

**Puddle House  
Singleton  
Poulton-Le-Fylde  
Lancashire  
FY6 8LA**



BLACKPOOL - 3 MILES

PRESTON 12 MILES

A traditional detached farmhouse together with a range of traditional farm buildings set in a quiet location with land available by negotiation. Being close to Blackpool and circa 5 miles from Junction 3 of the M55 the property is in commuting distance of Preston and Manchester.

**Guide Price: £575,000**

*(Land available by negotiation)*

**Viewing:** Strictly by appointment through the Agents.

**Joint Selling Agents:**

Richard Turner & Son  
14 Moss End Business Village,  
Crooklands, Milnthorpe,  
Cumbria, LA7 7NU.  
Tel: 015395 66800.  
[www.rturner.co.uk](http://www.rturner.co.uk)

Butson Blofeld  
1 Vicarage Road,  
Poulton-Le-Fylde, Blackpool,  
Lancashire, FY6 7BE.  
Tel: 01253 894 494.  
[www.butsonblofeld.co.uk](http://www.butsonblofeld.co.uk)

**Location:**

The property is located at the end of a private road off Puddle House Lane to the north of Fairfield Road, to the east of Hardhorn, approximately 1 mile southeast of Poulton le Fylde.

**Description:**

A traditional detached farmhouse of brick construction under a slate roof, with a private access. All well maintained house providing generous family accommodation with light, airy and spacious rooms.

The accommodation, which benefits from double glazing throughout and oil-fired central heating comprises:-

**Ground Floor:**

**Entrance hall** with stairway and doors leading to:-

**Lounge** Fireplace with chimney lined for log burner installation.  
3.99m x 3.65m (13'1" x 12'0")

**Sitting Room** Fitted cupboards and side board, log burner and under stair cupboard.  
4.85m x 4.50m (15'11" x 14'9")



*Sitting Room*



*Lounge*

**Kitchen** Rear entrance, tile floor, fitted units and Country Chef Propane cooker.  
4.27m max x 4.16m (14'0" max x 13'8")

**Utility Room** Fitted cupboards and electricity meter.  
3.99m max x 3.04m (13'1" x 10'0")



*Kitchen*



*Utility Room*

**Utility Room** Central heating boiler.  
3.00m x 1.84m (9'10" x 6'0")

**First Floor:**

Landing leading to:-

**Front Bedroom 1** Master, double with TV and telephone points  
4.52m max x 3.68m (14'10" max x 12'1")

**Front Bedroom 2** Double with ensuite wash room comprising WC and wash basin.  
4.00m x 3.68m (13'1" x 12'1")



*Front Bedroom 1*



*Front Bedroom 2*

**Rear Bedroom 3** Double with fitted wardrobes.  
3.58m x 3.38m (11'9" x 11'1")

**Rear Bedroom 4** Single with telephone point  
3.00m x 3.00m (9'10" x 9'10")



*Rear Bedroom 3*

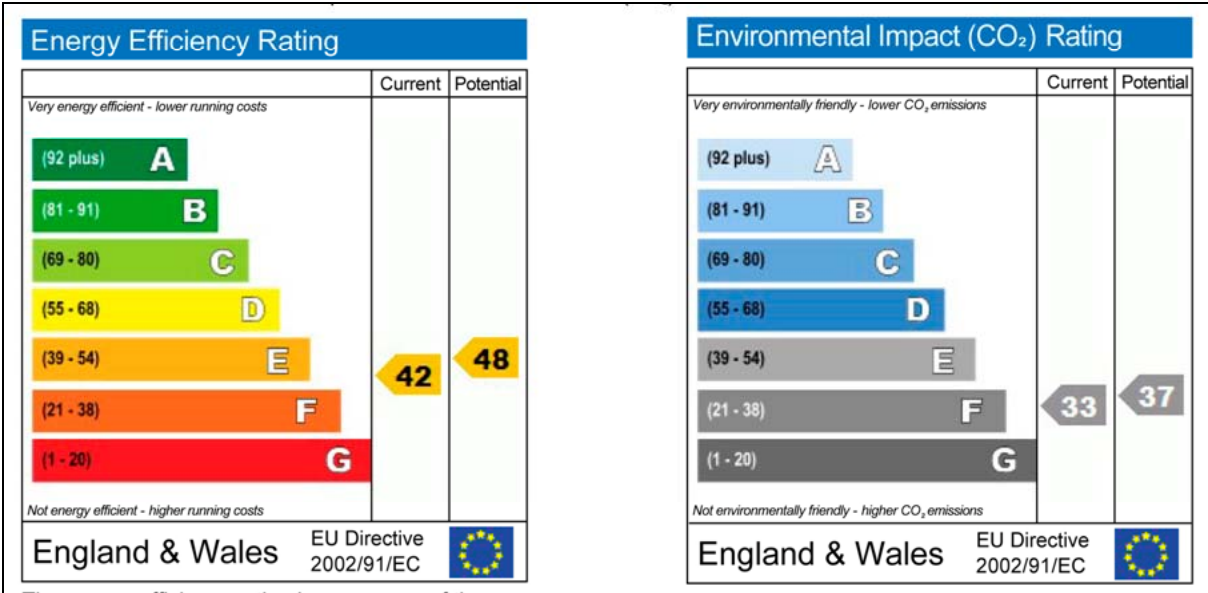


*Rear Bedroom 4*

**Family Bathroom** WC. Wash basin. Bath with central taps. Stand alone shower cubicle.  
3.00m x 3.00m (9'10" x 9'10")

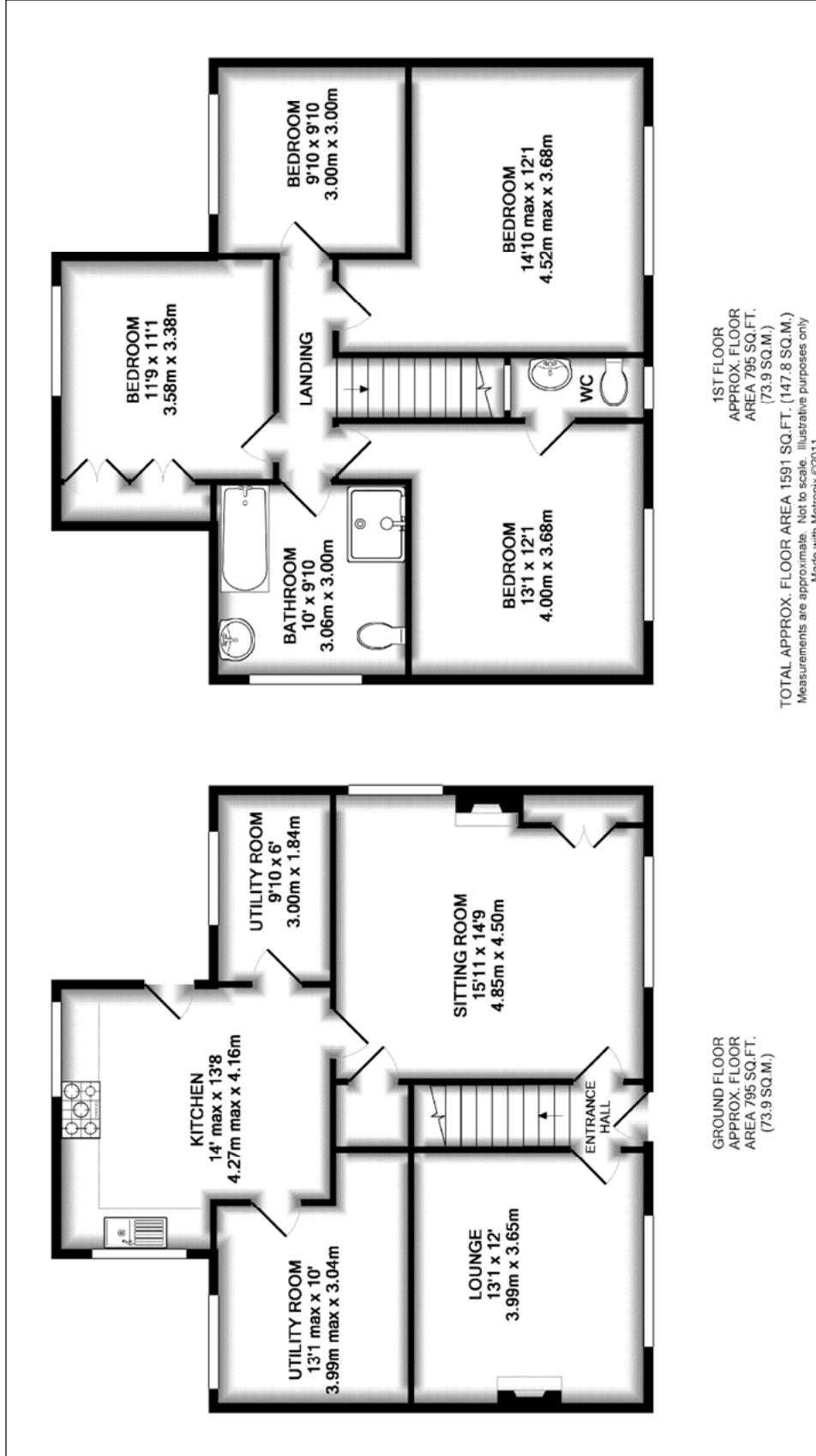
- Services** The property benefits from mains water and electricity and septic tank drainage.
- Outside** Range of traditional farm buildings surrounding concreted yard. Buildings include former milking parlour and dairy, several loose boxes, former shippin and calf shed.
- Land** The property has a large lawn to front, to the side and rear of the house. Additional land may be available by separate negotiation.

**Energy Performance Certificate**

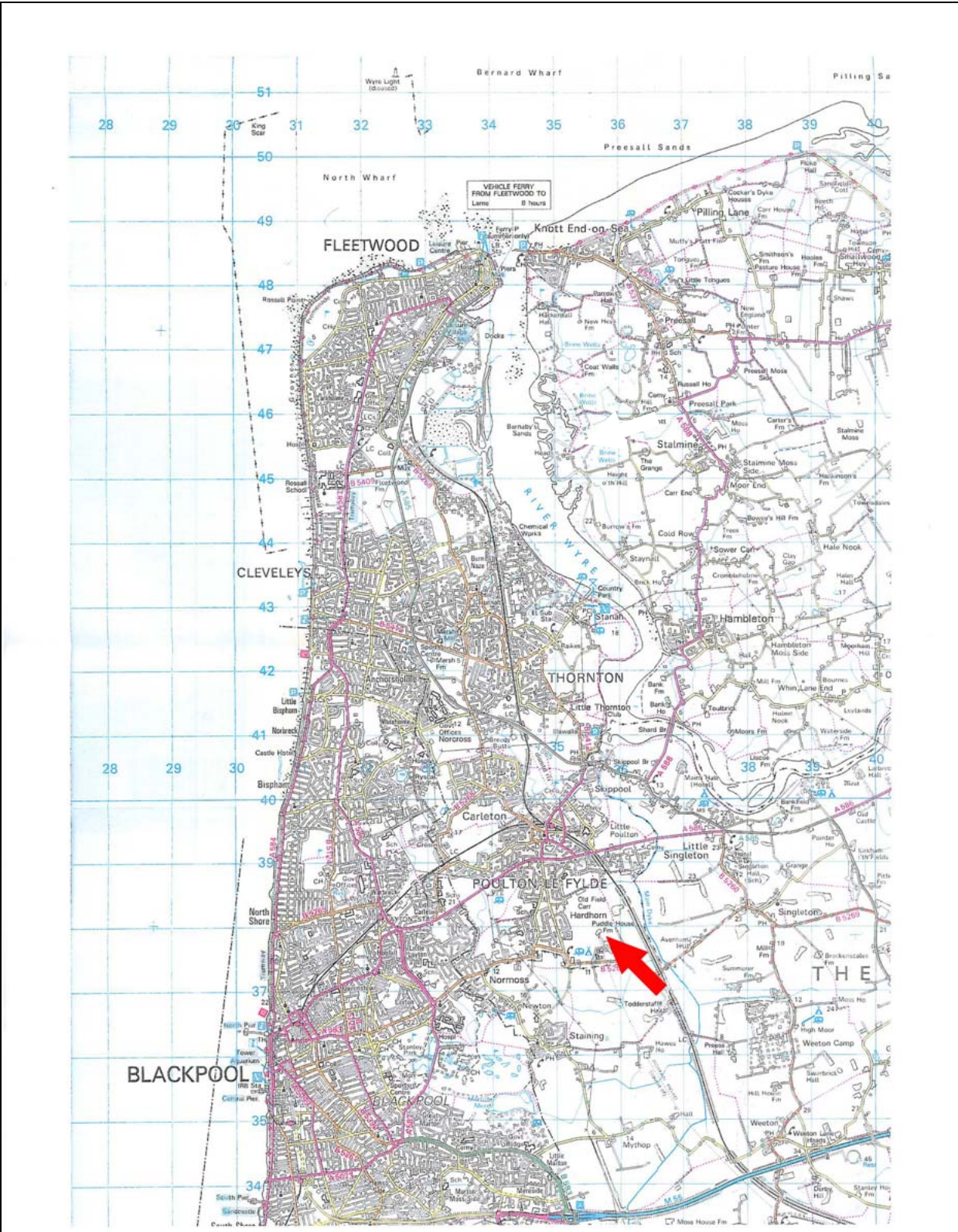


- Council Tax** Rated under band E (verbal enquiry only, Wyre Borough Council).
- Viewing** Strictly by appointment through the Agents.
- Tenure** Freehold and vacant possession will be given on completion.

## Floor Plans



## Location Plan



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