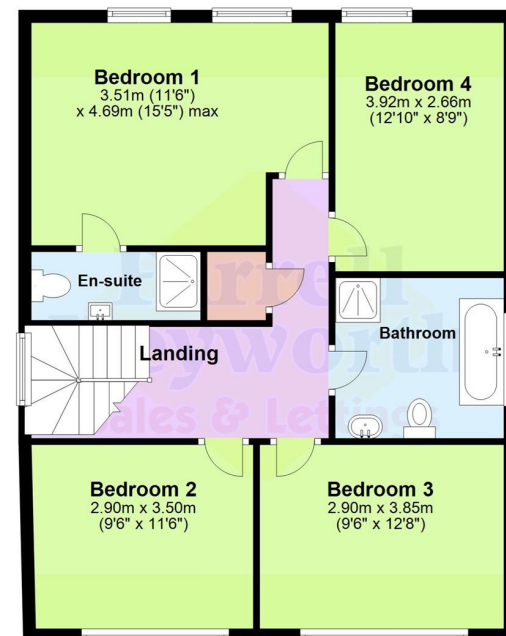
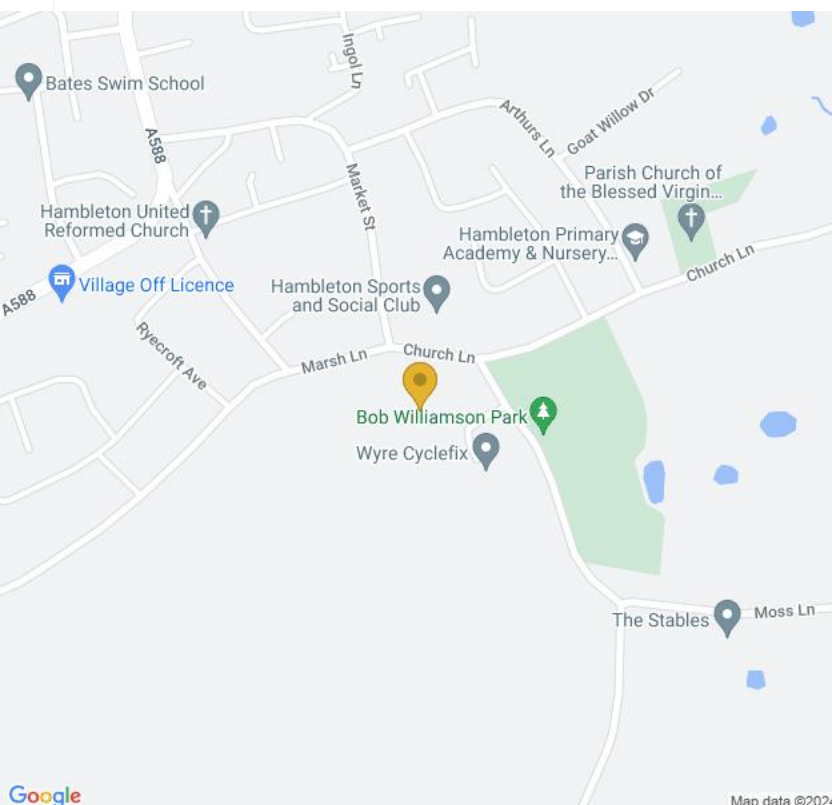


Ground Floor



First Floor



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

**Tel: 01253 886000**

**Email: [poulton@farrellheyworth.co.uk](mailto:poulton@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/poulton>**

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

**£650,000**

**St. Francis Mews,  
Hambleton, Poulton Le  
Fylde FY6**

**Farrell  
Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Masterpiece In Modern Design. Ultra Modern Features & Fittings**
- **Underfloor Heating, Garden Office**
- **Tranquil Rural Setting, Excellent Transport Links**
- **Very Popular Location. This Is A Must See.**

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.

**EPC B**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Farrell Heyworth are pleased to bring to the market this highly impressive, luxury four bedroom substantial family home. Chapel House is located on a private exclusive development in this highly desirable semi rural location of Hambleton.

Chapel House was built by Shard Developments in 2020 and incorporates state of the art design, including smart home automation system. Control4 which allows lights, TV's, Sky boxes, radio to be controlled by an app, a remote and ipad panel located in the kitchen. CCTV with app to view the house with three cameras, both live and historical recordings. Wet underfloor heating on the ground floor. Garden office with cable internet access, WiFi access point and electric underfloor heating. Solar panels integrated into the roof.

This magnificent house briefly comprises grand entrance hall, down stairs WC, exceptional size open plan family living accommodation with high end bespoke fitted kitchen with integrated appliances and bi folding doors. Separate living room/playroom and great size utility room with access into the garage.

To the first floor there are four double bedrooms with en-suite to the master with electric underfloor heating, three piece family bathroom with separate walk-in shower and electric underfloor heating.

Externally to the front there is dual drive that leads up to the garage, to the rear there is a beautiful well maintained non over looked garden with shed on concrete base and electric, and the previously mentioned garden, an ideal spot to work from home.

Viewing is highly recommended to appreciate this prestigious family home.

Tenure: Freehold  
Council Tax: Band F

