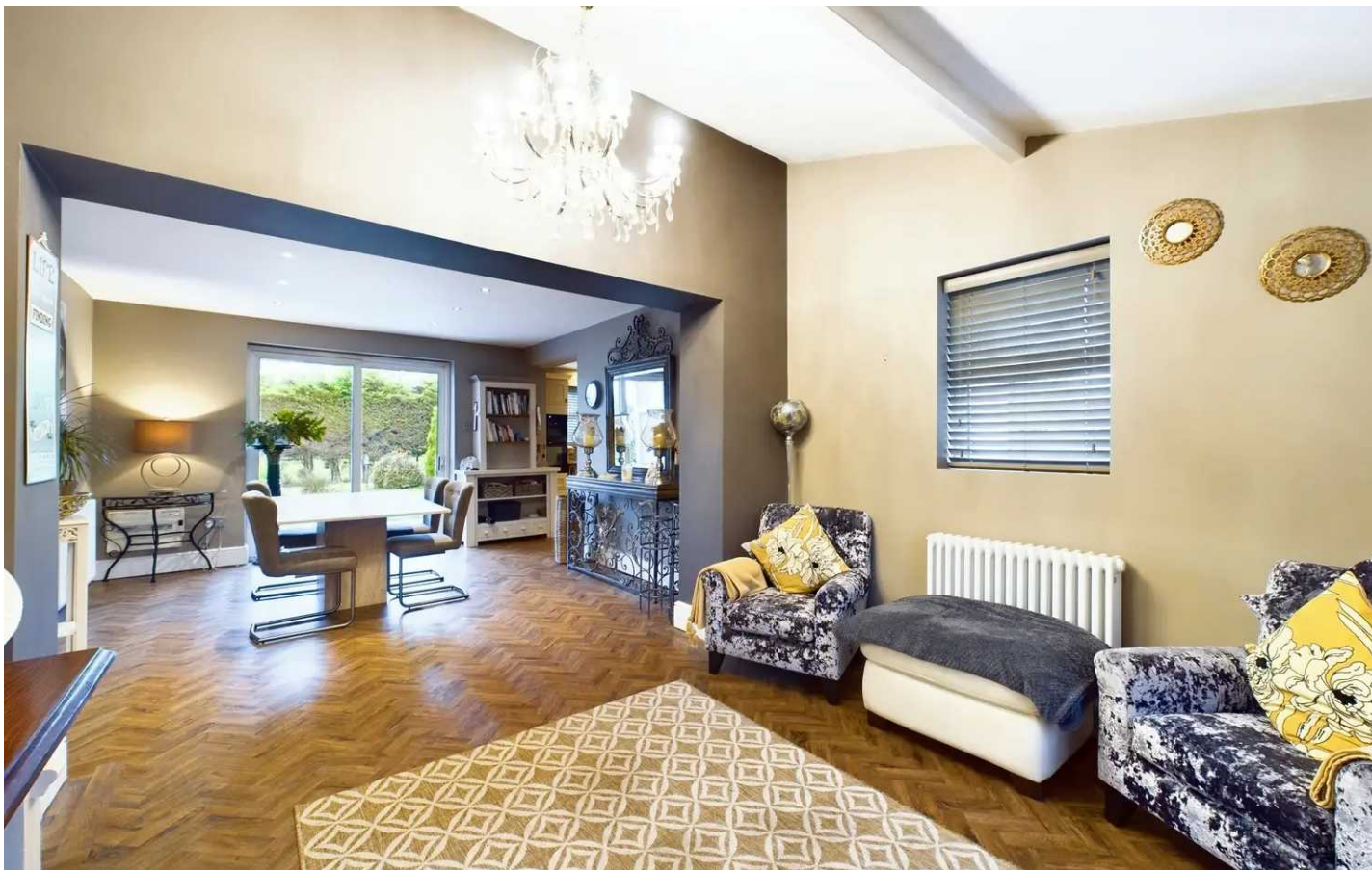
WC

Fitted with a two piece suite, comprising wash and basin with storage beneath and low flush WC. Wall mounted heated towel rail, luxury vinyl floor tiles and a UPVC double opaque glazed window to the side elevation.

Living Room / Study / Bedroom

A versatile room, which could be used as an additional reception room, study or ground floor bedroom. UPVC double leading glazed window to the front elevation, radiator, original cornice style ceiling and feature living flame coal effect gas fire set in cast-iron grate.





Dining Room

Luxury vinyl floor tiles, radiator, ceiling with recessed spotlights, uPVC double glazed sliding patio doors to garden. Opening into Kitchen and opening into Reception Entrance Hall.

Kitchen

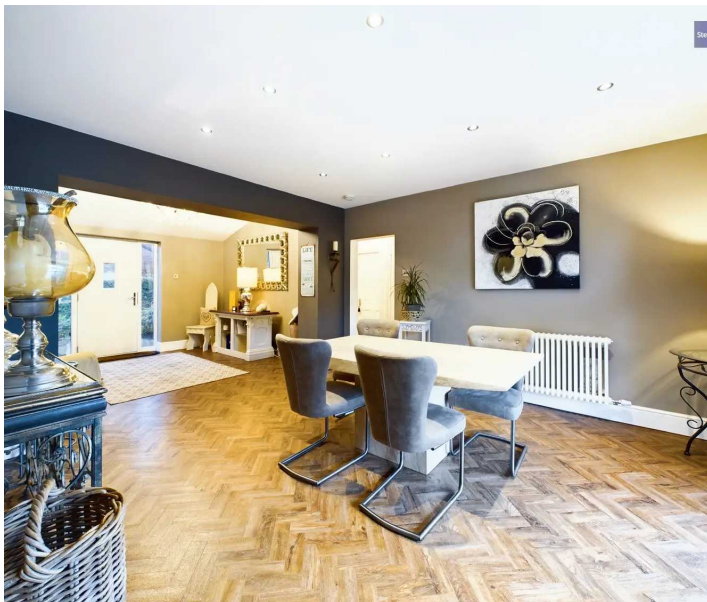
Fitted with a bespoke Michael Bond kitchen with base and eye level units with the granite worktops. One and a half bowl single drainer sink with mixer tap, built-in Neff double electric oven and five ring gas hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, pull-out larder unit, two skirting board heaters. Luxury vinyl floor tiles, door leads into Utility Room.

Utility Room

Plumbed for automatic washing machine and shelving. Wall mounted combination boiler and UPVC double glazed window to the side elevation.

Reception Entrance Hall

This side Reception Entrance Hall has been extended to the property to create an additional Reception Hallway which is open plan to the Dining Room with Luxury floor tiles, radiator, uPVC double glazed window to rear. Double glazed composite door with double glazed windows either side leading onto the driveway.





Entrance Porch

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Hallway

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Lounge

The principal front reception room with a UPVC double leaded glazed window to the front elevation. The focal point of the room is a multi fuel stove with feature stone fireplace surround and matching hearth, double radiator, built-in meter cupboard. Door leads into conservatory. Further door into in the Inner hallway..

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Inner Hallway

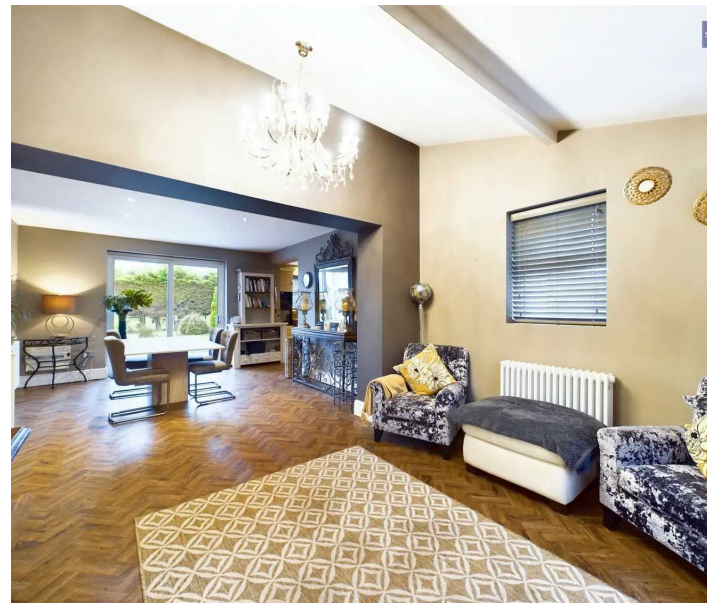
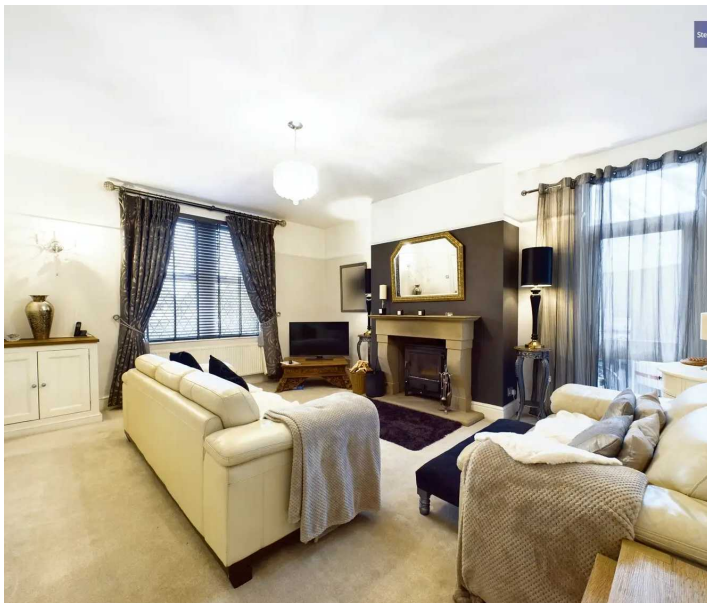
Luxury vinyl floor tiles, radiator. Under stairs storage cupboard.

WC

Fitted with a two piece suite, comprising wash and basin with storage beneath and low flush WC. Wall mounted heated towel rail, luxury vinyl floor tiles and a UPVC double opaque glazed window to the side elevation.

Living Room / Study / Bedroom

A versatile room, which could be used as an additional reception room, study or ground floor bedroom. UPVC double leading glazed window to the front elevation, radiator, original cornice style ceiling and feature living flame coal effect gas fire set in cast-iron grate.





First Floor Landing

UPVC double glazed window to the front elevation, cornice style ceiling, radiator, access to the loft and UPVC double glazed window to the rear elevation.

Bedroom 1

UPVC double leaded glazed window to the front elevation, built-in wardrobes, radiator. Door into En-Suite.

En Suite

Fitted with a three-piece suite comprising walk-in shower enclosure, pedestal wash hand basin and low flush WC. Full height tiling to all walls, tiled floor, heated towel rail and a UPVC double opaque glazed window to the side elevation.

Bedroom 2

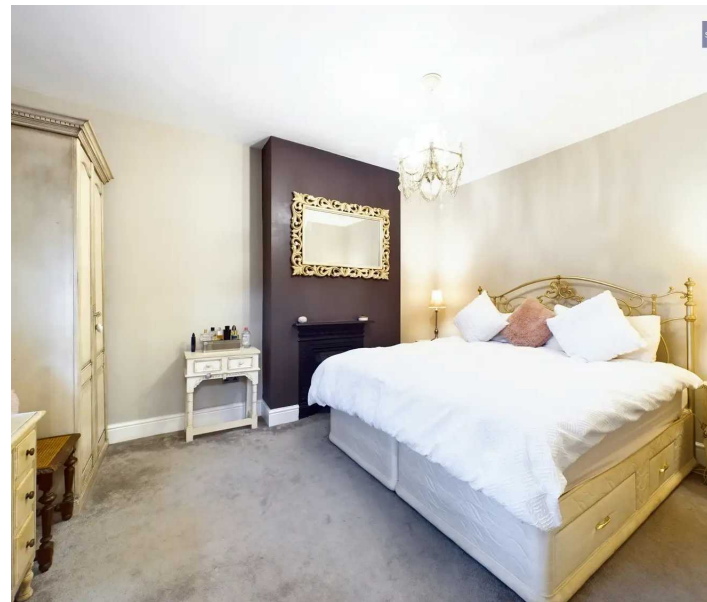
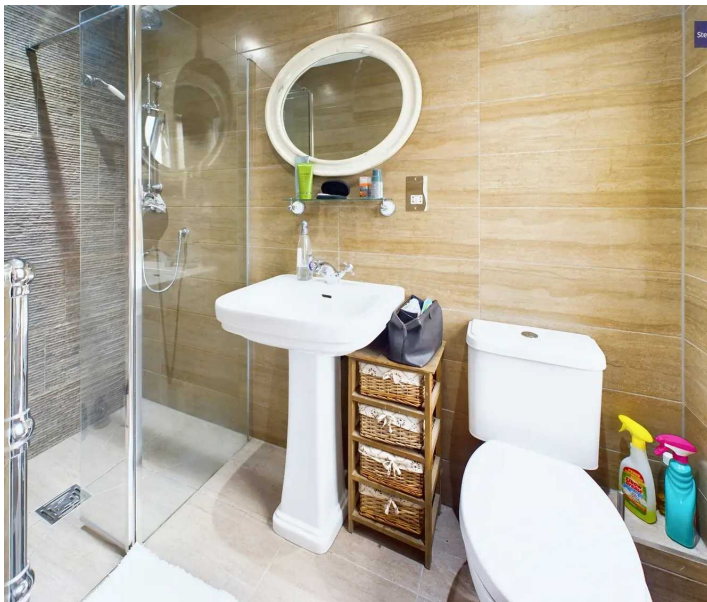
UPVC double leaded glazed window to the front elevation, double panelled radiator and a feature ornamental, cast-iron open grate fireplace.

Bedroom 3

UPVC double glazed window to the side and rear elevations respectively, single panel radiator and built-in wardrobe with hanging rails.

Bathroom

Fitted with a luxury four piece suite comprising walk-in tiled shower enclosure, panelled bath, pedestal wash hand basin and low flush WC. Full height tiling to all walls, tiled floor, heated towel rail/radiator. UPVC opaque double glazed window





First Floor Landing

UPVC double glazed window to the front elevation, cornice style ceiling, radiator, access to the loft and UPVC double glazed window to the rear elevation.

Bedroom 1

UPVC double leaded glazed window to the front elevation, built-in wardrobes, radiator. Door into En-Suite.

En Suite

Fitted with a three-piece suite comprising walk-in shower enclosure, pedestal wash hand basin and low flush WC. Full height tiling to all walls, tiled floor, heated towel rail and a UPVC double opaque glazed window to the side elevation.

Bedroom 2

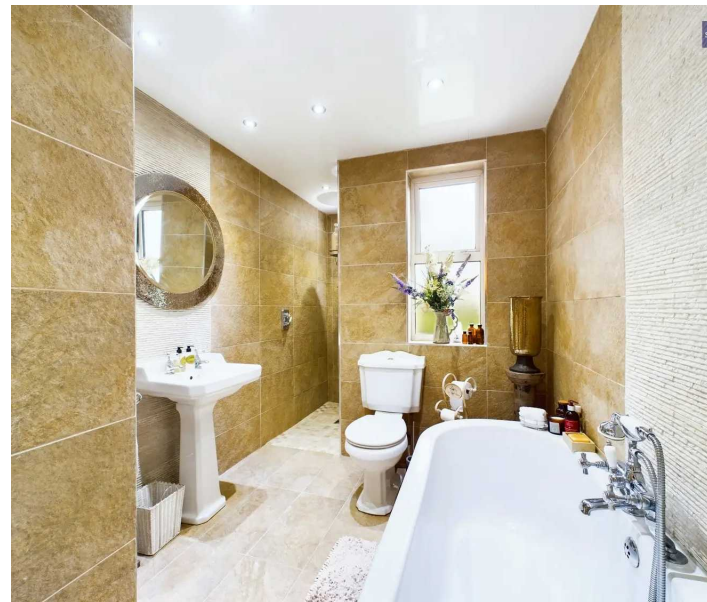
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Coach House

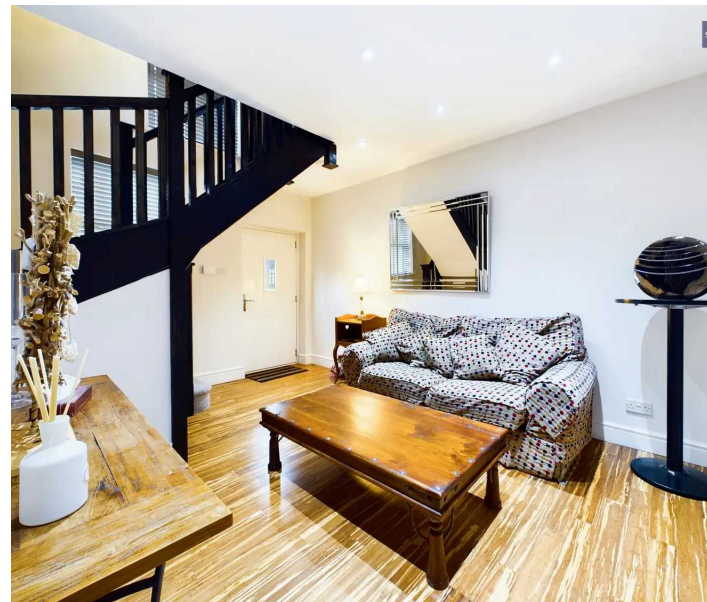
Detached self-contained coach house, perfect for accommodating guests or as a convenient annex. The coach house boasts its own lounge and fitted dining kitchen, along with two beautifully appointed bedrooms and a luxury bathroom. This additional dwelling offers endless possibilities, whether it be for multi-generational living, a home office, or a potential rental income. Extensive alterations to the original outbuilding / Coach House including installation of new first floor windows, use as altered as ancillary living accommodation and refurbished in 2015 in compliance with Building Regulations.

Lounge

Approached via a double glazed entrance door with bamboo flooring, UPVC double glazed window, double radiator, ceiling with recess spotlights and return staircase leads to first floor. Door leads into Dining Kitchen.

Dining Kitchen

Fitted with a matching range of modern base and eye level units with worktops, single drainer stainless steel sink unit with mixer tap. Built-in electric oven with four ring electric hob and extractor hood over. Integrated dishwasher, feature bamboo flooring, double radiator, built-in storage cupboard housing the meters and additional storage cupboard housing the gas central heating boiler. UPVC double glazed window, door leads outside.





Gallery Landing

Feature gallery landing with beamed ceiling, double radiator and a UPVC double glazed window. The following rooms lead off;

Bedroom 1

UPVC double glazed window to the front elevation, double radiator and feature beamed ceiling.

Bedroom 2

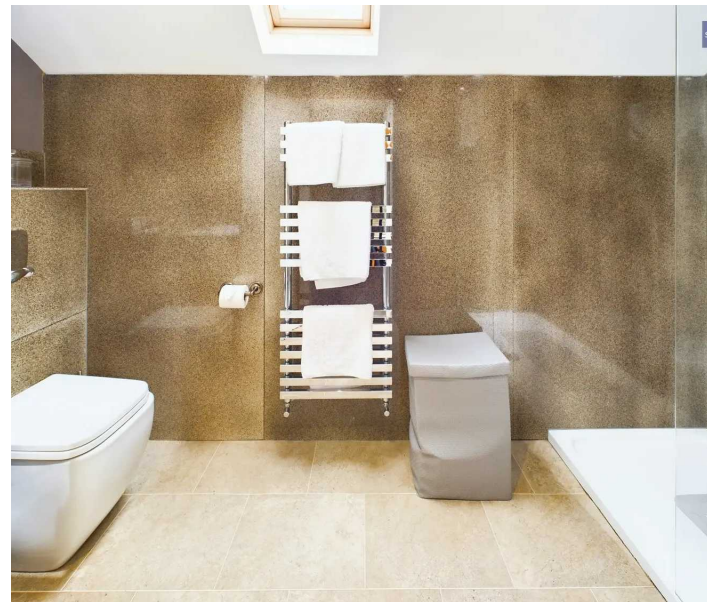
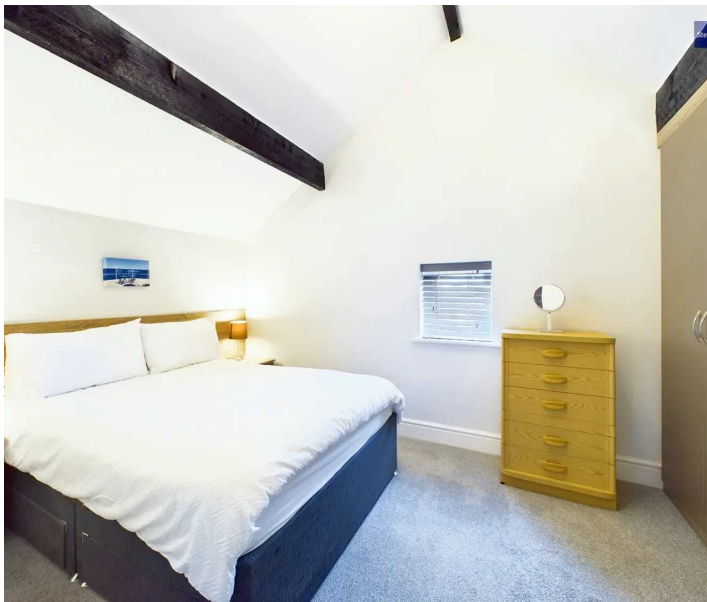
UPVC double glazed window, double radiator and fitted with a range of built-in wardrobes. Feature beams ceiling.

Bathroom

Stylish three-piece suite, comprising shower enclosure, wash hand basin with storage under and low flush WC, tiled walls, heated towel rail and Velux window.

Office / Workroom

A versatile room, which is attached to the Coach House and is currently used as a Laundry Room with plumbing for automatic washing machine, radiator and wash and basin. This room can be utilised as either an office, Laundry Room or additional work room.







GARDEN

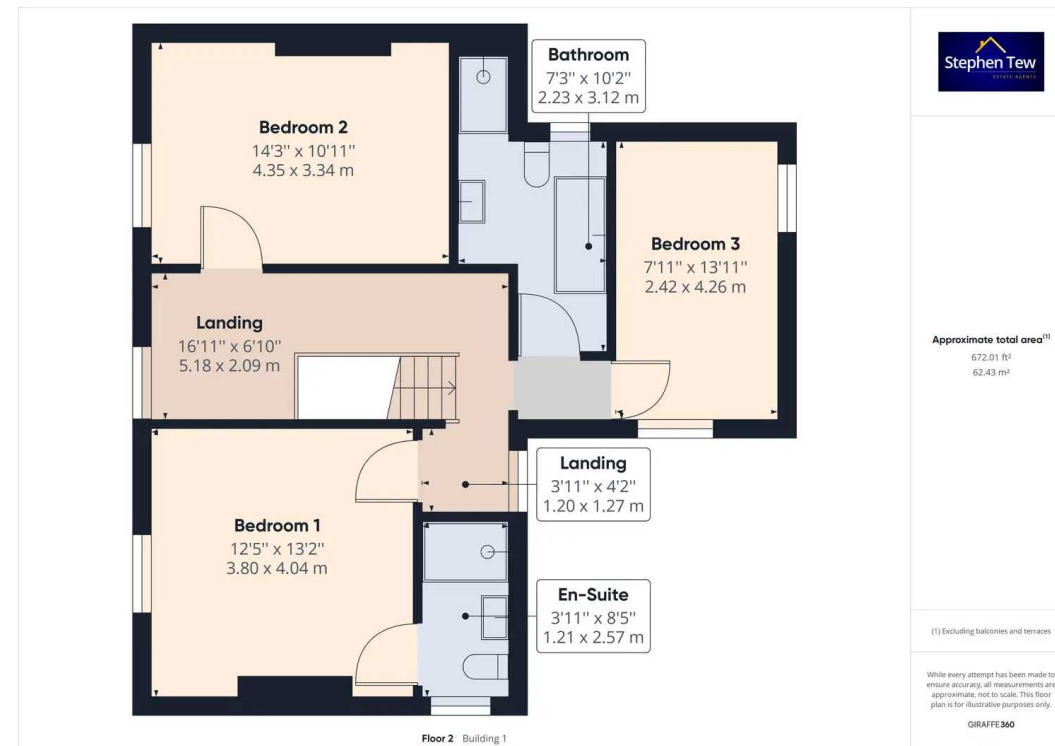
Externally, this exceptional property boasts a truly enchanting outside space. The generous south-west facing garden is a haven of tranquility, providing the perfect setting for alfresco dining and entertaining. Landscaped garden features lawns, vibrant flower borders, and a variety of mature trees, creating a picturesque backdrop for outdoor living. Sweeping in and out driveway providing ample off-road parking for multiple vehicles.

OFF ROAD

6 Parking Spaces

The property also features a sweeping in and out driveway, providing convenience and plenty of off-road parking for multiple vehicles. This is a true luxury, ensuring that you and your visitors never have to worry about finding a parking space.







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