



ESTATE AGENTS • VALUER • AUCTIONEERS



1 Lowther Terrace, Lytham

- Stunning Period Family House
- Views of Lowther Gardens & the Green
- Three Reception Rooms
- Superb Family Dining Kitchen
- Lower Ground Floor Granny Flat
- Three 1st Fl Bedrooms & Three Baths/WC
- Three 2nd Fl Bedrooms & Shower/WC
- Utility Room & Cloaks/WC
- Landscaped Walled Gardens
- Double Garage & Private Off Rd Parking

£1,495,000

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



www.johnardern.com



1 Lowther Terrace, Lytham

GROUND FLOOR

Approached through four original stone steps with wrought iron balustrade.

VESTIBULE ENTRANCE

1.98m x 1.65m (6'6 x 5'5)

Approached through an outer door with upper obscure leaded fan light. Original tiled floor. Cast iron period radiator. Feature original inner door with attractive stained glass work and leaded lights and matching surrounding panelling.

ENTRANCE HALL

Superb central hallway with polished solid wood floor. Corniced ceiling and central archway. Turned staircase leads off with matching polished wood spindled balustrade. Side double glazed obscure window with stained glass work and leaded lights. Two period cast iron radiators.



CLOAKS/WC

2.31m x 2.08m (7'7 x 6'10)

With part wood panelled walls. Two piece white Heritage suite comprises: Pedestal wash hand basin with gold plated mixer tap. Low level WC. Obscure double glazed sash window. Heated towel rail with centre cast iron radiator. Ceiling halogen downlights. Double doors reveal a large cloaks store cupboard with side open shelving.



SITTING ROOM

6.10m x 4.83m (20' x 15'10)

Extremely well appointed principal reception room. Stone dressed bay window with inset double glazed units and side opening lights enjoys elevated views looking over the front garden with mature trees beyond bordering Lowther Gardens and having side discreet views looking over the green with the Ribble Estuary beyond. The focal point of the room is a solid wood carved fire place with inset cast iron features and gas coal effect living flame fire with raised tiled hearth. Part solid wood panelled walls. Three contemporary cast iron radiators. Corniced ceiling with centre rose. Wired for wall lights



DINING ROOM

4.83m x 4.80m (15'10 x 15'9)

Approached through double opening hardwood doors with inset bevel edged glazed panels from the hall. Matching solid wood floor. Two double glazed replacement sash windows overlooks the front elevation. The focal point of the room is a raised log effect remote controlled gas living flame fire with marble surround. Two cast iron radiators. Corniced ceiling and centre rose. Wired for wall lights





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MORNING ROOM

4.83m x 4.32m (15'10 x 14'2)

Nicely appointed third reception room with matching solid wood polished floor. Double glazed side sash window overlooks the side landscaped gardens. Cast iron radiator. Corniced ceiling and centre rose. Double opening glazed doors give access to:



DINING-KITCHEN

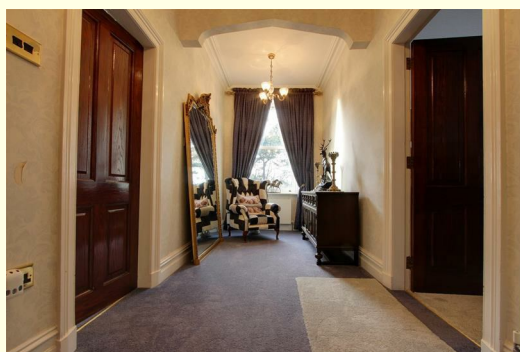
8.28m x 5.36m (27'2 x 17'7)

Stunning FAMILY dining kitchen. Porcelain floor tiles with electric underfloor heating. Double glazed windows enjoy superb views looking over the front, side and rear elevations and having central double opening doors with a 'Juliet balcony'. Front French door leads onto the raised wrought iron balcony with spiral staircase to the side gardens. Superb 'Applethwaites' handmade kitchen with granite working surfaces with inset twin bowl stainless steel sink unit with moulded granite draining board and Quooker instant boiling water tap. Matching island unit with raised glass topped breakfast bar with four stools. Discreet downlighting. Built in appliances comprise: Fisher & Paykel stainless steel cooking range with twin electric automatic double ovens. Five ring gas hob and central electric hob. Britannia stainless steel and curved glazed illuminated extractor canopy above. Integrated Miele dishwasher. Miele coffee machine. Siemens built in microwave oven and LG American style double opening fridge freezer with cold water tap and ice. Built in wine chiller fridge. Adjoining freezer. Corniced ceiling with halogen downlights. Three wall mounted contemporary radiators. Provision for wall mounted television.



FIRST FLOOR LANDING

Approached from the previously described turned staircase leading to the central landing with matching side leaded stained glass obscure double glazed window giving further light to the hall, stairs and landing. Front double glazed sash window enjoys superb views looking towards LOWTHER GARDENS. Two panel radiators and separate contemporary radiator. Continuing spindled turned staircase to the second floor.





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MASTER BEDROOM SUITE

6.10m x 4.75m (20' x 15'7)

Extremely well appointed principal double bedroom. Stone dressed bay window with inset double glazed panels enjoys magnificent views looking over Lowther Gardens but also discreet side views over 'The Green' with the Ribble Estuary beyond and Southport and the Welsh Hills in the back ground. Two wall mounted contemporary radiators. Corniced ceiling and centre rose. Original tiled inset cast iron fire place with white surround and over mantle and tiled hearth. Central arch leads through a 'walk through' dressing room with fitted wardrobes and sliding doors. Panel radiator. Double glazed obscure sash window.



EN SUITE SHOWER ROOM/WC

3.12m into shower x 2.57m (10'3 into shower x 8'5)

Porcelain floor and wall tiles. Four piece modern white suite comprises: step in double shower compartment with a plumbed over head shower and body jets together with hand shower. Pivoting outer door. Matching twin vanity wash hand basins with chrome mixer tap and illuminated mirror fronted medicine cabinets above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Inset panel radiator. Obscure double glazed sash window. Ceiling LED downlights and extractor fan.



BEDROOM SUITE TWO

5.36m x 5.11m (17'7 x 16'9)

Second well proportioned double bedroom. Part vaulted ceiling with two Velux double glazed roof lights. Principal double glazed sash window overlooks the rear elevation. Two panel radiators. Range of fitted whitewood wardrobes. Ceiling halogen downlights. Access into the side roof void for further storage.



EN SUITE SHOWER ROOM/WC

3.12m into shower x 0.91m (10'3 into shower x 3')

Ceramic floor and part wall tiles. Three piece modern white suite comprises: tiled step in shower compartment with a plumbed shower and separate hand shower and pivoting outer door. Vanity wash hand basin with cupboards beneath and chrome mixer tap and illuminated mirror fronted cabinet above. The suite is completed by a low level WC. Ceiling halogen downlights and extractor fan. Further ceiling Velux pivoting double glazed roof light.

BEDROOM THREE

4.88m x 4.78m (16' x 15'8)

Large third double bedroom. Two matching double glazed sash windows overlook the front elevation with discreet side views looking towards Lytham Green and the Estuary. Two cast iron radiators. Range of fitted modern wardrobes with matching knee hole dressing table/computer desk with double glazed opening window above overlooking the rear elevation. Further range of drawers and open shelving. Corniced ceiling. Period inset tiled fireplace with white marble surround and over mantle. Corniced ceiling.



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PRINCIPAL BATHROOM/WC

3.15m x 2.06m (10'4 x 6'9)

With ceramic floor and wall tiles. Modern white period style suite comprises: Deep tiled panelled bath with centre gold plated mixer taps and hand shower. 'Traditional English' pedestal wash hand basin and low level WC. Mirror fronted medicine cabinet. Heated towel rail with centre cast iron radiator. Two obscure double glazed windows. Ceiling halogen downlights.

SECOND FLOOR

Approached from the continuing turned staircase with spindled balustrade.

CENTRAL LANDING

4.34m x 3.43m (14'3 x 11'3)

With matching spindled balustrade and wall decoration. Pivoting Velux double glazed roof light. Double panel radiator.

SHOWER ROOM/WC

2.13m into shower x 2.13m (7' into shower x 7')

Ceramic floor and wall tiles. Electric under floor heating. Four piece modern white suite comprises: tiled step in double shower compartment with a plumbed shower and body jets and separate hand shower with pivoting outer door. Pedestal wash hand basin with chrome mixer tap and illuminated mirror above. The suite is completed by a low level WC and adjoining bidet. Chrome heated ladder towel rail. Separate panel radiator. Ceiling LED downlights. Obscure double glazed sash outer window.



BEDROOM FOUR

4.75m x 4.72m (15'7 x 15'6)

At present used as a study but originally intended as a double bedroom. Double opening double glazed doors with integral blinds open onto a timber decked balcony with wrought iron balustrade and superb views looking over the front elevations. The room has double panel radiator. Telephone and television sockets.



BEDROOM FIVE

4.83m x 4.34m (15'10 x 14'3)

Fifth double bedroom with double glazed sash window overlooks the rear elevation. Double panel radiator. Access to loft via a folding ladder.



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BEDROOM SIX/GYM

4.83m x 4.80m (15'10 x 15'9)

Originally a sixth double bedroom at present being used and furnished as a gym and having two double glazed windows overlooking the front and rear elevations. Fitted wall mirrors and provision for wall mounted television. Double panel radiator.



TRUNK STORE/ROOM

2.03m x 2.01m (6'8 x 6'7)

Very useful store room leading off the second floor landing. Fitted range of cupboards.

LOWER GROUND FLOOR ANNEX

Approached from a staircase leading from the main hall and also having a self contained private entrance from a rear walled enclosed patio. Comprising:

ENTRANCE HALL

5.18m x 1.35m (17' x 4'5)

Approached from the uPVC obscure double glazed outer door and adjoining wide staircase from the first floor. Panel radiator. Useful store cupboard. Integral door leads into the double garage.

UTILITY ROOM

3.40m x 2.95m (11'2 x 9'8)

Range of wall and floor mounted cupboards and drawers. Turned laminate working surface. Large Belfast sink with chrome mixer taps. Plumbing facilities for automatic washing machine and tumble dryer. Two wall mounted Ferroli central heating boilers with adjoining programmer control. Double panel radiator. Cupboard with insulated hot water cylinder.

INNER HALL

4.95m x 2.59m (16'3 x 8'6)

('L' shaped measurements) Side double glazed sash window. Under stair store cupboard. Accommodation comprising:

LOUNGE

5.94m x 4.72m (19'6 x 15'6)

with two sash windows looking onto the front and side gardens. Two double panel radiators.



KITCHEN

5.26m x 1.96m (17'3 x 6'5)

Well fitted kitchen with a range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Concealed downlighting. Corner carousel. Built in Neff appliances comprise: Automatic electric oven. Four ring gas hob. Stainless steel illuminated extractor canopy above. Ceiling downlights and automatic extractor fan. Panel radiator.



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BEDROOM

4.78m x 4.75m (15'8 x 15'7)

Good sized double bedroom. Double glazed sash window looks over the front gardens. Double panel radiator.



SECOND UTILITY ROOM

2.87m x 1.27m (9'5 x 4'2)

With wall and floor cupboards. Turned laminate working surfaces. Plumbing facilities for automatic washing machine. Panel radiator. Alpha central heating boiler.

BATHROOM/WC

3.40m x 2.03m (11'2 x 6'8)

With part ceramic tiled walls. Four piece modern white suite comprises: panelled bath. Step in tiled shower compartment with a Mira plumbed shower. Pedestal wash hand basin. Low level WC. Obscure double glazed sash window. Panel radiator. Wall mounted extractor fan.



PATIO GARDEN

Enclosed walled patio with Indian stone flagged floor and raised corner stone dressed flower bed and outside lighting. Approached from illuminated pathway from the main rear gardens.

OUTSIDE

To the front of the property there is a delightful mature lawned garden with well stocked shrub and flower borders. Stone partly raised pathway leading to the entrance.



CENTRAL ENCLOSED GARDEN

16.66m x 12.19m (54'8 x 40')

Laid for ease of maintenance with stone dressed pathways and raised circular sun terrace with ornamental koi pond and waterfall. Raised stone dressed flower beds with a variety of shrubs and plants. External lighting and hot and cold garden taps. Reclaimed cobbled driveway approached through electric wrought iron sliding gate from the service road giving excellent off road parking and turning point and leading directly to the DOUBLE GARAGE.

Note: From the garden there is a spiral staircase leading to the first floor wrought iron balcony (11' x 6'6)



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INTEGRAL DOUBLE GARAGE

8.00m x 5.00m (26'3 x 16'5)

Approached from an electrically operated up & over door and having integral door leading to the lower ground floor entrance hall. Three double glazed obscure sash windows. Power and light supplies connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from two Ferroli boilers serving panel radiators and domestic hot water. The annex on the lower floor has its own separate central heating system from an Alpha gas central heating boiler again serving panel radiators.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED sash windows.

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 F

LOCATION

This superb period semi detached property was originally constructed in the 1860's and has in the last 17 years been the subject of a total modernisation plan and offers superior family accommodation with the added benefit of a lower ground floor self contained granny flat annex.

The property enjoys a stunning location directly facing the mature woodland bordering Lowther Gardens and having views looking to the side over LYTHAM GREEN and the Ribble Estuary. The property is situated within just a short stroll through to the centre of Lytham with it's well planned shopping facilities and amenities.

It cannot be too highly stressed that an internal and external inspection is strongly advised to fully appreciate the very well planned and carefully maintained accommodation which is a credit to the present owners.



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, lythamstannespropertynews.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 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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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 Nov 2017



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6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455

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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		
England & Wales	44	75
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	37	69
EU Directive 2002/91/EC		



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