

Offers over £1,800,000



Armitstead
Barnett

Vanguard Wharf, Lytham, Lytham St Annes, FY8 5FQ





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- Exceptional, elegant and in a wonderful coastal location
- Stunning entrance hall and landing spaces
- Remarkable living kitchen and 3 further reception rooms
- Superb Principal Bedroom Suite and 3 further bedrooms.
- 2 large garages. All set in attractive gardens.
- Beautifully presented throughout
- Incredible views over the estuary and walking distance to Lytham Town Centre



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Finished to exceptional standards by the current vendor, this impressive home is sure to wow! Orientated with views to the coast this stunning well-presented property offers spacious well laid out space, perfect for modern living. With an impressive entrance hall, living kitchen, 3 further reception rooms, a stunning principal bedroom suite and 3 or 4 further bedrooms depending on how you use the space. There is plenty of garaging and a utility. The fixtures and fittings have been carefully considered to include a German kitchen with Gaggenau appliances, a cinema/entertainment suite with bar, sonos multi-room sound system, smart home technology and some underfloor heating.

Set within a prestigious gated community, this home is one of only ten luxury villas each crafted to impress. The electrically operated gates have an entry system for each home and Admirals Reach is found on the left hand side. There is parking ahead of the garaging on each side of a fabulous range of steps which lead up to the front door, finished with finger print recognition technology.

A lovely bright entrance in feature glazing at the front gives a really contemporary feel to this home. With solid oak flooring and steps up to the upper hallway. A fabulous oak staircase runs through the floors.



The Living kitchen is likely to be the hub of this superb home, a place to gather day to day. The views draw you and are a wonderful backdrop to the house. The kitchen area has a luxury Leicht German Kitchen with both Silestone and Dekton work surfaces. A built in table is included. The kitchen is complete with a range of integrated appliances by Gaggenau to include; oven, combi oven, three warming drawers, dual fridge with ice maker, pull out freezer drawer, wine fridge, zip tap, waste disposal and dishwasher. Electric shuttered storage can be found either side of the hob and extractor.

There is plenty of space for both dining and lounging, the perfect place to take in those views, floor to ceiling doors open on to the garden making this a great space for entertaining outdoors and in.

The lounge has a floor to ceiling window giving views out to the front as does the dining room – again a great layout for entertaining the very best of gatherings. A wc is also found on this level.







The stairs rise up to a lovely bright landing space and doors open to the stunning Principal Bedroom. Sliding doors open to the balcony where the panoramic views can be enjoyed. This superb space comes with 2 dressing rooms and 2 ensuites, but one dressing room and one ensuite could easily be re-configured to create a fifth bedroom. The first ensuite has a luxury Grohe four-piece suite includes: walk-in glass shower with rainfall and handheld showerheads, Jacuzzi bath with chrome controls, dual moulded Corian sinks with concealed drains and mixer taps, vanity drawers beneath, and a wall-mounted WC with concealed flush. Fully tiled walls and floor, inset ceiling lights, tall cabinet, and feature mirror. The second ensuite has a Three-piece suite with walk-in shower, rainfall head, vanity unit with basin and mixer tap, WC with push-button flush, feature shelving, heated towel rail, mirror, tiled floor, and ceiling spotlights.

A further bedroom can be found on this floor and has a shower ensuite and a walk in wardrobe. This bedroom is used by the current vendors as a study.

The staircase rises again to the second floor where the views are truly incredible. Each of these bedrooms shares a balcony and each has a dressing room. One with a shower ensuite and the other with a spacious and impressive bath ensuite which would make super guest accommodation.





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The lower ground floor gives day to day access to the side and to the garages. The cinema/entertainment room is found on this level, giving good separation from the main living areas, the perfect place for a smaller gathering and to enjoy movie night with friends. This room is complete with a well-equipped bar and cinema equipment/ A cloakroom and further shower room along with the utility room are also found on this level, dealing with day to day practicalities

The gardens at the rear are well presented, down to lawn with extensive planting.

Property specification to include :

- WERU Triple Glazed Windows & Doors throughout
- Fingerprint recognition entry system at the main entrance
- Sonos Multi-Room Audio System
- Underfloor Heating on Ground Floor, Radiators to other Floors
- Air Conditioning to Cinema Room, Family Room, Master Suite, and Guest Suite
- Smart Scene Lighting (app-controlled) in all main and external areas
- CCTV & Wired Alarm System (app and wall-mounted control pads)
- Secure Gated Development with HD Video Entry System (app and monitor control)
- Professional-Grade High-Speed Wi-Fi with wired and ceiling-mounted repeaters on every floor
- Ashlar Natural Stone Exterior & Engineered Oak Flooring in Entrance & Lower Ground Hallways
- Rear Garden Sprinkler System



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 : Parking is available in the 2 garages and on the 2 driveways.

Construction Type : Brick and stone with tiled roof

Building Safety : N/A

Management Company : The management fee covers the road, lighting, entrance system, gates, garden maintenance to road shrubbery, Annual service charge is £720 per annum..

Restrictive Covenants : Cannot leave any permanent structures on the garden space. A copy of the covenants can be made available.

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 not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

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

Communications :

Broadband: Openreach available in the area

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

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

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 Barnett 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 H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M 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 : [///zeal.applause.yacht](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett 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

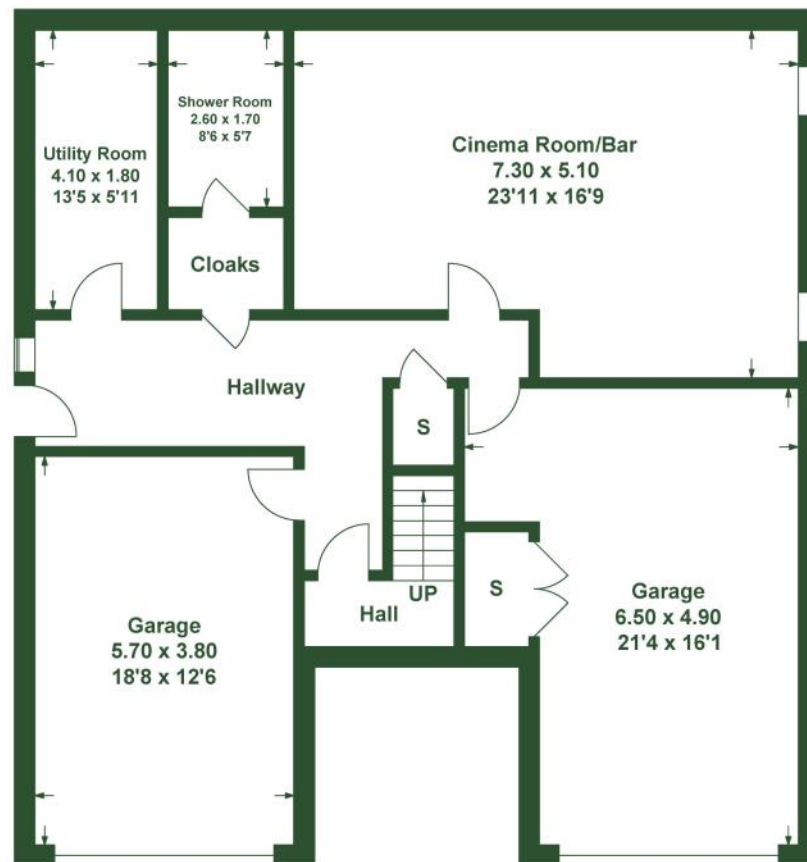
SUBJECT TO CONTRACT



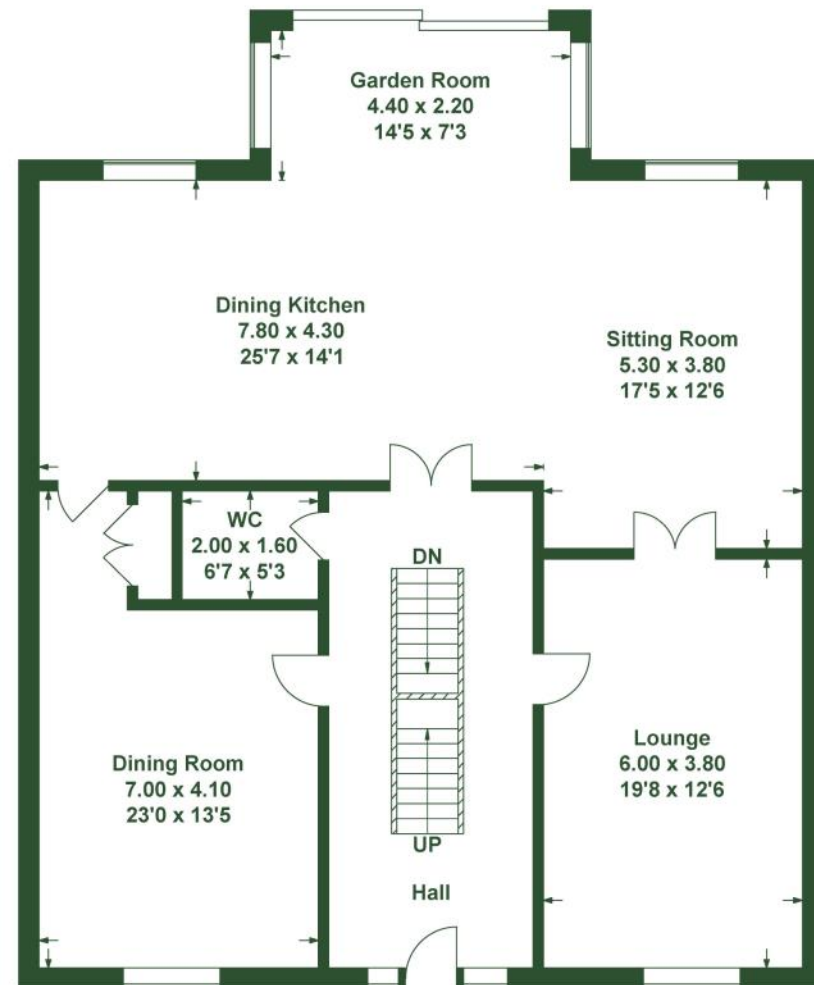
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Approximate Gross Internal Area : 443.51 sq m / 4774 sq ft
 Garage : 51.28 sq m / 552 sq ft
 Total : 494.79 sq m / 5326 sq ft



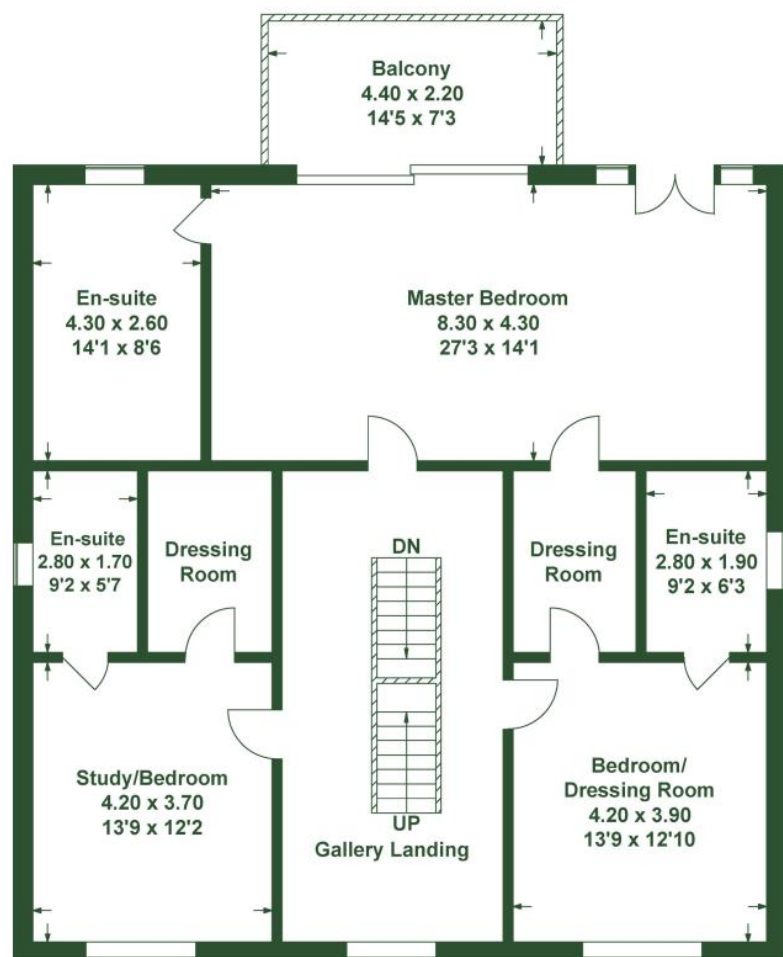
Lower Ground Floor



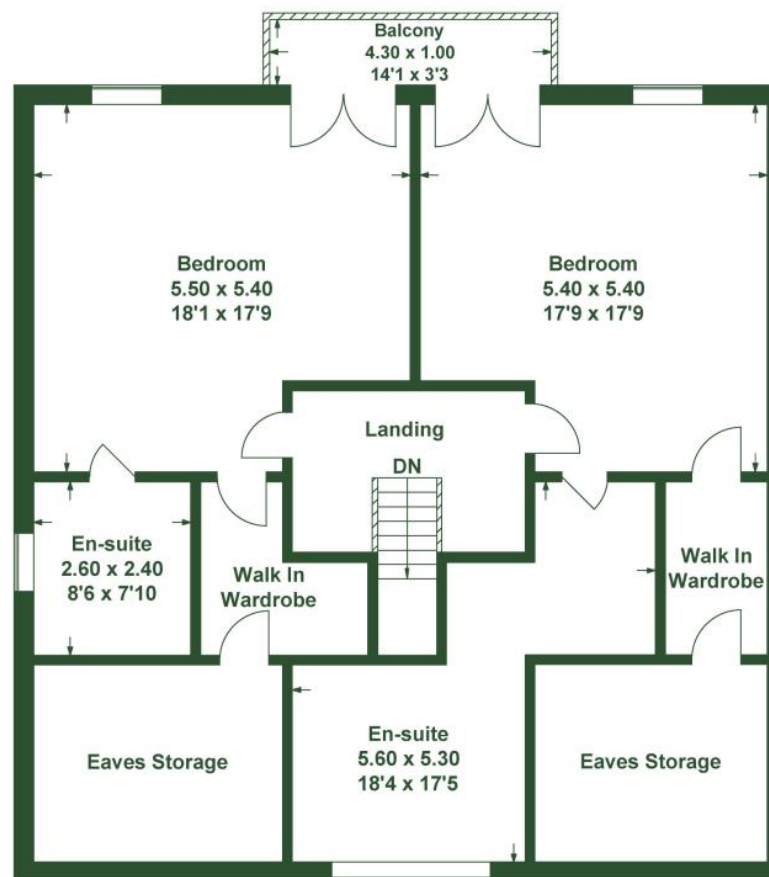
Ground Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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. Produced by Lens-Media



First Floor



Second Floor

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.



Views

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