



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
**2a Clifton Square,**  
**FY8 5JP**

*Telephone: 01253 796996*

*Email:*  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)

*Website:*  
[www.lythamestateagents.co.uk/](http://www.lythamestateagents.co.uk/)



**26 Headroomgate Road, Lytham St. Annes FY8 3BD**

**£695,000**

*Imposing And Impressive Five Bedroom Detached Home With Beautiful Original Features,  
A Large Plot With Private Front & Rear Gardens. Ideal Location & Available with no  
onward chain!*





**Ground Floor**

Open canopied entrance with side coach light.

**Vestibule** 1.96m(6'5") x 0.99m(3'3")

Approached through original outer door with upper obscure glass panels. Quarry tiled floor with sunken mat well. Feature leaded obscure and stained glass inner door with side obscure leaded panelling opens to:

**Entrance Hall** 4.72m(15'6") x 4.04m(13'3")

Superb central hallway. Turned staircase leads off with spindled balustrade. Panel radiator set behind a decorative screen. Corniced ceiling. Hardwood doors lead to the ground floor rooms.

**Cloaks / WC** 1.45m(4'9") x 1.09m(3'7")

Part wood panelled walls. Two piece modern white suite comprises: pedestal wash hand basin. Low level WC. Ceramic tiled floor. Obscured leaded outer window with two top opening lights.

**Principle Reception Room** 6.05m(19'10") max x 5.03m(16'6") into bay

Extremely well appointed principal reception room. Stone dressed bay window overlooks the front garden. Inset uPVC double glazed sash windows. The focal point of the room is a stone 'minster' fire place set in a recessed oak panelled ingle nook surround with obscure leaded double glazed windows and fitted corner seating. Gas coal effect fire with canopy. Coved ceiling and centre rose. Two double panel radiators.

**Second Sitting Room** 5.33m(17'6") x 4.19m(13'9")

plus corner bay. Delightfully appointed second reception room. Feature semi circular stone dressed bay window with inset uPVC double glazed sash windows. The focal point of the room is a wood block 'parquetry' floor. Detailed marble fire place with over mantle and having a gas coal effect living flame fire and tiled hearth. Coved ceiling and off set centre rose. Double panel radiator.

**Study / Snug** 3.53m(11'7") x 2.97m(9'9")

A most useful third reception room at present used as an office/study. Double glazed windows over look the front driveway with two side opening lights. Single panel radiator. Corniced ceiling and centre rose.

**Dining Kitchen** 6.76m(22'2") x 3.78m(12'5")

Spacious family dining kitchen. Side double glazed bay window. Part tiled walls and Kardean laminate floor. Excellent selection of wall and floor mounted cupboards and drawers. Black granite working surfaces incorporating a peninsular unit. Inset twin circular stainless steel sinks and chrome mixer tap. Slide-in Cannon range cooker with electric automatic double ovens and four ring gas hob with centre griddle. Illuminated extractor hood above. Incorporating a built in fridge/freezer. Plumbing facilities for automatic dishwasher. Corner padded seating with free standing dining table and bench. Further range of side matching wall cupboards. Corniced ceiling with halogen downlighting. Floor mounted kick space heater. Side door leads to:

**Utility Room** 3.73m(12'3") x 2.03m(6'8")

With matching Kardean laminate flooring. Range of floor units with ceramic tiled working surfaces. Concealed plumbing facilities for automatic washing machine and space for a dryer. Single drainer stainless steel sink unit. Windows overlook the side driveway. Wall mounted Worcester central heating boiler.

**Walk in Pantry Cupboard** 2.13m(7'0") x 1.42m(4'8")

With tiled floor. Single panel radiator. Outside window with lower panels and obscure glass. Hanging rails and open shelving.

**Rear Porch**

With tiled floor and original outer door with upper leaded and obscure glass panels with matching fan light above. Access to loft.

**Garden Room / Games Room** 5.08m(16'8") x 3.71m(12'2")

Very useful rear multipurpose room. Wood block floor. Windows over look the rear garden with off set double opening doors giving access onto the raised decking with the lawn garden beyond. Panel radiator set behind a decorative screen. Full width wall mirror with fitted padded cocktail bar and open shelving. Halogen downlights.

**First Floor**

Approached from the previously described turned staircase with matching decorations and having a leaded obscure window on the 3/4 stair giving further light to the hall, stairs and landing.

**Landing** 6.71m(22'0") x 2.03m(6'8")

With matching balustrade and continuing staircase to the second floor. Corniced ceiling. Single panel radiator.

**Master Bedroom Suite** 5.11m(16'9") into bay x 4.47m(14'8")

Extremely well appointed and carefully decorated principal double bedroom with fitted Sharples wardrobes. Stone dressed curved bay window with inset uPVC sash windows enjoys delightful views looking over the front garden. Double panel radiator. Corniced ceiling. Side original circular obscure leaded window.

**Ensuite Shower Room** 2.92m(9'7") into shower x 1.14m(3'9")

Part tiled walls and ceramic tiled floor. Modern fitted three piece white suite comprises: tiled shower compartment with a plumbed shower and sliding outer door. Wide vanity wash hand basin with centre mixer tap and cupboards and drawers beneath. Illuminated mirror over. The suite is completed by a corner low level WC. Chrome heated ladder towel rail. Halogen downlighting and extractor fan. Tilt & turn double glazed obscure outer window.

**Bedroom Two** 4.93m(16'2") x 4.09m(13'5") into bay

Second well proportioned double room. Walk in bay window with inset uPVC sash windows. Side tilt & turn window. Double panel radiator. Corniced ceiling.

**Bedroom Three** 4.50m(14'9") into bay x 4.29m(14'1")

Extremely well appointed and spacious third double bedroom overlooking the rear garden. Oriel double glazed bay window with inset sash uPVC units with window seat. Two further side double glazed opening windows. Double panel radiator. Corniced ceiling.

**Bedroom Four / Dressing Room** 3.76m(12'4") x 2.90m(9'6")

Useful fourth bedroom at present furnished as a dressing room with fitted Sharples wardrobes. Double glazed sash windows over look the rear. Panel radiator. Corniced ceiling.

**Family Bathroom** 3.35m(11'0") x 2.26m(7'5")

Four piece white bathroom suite comprising: freestanding moulded bath with wall mounted mixer tap. Roca pedestal wash hand basin with matching chrome tap above and illuminated mirror fronted medicine cabinet above. Step in corner tiled shower compartment with a Mira plumbed shower and curved sliding outer doors. The suite is completed by a Roca low level WC. Chrome heated ladder towel rail. Corniced ceiling with eight halogen downlights. Three obscure double glazed opening outer windows. illuminated side wall niche. Part tiled walls and tiled floor.

**Second Floor Conversion**

Being ideal as a teenagers suite/home office with a matching continuing spindled turned staircase with double glazed window on the half stair giving further light to the upper landing.

**Bedroom Five** 5.00m(16'5") x 4.39m(14'5")

Carefully designed giving a study area with open side storage with halogen downlight. Dormer rear window with double glazed opening units enjoying delightful views looking over the rear garden. Panel radiator. Access to the roof voids for further storage.

**Shower Room** 3.78m(12'5") x 2.39m(7'10")

With ceramic tiled floor. Modern three piece white suite comprises: tiled step in shower compartment with a plumbed shower and curved sliding outer doors. Pedestal wash hand basin with chrome mixer tap and splash back tiling. The suite is completed by a low level WC. Part pitched ceiling with halogen downlights and extractor fan. Two Velux pivoting double glazed roof lights. Access into the front roof void. Internal door opens to reveal a useful linen store cupboard with open shelving and further access into the side void.



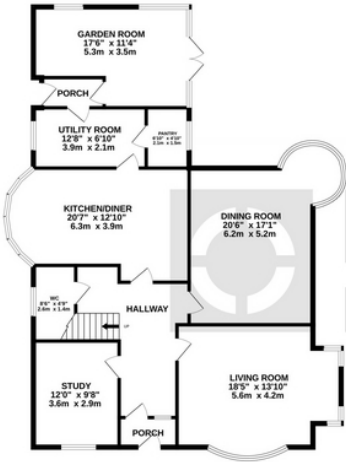


# Floor Plans

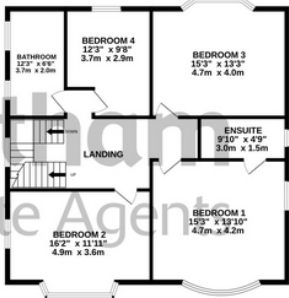
GARAGE  
64.5 (22.7 sq.m.) approx.



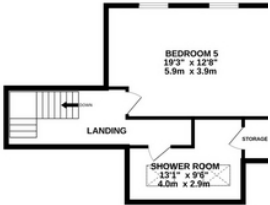
GROUND FLOOR  
1395 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR  
994 sq.ft. (92.3 sq.m.) approx.



2ND FLOOR  
468 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 3317 sq.ft. (308.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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