



## Vicarage Lane, Blackpool

**Offers Over £365,000**

Ben Rose Estate Agents are pleased to present to market this truly exceptional three-bedroom detached home, situated on the outskirts of Blackpool. This unique property has been thoughtfully converted from two adjoining homes into one expansive residence, offering an impressive amount of living space designed with both style and functionality in mind. Finished to the highest of standards throughout, the home is perfect for families seeking spacious modern living or investors looking for an attractive rental opportunity in the area. Excellent travel links are close at hand, with easy access to the M55 and M6 motorways, whilst Blackpool North station and local bus routes ensure convenient connections to nearby towns and cities. A wealth of amenities, schools, and attractions are also within reach, making this a superbly connected retreat.

Stepping inside, you are welcomed into a bright and spacious hallway complete with understairs storage. The ground floor immediately sets the tone of luxury with its showpiece open-plan kitchen and dining space, a room that simply defines entertaining. The high-spec kitchen boasts full granite worktops, a matching island, integrated appliances including fridge, freezer, oven, large hob, and dishwasher, all seamlessly blending style with practicality. A separate bar area enhances the luxury feel, complete with wine cooler, sink, seating, and an illuminated drinks cabinet, a true centrepiece for hosting. Flowing from here are two generous lounges. One featuring a striking marble media wall of the highest quality, the other centred around a feature fireplace and providing access to the upper floor. The entire level is enhanced by quality Italian furniture, which the current owner is willing to include as part of the sale, further underlining the exclusivity of this home.

To the first floor, the property continues to impress with its abundance of space. The master bedroom spans an exceptional footprint, offering more than enough room for a queen-sized bed, dressing area, seating, and additional furniture, all anchored by a charming feature fireplace. A further double bedroom with fitted wardrobes, a versatile single room currently used as a walk-in wardrobe, and a recently refurbished family bathroom with luxurious jacuzzi bath complete this side of the home. Across the landing, you will find another generously sized double bedroom, an additional room used as a walk-in wardrobe or potential nursery/office, and a newly renovated shower room. The thoughtful layout ensures every need is met, whether for family living or flexible multi-purpose use.

Externally, the property is equally impressive. To the front, a newly refurbished resin driveway comfortably accommodates four vehicles. To the rear, a fully upgraded resin yard provides a low-maintenance yet stylish outdoor space, complemented by a built-in outdoor BBQ area, sheltered seating area, and outdoor bar perfect for summer gatherings. At the far end, two annexe-style buildings provide further versatility. One is currently used as a laundry area with shower room, while the other, complete with sink and cabinetry, offers endless potential as a home office, gym, games room, or teenager's retreat. The rear-facing windows of the main property feature acoustic glass, ensuring peace and privacy are maintained at all times.

This outstanding home represents a rare opportunity to acquire a property of such scale and quality in this location. With its impeccable finish, versatile living spaces, and option to purchase fully furnished with premium Italian pieces, it is ready to move into and enjoy immediately. Well suited to families or as a lucrative holiday let investment in the ever-popular Blackpool area, this home simply must be viewed to be fully appreciated.















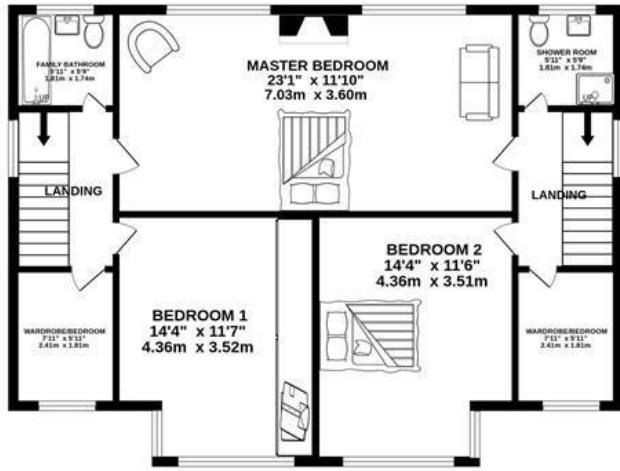




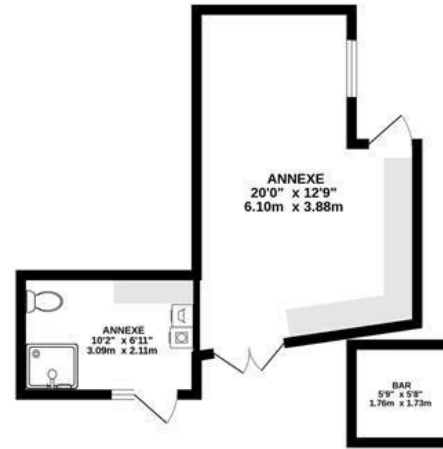


# BEN ROSE

FIRST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



GROUND FLOOR  
1193 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 2046 sq.ft. (190.1 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

