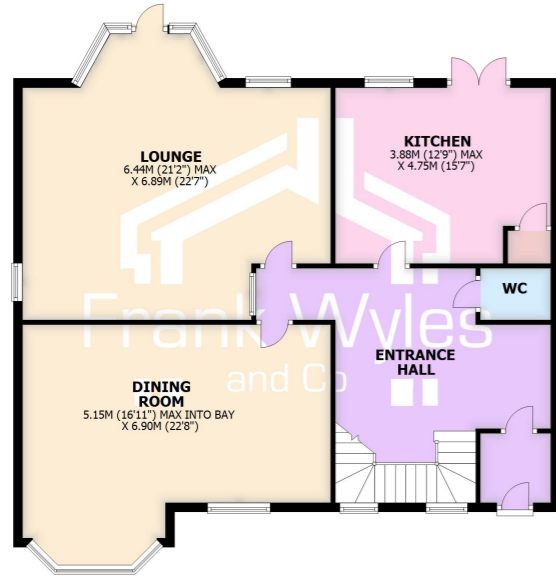
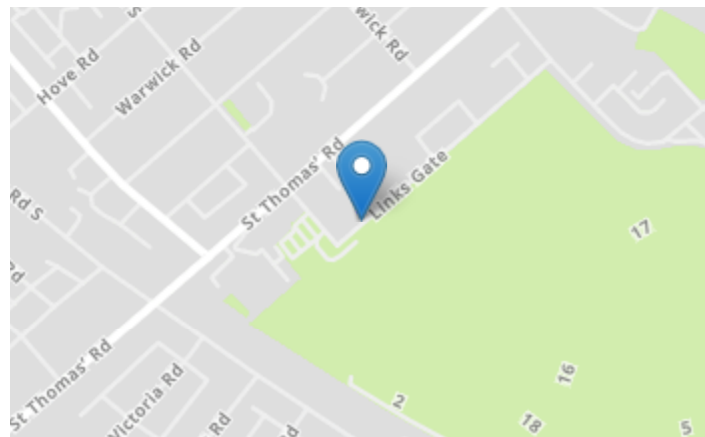


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

GROUND FLOOR
APPROX. 112.0 SQ. METRES (1265.7 SQ. FEET)



FIRST FLOOR
APPROX. 102.6 SQ. METRES (1104.4 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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Old Dormy, 1 Links Gate, 1 Lytham St Annes, Lancashire, FY8 3LF

- Stunning Residence Over Looking Royal Lytham Golf Club
- The Original Dormy House
- Refurbished To The Highest Standard
- 2 Large Receptions & Modern Fitted Dining Kitchen
- Currently 3 Bedrooms (Originally 4)
- 2 Bathrooms
- Large Private Garden To The Rear
- Viewing Highly Recommended



Offers Over
£750,000

Leasehold
Energy Efficiency Rating: E



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



Old Dormy, 1 Links Gate, 1 Lytham St Annes, Lancashire, FY8 3LF Offers Over £750,000

A Must See! This Deceptively Spacious Semi Detached Residences has to be one of the finest properties on The Fylde Coast. Dating back to the late 1800's, this property was The Old Dormy House to Royal Lytham Golf Club. The property has been tastefully restored and refurbished creating a truly unique property. The generous accommodation briefly comprises two large receptions and a reception hall, 3 bedrooms (originally 4) and 2 bathrooms. There is a large private garden to the rear, a driveway with off street parking for several cars leading to a garage. Early Viewing Is Highly Recommended!

Tenure: Leasehold

Council Tax: Band F



Ground Floor

Porch

Tiled flooring, door to:

Entrance Hall

Two leaded windows to front, window to side, two radiators, wood burning stove with glass door and tiled hearth, stairs to first floor, door to:

Lounge 6.89m (22'7") x 6.44m (21'2") max

Double glazed window to rear, double glazed window to side, two radiators, TV point, three wall light points, gas fire set in stone surround, bay to rear with double glazed windows and door to rear garden

Dining Room 6.90m (22'8") x 5.15m (16'11") max into bay

Double glazed bay window to front, double glazed window to front, three radiators, three wall light points.

Kitchen 4.75m (15'7") x 3.88m (12'9") max

Fitted with a matching range of base and eye level units with granite worktops, 1+1/2 bowl sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer, dishwasher and washing machine, space for range with extractor hood over, double glazed window to rear, radiator, tiled flooring, coving to ceiling, built-in cupboard housing boiler, double doors to rear garden.

WC

Fitted with two piece suite comprising, wall mounted wash hand basin, WC and part tiled walls, extractor fan, radiator, tiled flooring.

First Floor

Landing

Double glazed window to front, double glazed window to side, two radiators, picture rail, coving to ceiling, door to:

Bedroom 1 7.03m (23'1") max x 4.69m (15'5") max
Double glazed window to front, two radiators, TV point, two wall light points, decorative coving to ceiling, coal effect gas fire set in wooden surround and marble inset and hearth, double door to balcony overlooking Royal Lytham Golf Club.

Bedroom 2 3.88m (12'9") x 3.71m (12'2")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, two wall light points.

Bedroom 3 4.01m (13'2") max x 3.09m (10'2")

Two double glazed windows to rear, radiator.

Bathroom

Fitted with five piece suite comprising roll top bath with telephone style mixer tap, pedestal wash hand basin, double shower enclosure with fitted shower, bidet and WC, part tiled walls, extractor fan, double glazed window to rear, radiator, tiled flooring.

Shower Room 5.36m (17'7") x 1.66m (5'5")

Fitted with three piece suite comprising double shower enclosure with fitted shower, pedestal wash hand basin, and WC, part tiled walls, extractor fan, shaver point, obscure double glazed window to rear, radiator, tiled flooring, three wall light points.

External

Driveway with off street parking for multiple vehicles and leading to a brick-built garage with electric roller door, courtesy door to rear garden, power and light connected, door to store (). Well maintained gardens to the front and good sized rear of the property.

