



Park Hill  
Bull Park Lane | Hambleton | Poulton-le-Fylde | Lancashire | FY6 9DD



PARK HILL



Imposing, substantial and spacious, this is an impressive period house that is both light and characterful and offers well-proportioned accommodation set out over three floors. It was built in 1929 for Robert Lewtus who was Squire of Hambleton at the time and the present owners are believed to be only the fourth owners. Undoubtedly a great house for both families and entertaining with immense amenity value on offer through the swimming pool and cinema room as well as the potential to buy the fabulous gazebo which is set in the exceptionally private garden which with its large level gardens is the perfect playground for children. Not just a fabulous house, it's also a lifestyle business opportunity; the sale includes Willow Lodge, four fully furnished ensuite letting bedrooms currently operated as a luxury B&B, self-contained and approached via a second driveway, thus retaining complete privacy for Park Hill.

By virtue of a series of double doors and large openings in the main residence, the reception rooms have a great flow ensuring the sociability of the ground floor layout. The stylishly presented and well equipped accommodation is laid out over three floors and offers a reception hall, formal sitting room, atmospheric snug/cinema room which has a picture window overlooking the pool room. The kitchen is open plan with the dining room and the family room. Ancillary domestic offices comprise a laundry and store. Rising to the first floor there is a spacious and airy gallery landing, the principal bedroom suite has a large bedroom, bathroom and walk in wardrobe. The second bedroom suite provides a generous bedroom, an extensively fitted dressing room (which could be a fourth double bedroom on the first floor) and a cloakroom. Completing the first floor is a third double bedroom with a Jack and Jill bathroom. An enclosed set of stairs leads to the second floor where there is a further bedroom suite comprising a fourth/fifth double bedroom, walk-in wardrobe and a cloakroom.

Park Hill is ensconced in large private gardens which offer great privacy and seclusion with access through an imposing entrance to a turning circle around a central pond and fountain setting the property off a treat.

Approached on a separate drive is Willow Lodge, a unique business opportunity for those looking to derive an additional income from home. Whilst currently developed as four beautifully appointed ensuite double bedrooms, the space has planning permission for business use and could be adapted to suit your own individual requirements. What is extremely surprising is that Willow Lodge is connected to the rear of Park Hill for ease of operation but given the clever design and orientation, the proximity of the rooms isn't at all obvious and in no way infringe on the privacy of the main house, the siting can only be a bonus when it comes to servicing and managing the units.

This is a wonderful lifestyle property, undoubtedly a unique opportunity for those seeking a fabulous family home and possessing entrepreneurial skills.

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“ *Living here has been like living in our own world. We enjoy the proximity of everywhere but because of the bridge it feels like we are a world apart. We enjoy the seclusion and anonymity of the setting.*

*We came here because we wanted to work from home. Initially what is now Willow Lodge was a much smaller building and had been a granny flat. We saw the potential in the space, obtained change of use, extended and used it as a graphics studio and office. When our business changed it stood empty for a time and the children used it for play. In 2019/2020 we carried out a major redevelopment and created the four letting units that now form Willow Lodge. Timing couldn't have been worse with the pandemic but out of that we have started to grow a great business. It's popular for family groups and wedding guests as there are a couple of venues in the area. We are not selling it as a going concern as we don't have enough years trading to have produced the necessary accounts.*

*What will we miss? Everything to be honest. It's been a fabulous family home, even now when there is just the two of us here most of the time we seem to occupy and use every bit of it. Never have we experienced such privacy, security and exclusivity from a house, it'll be hard to replace.*







## Location

The village of Hambleton is on the Wyre coastal plain, known locally as Over Wyre, it has several lovely local restaurants within easy reach as well as shops including a Spar, a butcher's, off-licence, hairdressers and pet shop. The village enjoys great community spirit which sees participation in Hambleton in Bloom and an annual summer Gala. For a greater retail selection, popular Poulton le Fylde is around three miles distant and Lytham is under thirteen miles by car. Further afield, Hambleton is almost equidistant between the cities of Lancaster and Preston.

It's an accessible rural position, a choice location for those looking to commute to Lancaster, Preston and Blackpool and beyond, with easy access to the M55 and M6. If you'd rather take on longer journeys by rail then there are branch line stations at both Poulton le Fylde and Blackpool with connections to the main west coast line at Preston; with services to London, Edinburgh and Glasgow there are excellent opportunities for awaydays, shopping and cultural trips as well as minibreaks. If you enjoy getting out and about locally then there are great walks and cycle routes to be explored as well as a choice of seaside resorts.







### Step inside

No two ways about it, Park Hill is an impressive property, from the first moment the electric gates swing open, you navigate the turning circle to the steps up to the front door and your entry into the striking front hall. The house is light and spacious with original period features (including the imposing Russian mahogany stairs) which entwine with modern deluxe appointments designed to bring luxury and comfort to your everyday. The reception hall is a room in itself, perfect for welcoming guests with a hardwearing Amtico floor (we are informed by the vendors that they laid this over the original maple wood floor) and double doors with beveled glass opening to the formal and elegant sitting room where an impressive sandstone fireplace makes a welcoming focal point and the large square bay window draws you forward to admire the view of the garden. As open plan or separate as you wish them to be, a second set of double doors open to the snug, which with the click of few buttons, transforms into a cinema room. Cupboards along one wall offer great storage and accommodate a small office set up, neatly tucked away out of everyday sight. From here a concealed door leads through a ventilated void to the pool room. The heated pool itself measures 22' x 9' and has a depth ranging from 3' to 6'. There's plenty of room for furniture to be set out on the black riven slated surround. The views from the garden are lovely and wrap around this excellent addition which has French doors opening to the garden.

The heart of any home is surely the kitchen and Park Hill offers a series of connected spaces that are adaptable in their use. It's a sociable, spacious, bright and versatile layout. There are views of the garden in several directions and in the dining area a door opens to the main outside area. The kitchen fittings have classic painted cabinets with walnut tops and an island unit topped with Italian black granite extending to a breakfast bar with space for four stools, above which hangs a Swarovski crystal chandelier. The dining area has a built-in media cupboard incorporating good storage space. Open to the dining area is a family room, providing the opportunity for soft seating or possibly a playroom if you had younger children to consider.

Rising to the first floor and there is a generous wrap around landing. The first floor rooms all offer lovely views over the garden and at some points, between the trees, a vista to the countryside beyond.

The principal suite is an absolute treat, a dual aspect bedroom, a walk-in wardrobe and a fabulous ensuite with a spa bath, large shower, floating vanity unit and loo. The second bedroom is also a suite, this time offering a large dual aspect bedroom with a walk-in store, an ensuite cloakroom and a fabulous, fully fitted dressing room with floor to ceiling fitments; wardrobes, drawers and shelves (this could operate a separate double bedroom if preferred). The third/fourth bedroom on this floor is a further double and has a Jack and Jill arrangement with the house bathroom which provides a double ended bath, large shower, floating vanity unit with wash bowl and loo. Cornice lighting is atmospheric and just the thing to enhance an indulgent evening soak. An enclosed staircase leads to the second floor where there is a fourth/fifth double bedroom with walk-in wardrobe and cloakroom.



*It's a great house for having family and friends over. The flow between the rooms is good; we find we can enjoy all the rooms individually or as a whole depending on the occasion and who's here. Christmas and the holiday season are particularly magical times here, we dress the whole house, we have our tree in the sitting room and festoon lights all around the front turning circle which looks incredibly festive.*

*The pool has been a great addition, we had it built not long after moving in and use it every day; the children and grandchildren use it whenever they visit.*

































### Step outside

The garden is exceptionally private having large lawns edged with a range of mature and established trees and shrubs; the collection offering both a spectrum of foliage and seasonal variation. Although well screened there is the occasional glimpse of the wider countryside beyond, more so in winter. Large level lawns enable ball games, climbing frames and swing sets all to be easily accommodated.

Park on the turning circle and alight the central steps towards the front door, a pair of stone lion statues sit either side and create a sense of occasion to greet guests.

The first sun of the day comes into the kitchen and the main garden, it then moves around the front of the house where a flagged terrace spans the front elevation and then sets over by the pool. The gazebo has been carefully positioned to capture the evening sun making it the perfect place for eating outside or enjoying a glass of something chilled as you capture the day's last golden rays.

The side lawn adjacent to the swimming pool has a large pond and screened from site, a mower store with a separate vehicular access off the road.

The car port is versatile, you can access the house from here, but it also makes a great outdoor play area for children (it is fenced and gated) or for barbecues and parties if the weather proves inclement and priceless for drying washing without fear of unexpected rain spoiling a load!

### Willow Lodge

A second set of electric gates leads off the main road to a hedged driveway which opens to a parking area. Whilst connected to Park Hill by a series of rooms as our floor plans show, the orientation and design is such that both are occupied entirely distinctly.

There are four good sized suites, each offering enough space for a seating area in the bedroom and a beautifully appointed ensuite bath or shower room. Each have room outside for a table and pair of chairs and share the use of the central kitchen where breakfast is laid out for guests to help themselves.



“ It's a wonderful family garden, our children and grandchildren have enjoyed football on the lawn, we've had bouncy castles set up for parties and at one point, a table tennis table lived under the car port which was great fun; family tournaments provided hours of entertainment.

*The garden is totally secure, it was important for us with the children and dogs.*









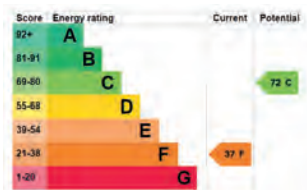


## Park Hill

Approximate Gross Internal Area : 467.04 sq m / 5027.17 sq ft

Gazebo : 18.44 sq m / 198.48 sq ft

Total : 485.48 sq m / 5225.66 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.



# FURTHER INFORMATION

## *On the road*

Poulton le Fylde	3.5 miles
Thornton Cleveleys	4.2 miles
Fleetwood	7.2 miles
Blackpool	8 miles
Lytham St Annes	12.9 miles
Preston	17.7 miles
Lancaster	18 miles
Manchester	49.4 miles

### Transport links

M55 J3	7.4 miles
M6 J33	14.3 miles
M6 J32	15.2 miles
Liverpool airport	55 miles
Manchester airport	58.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Rail Journeys*



Based on approximate direct train journey times from Preston station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

Additionally, there are branch line stations at both Poulton le Fylde and Blackpool providing connections to Preston station.

## *Please note*

Whilst we are not selling the business as a going concern and no accounts are available due to the infancy of the operation, the bedrooms are being sold fully furnished and equipped. They let well via Booking.com and are popular with family groups and those seeking convenient accommodation when attending weddings in nearby venues. If the purchaser of Park Hill would like to continue trading the B&B, the business "Willow Lodge Hambleton" will be transferred to new owners as will all information including the website and booking.com account. Should the purchaser not want to continue trading, the vendors will relocate, transfer or cease trading the operation. Please note, no element of value is attributable to the business or forms part of the guide price of Park Hill.

## *Directions*

what3words: ///Objects.watches.acrobats  
Use Sat Nav FY6 9DD with reference to the directions below:  
Once you leave the M55 at J3, take Fleetwood Road (A585) before turning left onto Garstang New Road (still the A585). Turn right onto Mains Lane and then left at the traffic lights at Shard Road (A588), continue to the roundabout and go straight across onto Bull Park Lane. Park Hill is located on the left, curved red brick walls flank the substantial gates and are inset with a pair of carved name stones.

## *Included in the sale*

In Park Hill: Fitted carpets, curtains, curtain poles, blinds, light fittings (including the Swarovski crystal chandelier) and integral kitchen appliances as follows: Falcon five burner gas hob, Siemens extractor fan, two NEFF fan ovens/grills, one of which has a steam function, Kuppersbusch combination oven/grill/microwave, NEFF microwave, Becko dishwasher and the numerous wall mounted televisions. In the utility room, three Beko washing machines, three tumble driers and the Maytag fridge freezer.

In Willow Lodge: the four ensuite bedrooms and the central kitchen are being sold fully furnished, as seen.

Available by way of further negotiation are the cinema room AV equipment (the Optoma Ultra HD projector and remote control screen), the Bertazzoni fridge freezer and the large Crown Pavilions Premium 'Hampton' gazebo along with all fitted and freestanding seating, tables, cushions and two electric heaters/lights.

## *Internet Speed*

### Broadband

Connected both to Park Hill and Willow Lodge, ultrafast speeds potentially available from Openreach of 1000 Mbps for downloads and for uploading, 220 Mbps.

### Mobile

Indoor: O2 has been reported as 'likely' for Voice services but 'limited' for Data services. EE, Three and Vodafone reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

## *Services*

Mains electricity and water. Oil fired central heating from a Worcester Danesmoor boiler in the utility room. Underfloor heating in the kitchen area, the snug and principal bedroom and its ensuite. LPG supply to living room fire and Falcon hob. Air conditioning in principal bedroom. Drainage to a septic tank located in the front garden. External CCTV with remote access via a mobile App.



## Local leisure activities

Poulton YMCA Swimming and Fitness Centre  
Ribby Hall spa, pool and gym  
Golf clubs at Knott End on Sea, Poulton le Fylde, Royal Lytham and St Annes, Garstang, Myerscough and Lancaster  
In Lytham you can take a stroll along the seafront and Lytham Green. Visit Lytham Hall and Gardens and watch a show or live music at The Lowther Pavilion as well as the now well

established Lytham Festival  
Blackpool's attractions are famous – the tower, zoo, pier, fairground, theatre, circus and of course, the annual illuminations

## Places to eat

The Shard Riverside Inn and The Shovels Inn, both in Hambleton  
Both Poulton le Fylde and Lytham have a wide selection of restaurants to enjoy  
Dizzy Duck Bistro, The Grapes and The Villa, all at Wrea Green  
The Seven Stars, Stalmine  
The Eagle, Weeton  
The Orangery at the Spa Hotel, Ribby Hall

The Ship and Saswick House Farm Shop and Tea Rooms, both at Elswick  
The Cartford Inn, Little Eccleston  
The Farmers Arms, Great Eccleston  
The Horns Inn, Churchtown  
Hickory's Smokehouse, Thornton Cleveleys

## Great walks nearby

Right from the door – the owners recommend the various walks located on the property's doorstep; there are two, four, six and eight mile circular level routes to accommodate every age and ability

There are also some lovely walks around Over Wyre and the group of villages that occupy this stretch of the Fylde coastal plain as well as the various beaches along the coastline

The esplanade at Knott End on Sea is easy to reach if you fancy a spot of bracing sea air and slightly further afield are the coastlines at Lytham, Lytham St Annes and Blackpool. From

Knott End there is a ferry crossing to Fleetwood which takes only minutes.

Nearby, the Beacon Fell Country Park offers woodland, moorland and farmland. From the summit of Beacon Fell (873 feet above sea level) there are spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day.

There's also great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.

## Schools

### Primary

Hambleton Primary Academy and Nursery  
Stalmine Primary School  
Singleton VA Primary School

### Secondary

St Aidan's CoE High School, Preesall  
Millfield Science and Performing Arts College, Thornton Cleveleys  
Hodgson Academy, Poulton le Fylde  
Lytham St Annes High School  
Garstang Community Academy  
AKS, Lytham and Rossall, Fleetwood (both independent schools)

### Further Education

In Lancaster/Morecambe - Lancaster University, University of Cumbria (campuses in Lancaster) and Lancaster and Morecambe College  
In Preston - University of Central Lancashire UCLan and Preston College  
Blackpool and the Fylde College and University Centre  
Myerscough College

*Price* £1,395,000

Wyre Council  
Council Tax band G

Tenure - Freehold







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

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FOUNDATION

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