



Islay Road, Lytham St Annes, FY8 4AD

O.I.R.O. £2,500,000







## Islay Road, Lytham St Annes, FY8 4AD

Offers in the region of £2,500,000



6 Bedrooms



4 Bathroom

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- Incredible detached home
  - 8/9 reception rooms, 6 bedrooms, 4 bathrooms
  - Including an incredible Principle bedroom suite
  - Fantastic cinema room, games room and gym
  - One of the most prestigious addresses in the area
  - Close to the amenities of Ansdell and Lytham
  - Good access to the main road and motorway network



Highly attractive contemporary home offering oodles of space ideal for a family. Extending to over 5760 sq ft and including a living kitchen, 8 further reception rooms including 3 areas upstairs, 6 bedrooms and 4 bathrooms. The house is set in a plot that offers good levels of privacy and a private driveway. All beautifully presented, this house is a “must see” for all those who are looking for a home with plenty of space in an exclusive location.

Located on the highly sought-after Islay Road in Lytham St Annes, this exceptional address offers the perfect blend of tranquillity and convenience. Set within a peaceful residential area, the property is just moments from Lytham’s vibrant town centre, where an array of boutique shops, stylish cafés, restaurants, and everyday amenities can be found.



The stunning Lytham Green, promenade, and Ribble Estuary are all within easy reach, providing beautiful open spaces for walking, cycling, and enjoying the outdoors. Families will appreciate the proximity to well-regarded local schools, while excellent transport links offer straightforward access to neighbouring towns and the wider Fylde Coast Private Schools in the area include AKS Lytham, Kirkham Grammar School and Rossall School. There is an array of golf courses in the area too, a great pull to many.

Islay Road is regarded as one of the area’s premier locations, known for its quiet surroundings, attractive homes, and close-knit community feel, making it an ideal setting for family living or those seeking a refined coastal lifestyle.

This gorgeous property sits in a spacious plot, cocooned by high hedges and electric gates at the front, giving a feel of privacy.





There is plenty of parking ahead of the double garage and open porch at the front. The substantial front door opens into an impressive entrance hall which has a curved staircase gives a unique feel along with incredible triple height ceilings. The WC and door to the double garage are found off the hall, along with doors to the reception rooms.

The cinema room has a projector and cinema screen along with a super sound system and lighting - ready for the very best movie nights! The games room includes a sound system and offers views out to the rear along with patio doors, great if your guests wish to spill out onto the attractive gardens. There is a large opening to the cinema room and storage/control cupboard.



The gym also has a sound system and French doors ensuring that there are good views out to the gardens whilst you work out to a tune or two! This space could be used to suit the purchasers own requirements. The lounge is a more formal room with a woodburning stove set in an attractive fireplace and views to the front of the property.

The dining kitchen is another stunning room and likely the hub of this beautiful home, a place to gather and enjoy with friends and family alike. A seamless kitchen was fitted by the current vendors and has Gaggenau appliances including combination microwave, oven, steamer, warming drawer and a dishwasher. A Miele induction hob ring has an extractor hood over. There is a point for an American fridge freezer. A Quooker boiling tap is also included. A central island with breakfast bar makes this a highly sociable space.





The dining area is found off the kitchen where there are views over the garden. Large sliding doors open to the rear, again making a great feature for entertaining both outdoors and in. A sound system is found in the dining area ensuring you can create the perfect ambience.

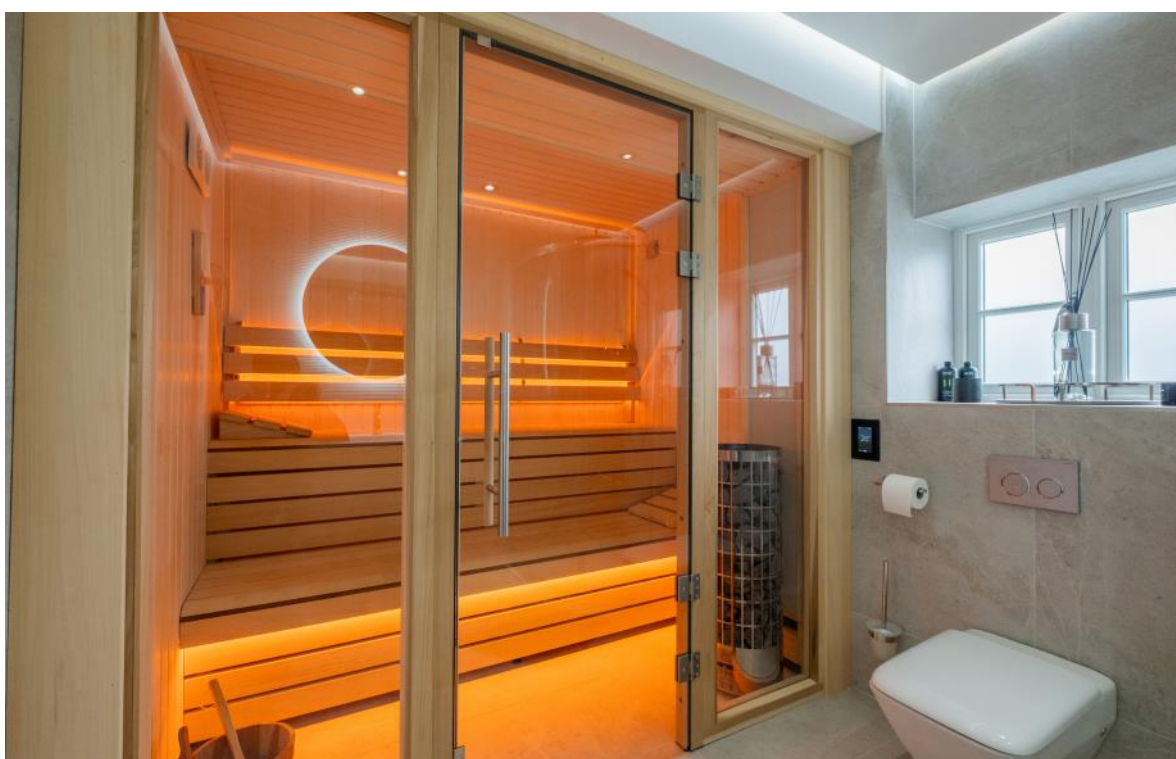
A curved staircase rises to the first floor landing. The principle bedroom suite includes a very generously sized bedroom with doors opening out onto a spacious balcony overlooking the rear gardens. The balcony features composite decking and integrated outdoor lighting. A sound system is found in the bedroom space. The suite also benefits from a built-in sound system and a convenient laundry chute leading directly to the utility room below.



The adjoining dressing area has two walk in wardrobes and fitted storage along with a dressing area. The ensuite bathroom is well appointed with a bath with shower fitting, walk in shower with glass screen, wash basin and a WC.

Bedrooms 2 and 3 are both well proportioned double sized rooms and bedroom 4 /study is currently used as a large study to suite the vendors. The family bathroom on this level includes a walk in shower with glass screen, sauna, WC, wash basin and WC – a super stylish space.





The property benefits from a double garage and a dedicated utility room located off the kitchen, fitted with both a washing machine and dryer. This space also features the laundry chute landing point, providing convenient access from the principal suite above.



There are electronically operated gates and plenty of parking on block paving at the front. The house has good hedge and shrub growth ensuring excellent levels of privacy along with well presented lawned and bedded areas. A brick built pizza oven completes the outdoor space. The perfect spot for al fresco dining and entertaining.



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** There is off street parking for several vehicles both on the driveway and in the garage.

**Construction Type :** Brick with tiled roof

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has / has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Openreach is available in the area

Mobile signal: EE, Vodafone, O2 and Three are available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Fylde Borough Council

**Council Tax:** Band G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** ///inquest.stole.taskbar

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



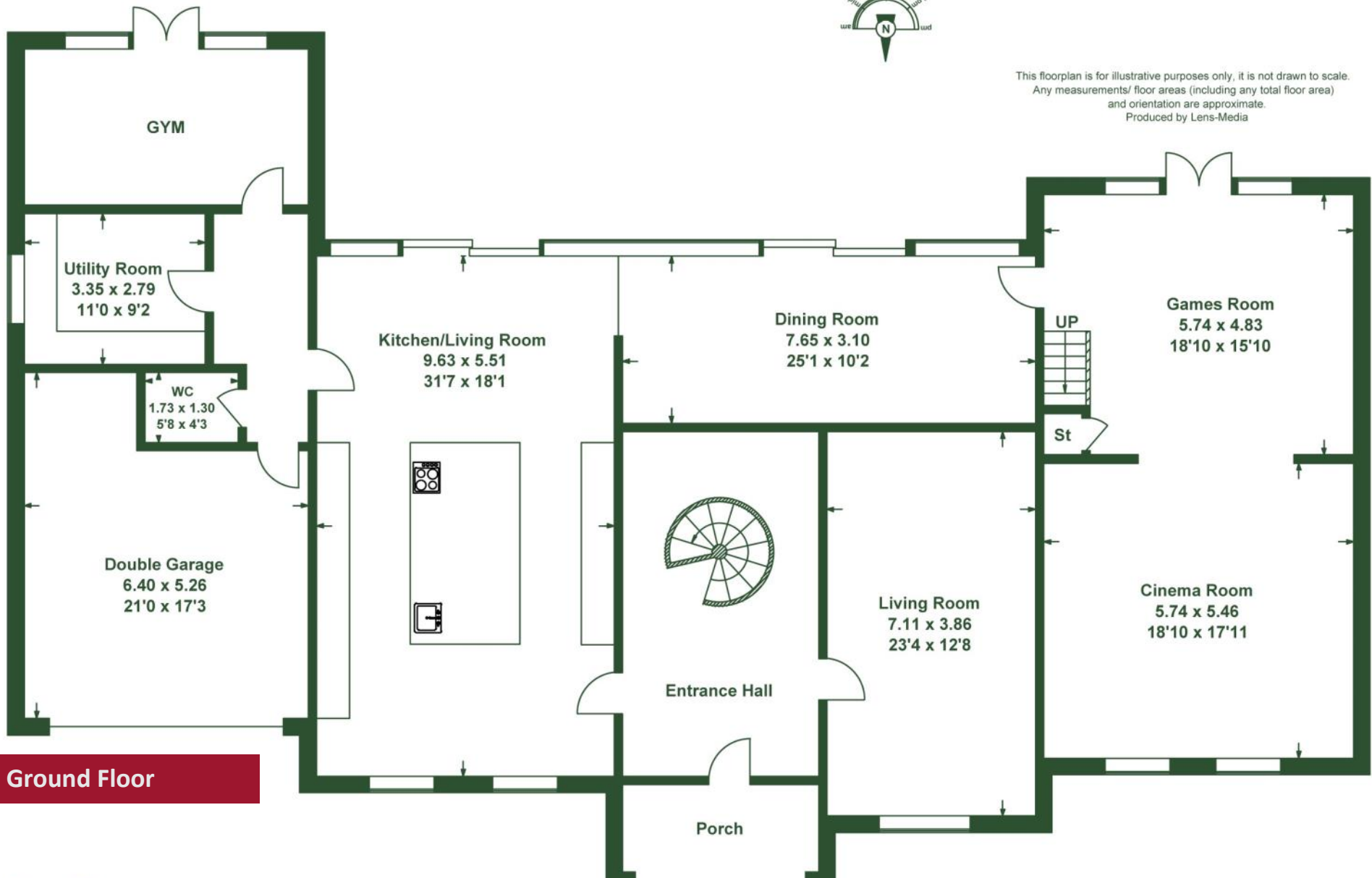
Approximate Gross Internal Area : 234.48 sq m / 2524 sq ft

Garage : 29.07 sq m / 313 sq ft

Total : 263.55 sq m / 2837 sq ft

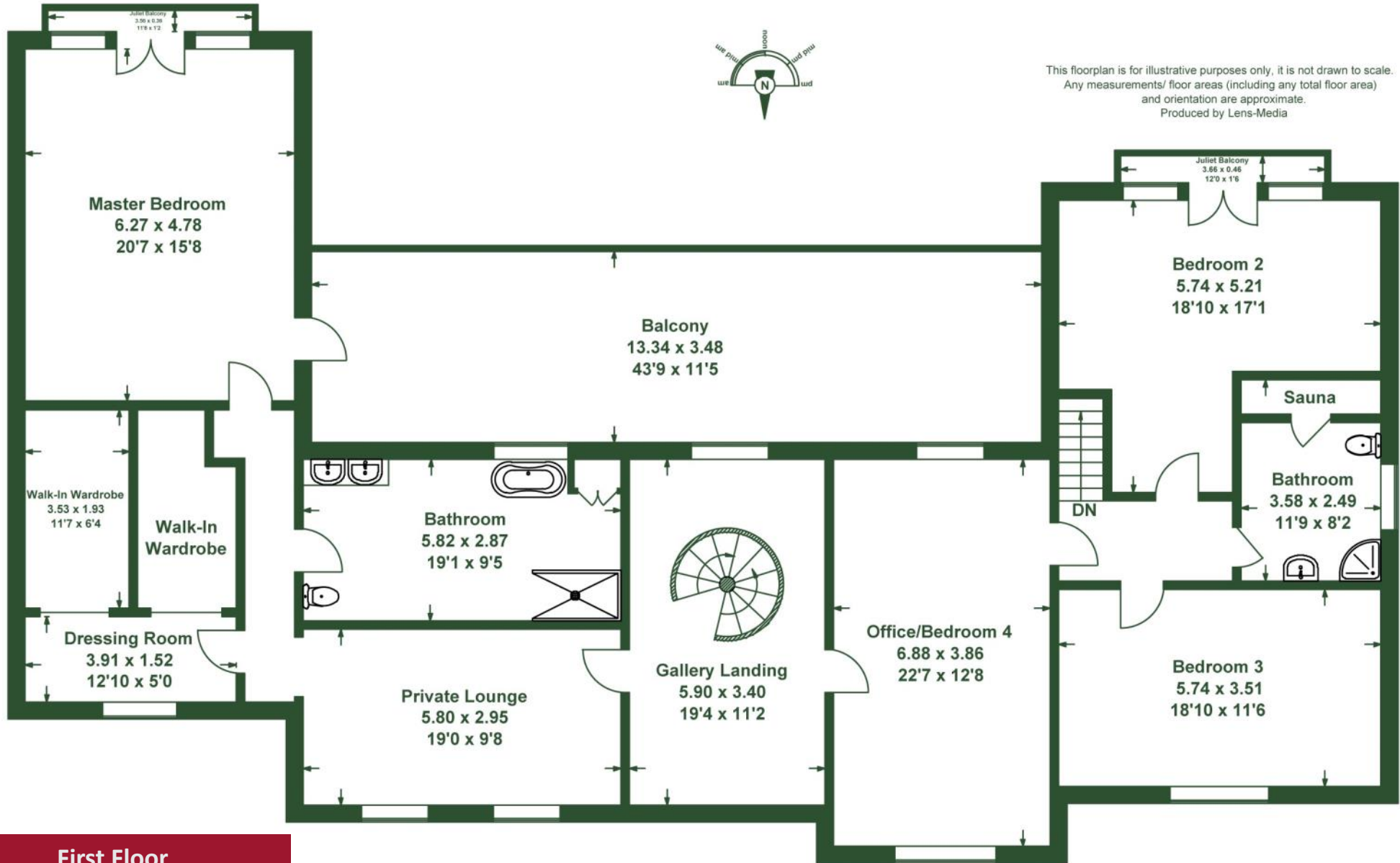


This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
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Ground Floor

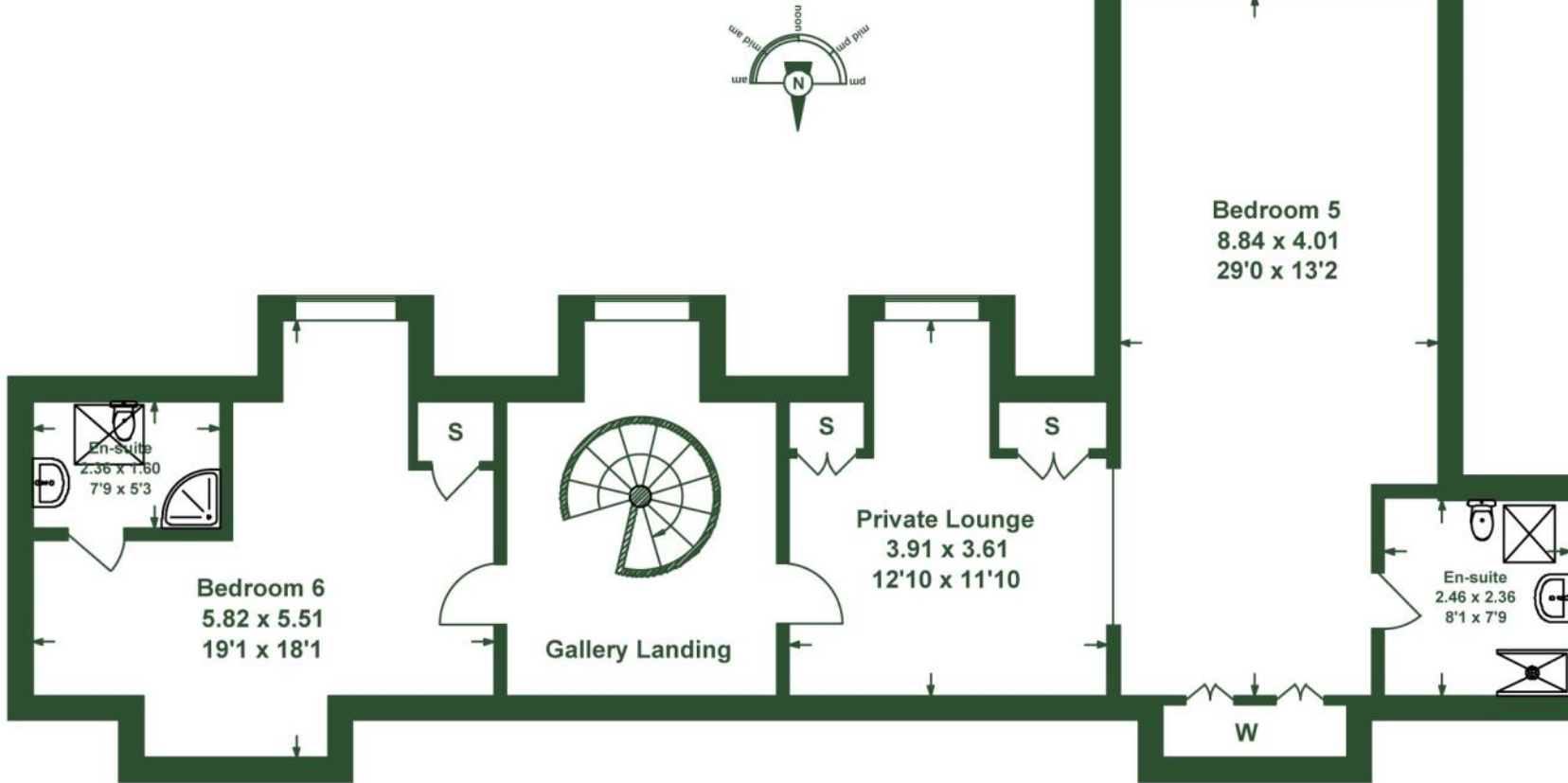
Approximate Gross Internal Area : 201.97 sq m / 2174 sq ft



**First Floor**

Approximate Gross Internal Area : 98.75 sq m / 1063 sq ft

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**Second Floor**

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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



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