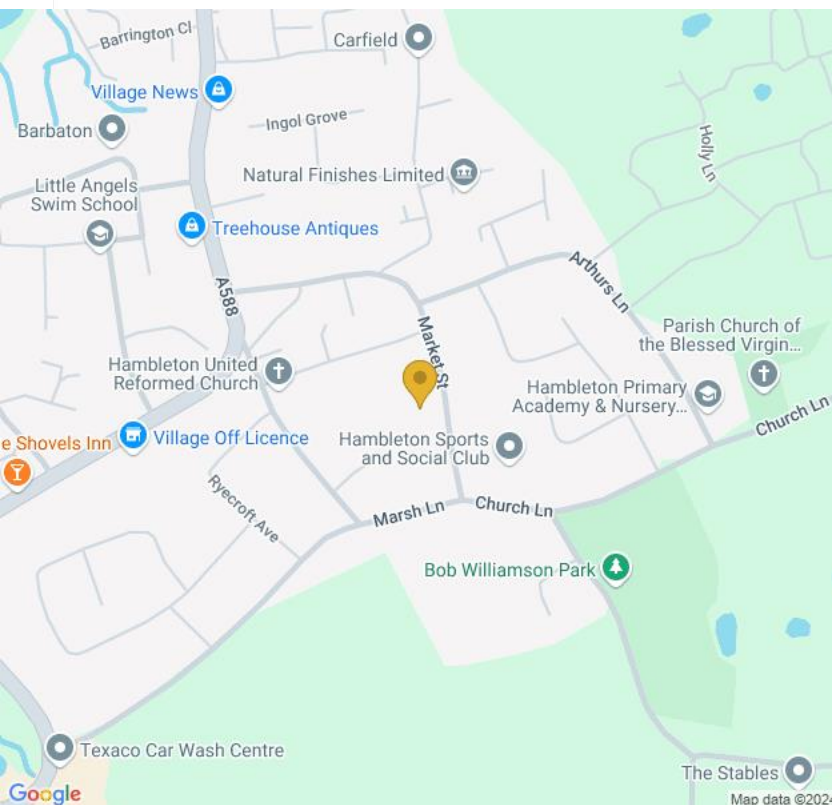
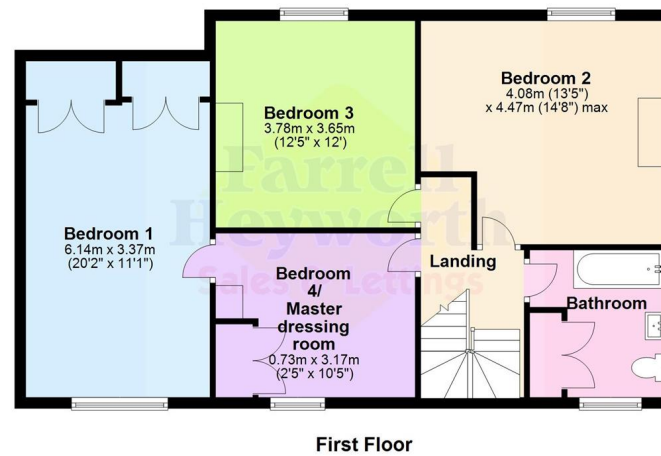
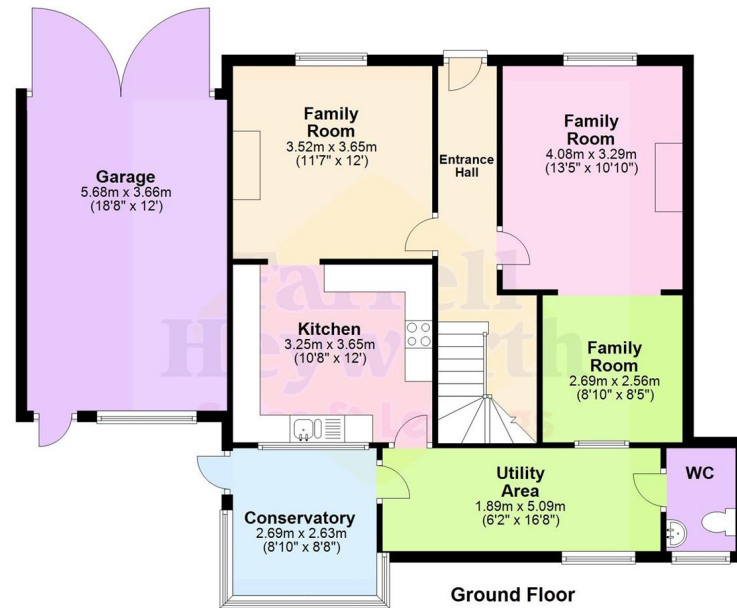


£365,000

Market Street, Hambleton,
Poulton Le Fylde FY6



**Farrell
Heyworth**
Sales & Lettings

**Poulton
Landmark House
5a Cleveleys Avenue FY5 2UH**

Tel: 01253 886000

**Email: poulton@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/poulton>**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Superb Four Bed Detached Cottage, Great Location**
- **One of Oldest Properties in Hambleton, Steeped in History**
- **Two Lounges, Utility, GF WC, Private Garden, Driveway, Garage**
- **Near Amenities & Schools, One of a Kind!**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC E

www.farrellheyworth.co.uk



This unique property is steeped in history and is one of the oldest in Hambleton village, just over the other side of the Shard in Poulton. The property is situated on a quiet country lane and was the original post office for the village. The location is close to local amenities schools, transport and motorway links.

The bespoke four bedroom cottage is attractive, with charm and character and retains many original features including wooden beams, feature fireplaces and an original letter box that was used by the original post office.

The accommodation comprises spacious lounge with open fireplace, second reception room which opens into the kitchen. There is also a conservatory, utility room and a downstairs wc.

To the first floor there are four good sized bedrooms with storage and fitted wardrobes plus a generous modern family bathroom with a shower over the bath, and a heated towel rail.

The property benefits from central heating and double glazing.

Externally there is a walk around path all the way around with a driveway, garage and gardens with a private south facing aspect to the rear.

Tenure: Freehold
Council Tax: Band E

“ What The Agent Says ”

This property would be ideal for someone looking for something special or a holiday home. The house is being sold with no onward chain and has been priced to sell.

