



Ashley Hall
Skipool Road | Thornton-Cleveleys | Lancashire | FY5 5LA

FINE & COUNTRY

ASHLEY HALL



Set within approximately 12 acres of private grounds, the grand estate of Ashley Hall was built in the roaring 20s and as typical for the era, the property has been designed and finished to entertain and impress the elite of society. To the centre of the grounds sits the impressive red brick detached residence that has been within the same ownership since the 1970s and has hosted many a famous face. Ashley Hall is both rich in history and features, with immaculately maintained original plasterwork and beautiful fireplaces found throughout the property. Whilst now in need of modernisation, the versatility and potential for this grand estate is endless. Within the four bedroom main house there are a further two self contained apartments that have been created from the former servant quarters or a later dated one bedroom annexe extension. The reception rooms of the house are grand and beyond impressive, with striking original features, high ceilings and exceptional proportions. From the Louis XIV sitting room, to the Oak Room entertainment space, Ashley Hall is truly a magical place. Within the grounds there are also two, two bedroom cottages, four double garages, a large workshop, a stable block with six bays and further store rooms and a Dutch barn. Those with equestrian interests will be delighted with the stables that are adjoining to three paddocks and ménage in accompaniment to the great choice of bridleways in the area.

Thomton is a pretty village offering a range of shops, pubs and restaurants. It also has its very own Theatre. Cleveleys is a lively traditional seaside resort offering a range of popular shops, cafes and restaurants, including award winning fish and chips. Cleveleys beach is award winning with its miles of golden sands, stunning promenade with modern sea sculptures.

Double gates open onto the private drive of Ashley Hall, running through the trees with befitting lampposts lighting the way before you open out on the private drive at the front of the property, looping around the beautiful central water feature to create a turning circle. The front aspect of the property is lit with the sunshine thanks to the south facing aspect, with the vast formal grounds splaying out in front of you, a truly captivating first impression to this regal home. The drive also continues around to the rear courtyard where there is ample parking, access to the many garages and the cottages. Wide stone steps lead up to the double front entrance doors, first opening into a tiled entrance porch and further welcoming you into the entrance lobby of Ashley Hall. This space sets the tone for what's to come, with high ceilings with a unique curved design, elaborate plasterwork and rich original wood paneling to the walls. Set to the centre of the room is grand sandstone open fireplace and sash windows look out over the front.

The first reception room to note is the Louis XIV Room, a formal sitting space located to the front of the property, with a sunny dual aspect of original sash windows. As you will come to expect, the room is finished with intricate and elaborate plaster friezes, with a classical French design and beautiful herringbone parquet wood flooring. The second and most grand of the reception spaces is known as The Oak Room. A beautiful space split in two levels yet all finished with original oak paneling to the walls, incorporating bespoke fitted storage and display cabinets. A grand stone fireplace sits at the upper level of the room, creating a cosy nook in an otherwise vast, high ceilinged space. To the lower level there is a large seating area set in front of full length sash windows. It is easy to see how this space would have played a key role in the many soirees held at Ashley Hall over the years. Again the room also features a show of elaborate plasterwork. Further accentuating this space is the adjoining Orangery which offers a bright and sunny garden aspect, a great space for enjoying lazy Sundays whilst looking out over the grounds. Completing the ground floor reception spaces, there is also an oak paneled formal study, formerly referred to as The Den, a grand dining room showcases some of the properties most unique plaster frieze work, a billiards room and a pool room housing a decommissioned 5 x 11 metre swimming pool with adjoining changing and shower rooms. Finally there is the open plan kitchen dining space, a well proportioned space offering ample space for a more informal dining setting whilst still affording a generously sized kitchen area. Whilst in need of modernisation, the size of the room is certainly a great start to creating a truly magical heart to the home. The current worktops are finished with solid granite and there is also a good sized adjoining utility, rear entrance and access to a back staircase.



















The grand original oak staircase leads up to the galleried landing of the first floor from the entrance lobby. This is set into two wings on the first floor, with the two principal bedrooms sitting central to the property and enjoying beautiful views over the grounds to the front of the property. Each of these rooms offer grand proportions, with high ceilings, decorative fireplaces and original coricing and friezes. Each also benefits from an ensuite bathroom and they both have access to a shared dressing room. The West Wing to the first floor comprises of a self contained two bedroom apartment with external access to the rear. The internal access from the landing means this has an easy flow if incorporated into the main accommodation. An inner hall leads along the East Wing which provides further accommodation to the main house with a double ensuite bedroom named "The Silver Room", a shower room, separate WC and single bedroom. A back staircase leads from the end of the inner hall back down to the rear entrance porch and another hidden staircase leads up to the second floor. Formerly this area would be housed the servants of the estate, with stunning elevated views over the grounds afforded from the rooms. There are a further three double bedrooms on this level along with a kitchenette, living room and bathroom.













The Annexe

The annexe extension was added in the late 70s by the present owners, utilising the grounds of the former greenhouses. Internal access can be found from the billiards room of the main house, leading into a gallery that was originally created as a card room for an extension to the already abundant entertaining spaces. This is now used as an independent entrance for the annexe just off the rear courtyard. The annexe includes a reception room, double bedroom with ensuite and a kitchen.



The Housekeepers Cottage and The Gardeners Cottage are situated in a detached building at the rear of the property. They can be accessed directly from the rear courtyard or also through a gated entrance leading off the lane to the rear of the property. Both of these cottages, whilst in need of modernisation, offer spacious accommodation, each with two bedrooms, bathroom, kitchen and separate reception rooms.





Situated within a green belt, the complete grounds of Ashley Hall amount to approximately 12 acres. The formal gardens of the property are mainly situated to the south facing aspect at front and side of the property, offering beautiful pockets of formal landscaping, vast open lawn and even a large wildlife pond. There are an array of beautiful tall trees, a rose garden, a hidden stone pillar pergola, secret green pathways, woodland areas, tall red brick walls, formal patios and original features found throughout. The gardens have a true stately feel and are also completely private, offering a tranquil retreat and haven for the local wildlife. An L-shaped band of agricultural land enfolds the west side of the property, a great space for those with equestrian interests offering grazing land split into two paddocks. There is also a smaller paddock adjoining the stable block and yard, with a choice of six bays and separate tack, store and feed room. Furthermore a ménage has been created from the former tennis courts and there are some great bridleways near by, offering the ultimate package for those with equestrian interests. There is also ample development opportunities within the complete grounds and further outbuildings include two double garages, a further separate detached building consisting of two double garages and a large workshop and a Dutch barn tucked away on the outskirts of the grounds.



Services: Mains water, mains electricity, mains gas and mains drainage

Tenure: Freehold

Council Tax Band: H

Directions: From Thornton-Cleveleys head east on Victoria Road E/B5412 towards Meadows Avenue, after 1 mile at the roundabout continue straight to stay on Victoria Rd E/B5412. After 0.5 miles at the roundabout take the 2nd exit onto Lambs Rd/B5412 after a further mile turn left onto Skippool Road, property can be found on the right hand side with double gates opening to the sweeping drive.

Ashley Hall

Approximate Gross Internal Area : 1022.12 sq m / 11002.01 sq ft
 Garage : 41.37 sq m / 445.30 sq ft
 Swimming Pool : 117.79 sq m / 1267.88 sq ft
 Stables : 125.86 sq m / 1354.74 sq ft
 Outbuilding : 107.96 sq m / 1162.07 sq ft
 Cottage : 204.89 sq m / 2205.41 sq ft
 Total : 1619.99 sq m / 17437.43 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.

Score	Energy rating	Current	Potential
90+	A		
81-91	B		
69-80	C		
55-68	D		07 D
39-54	E	41 E	
21-38	F		
1-20	G		



FINE & COUNTRY

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Tel: +44 (0)1995 917895

sales@fineandcountry-garstang.co.uk

The Resource Centre, Bridge St, Garstang PR3 1YB

