



Garstang Road, Cloughton-on-Brock, PR3 0PH

Offers in the region of £425,000







Garstang Road, Claughton-on-Brock, Preston, PR3 0PH



4 Bedrooms



2 Bathroom

-
- Deceptively spacious four bedroom barn conversion
 - Attractive farmhouse style kitchen diner, lounge, utility, study and WC on the ground floor
 - Four bedrooms (principal with ensuite)
 - Family bathroom
 - Attractive gardens, off road parking and garage
 - Set in Claughton-on-Brock within a short walk of the various amenities to include shops, restaurants and hair salon
 - There is excellent access to the main road and motorway network



This attractive stone built barn conversion offers so much more than it first appears, it unveils spacious and attractive accommodation with good levels of privacy at the rear.

The property is entered from Garstang Road via a private road and is the first property on the right hand side. There is plenty of off road parking and a path leading to the front door.

The front door is positioned in an attractive picture window and opens into a fabulous and welcoming entrance hall which is dual height with a staircase which leads up to the first floor providing a wonderful feature along with the exposed beams and stone flagged floorcovering.

The hub of this lovely home is likely to be the dining kitchen. This kitchen area has an attractive range of kitchen units with a contrasting worksurface incorporating a breakfast bar area. The style of the kitchen compliments the barn conversion nature of the property. Integrated appliances include a dishwasher, wine fridge and sink. There is also a point for a range cooker with an extractor over along with an American fridge freezer.

A spacious utility room is provided which is perfect for country life, there are a range of cupboards, shelving and point for a washing machine and dryer. The boiler is also positioned in this room. Access to the garage is found from the utility room.

The spacious lounge has windows to three elevations ensuring plenty of light. The vaulted ceilings, exposed beams along with timber flooring provide plenty of character in this lovely space. There is also a gas fire set in an attractive fireplace a focal point to the room.

The study overlooks the garden and has the flexibility to be used for a range of purposes. A ground floor WC is also found off the hall.





The staircase rises up to the first floor where most of the bedrooms have the benefit of vaulted ceilings and exposed beams ensuring character throughout. The principal bedroom is a spacious room and also has access to the loft. This has the benefit of a three piece ensuite to include shower, WC and wash handbasin.

There are three further well proportioned rooms and the family bathroom has a free standing bath with a shower head fitting, wash handbasin and WC.

There is spacious off road parking where we understand that around 5 vehicles can be positioned along with an integrated garage which has an 'up and over' door. The gardens are largely down to lawn with a stone patio area – perfect for entertaining.

Please note photography is from 2023.



General Remarks

Services: The property has the benefit of mains electricity, mains gas, main water, mains drainage and central heating.

Parking allocated and number of spaces : Garage & parking for 4/5 cars on driveway.

Construction Type : Stone & Slate

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Toll Bar Farm has right of access across driveway

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : There is a planning application in the locality reference 23/01219/FULMAJ for a café/restaurant and light industry building.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE and Quickline available in the area

Mobile signal: EE, O2, Vodafone and Three available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///shares.assets.agreeable

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



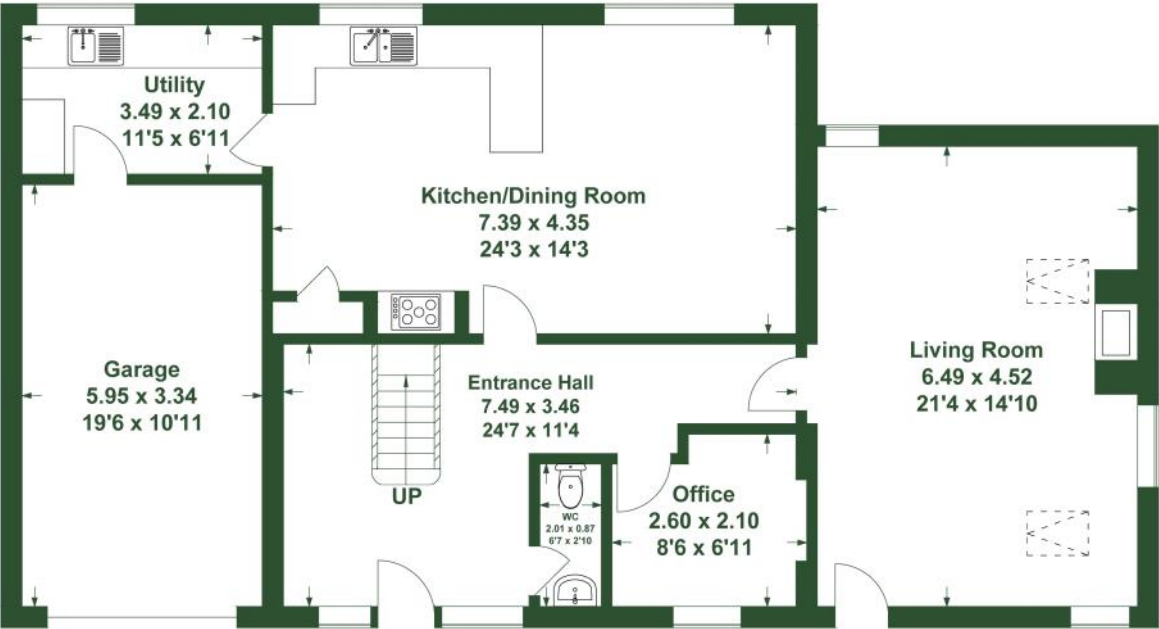
Approximate Gross Internal Area : 188.94 sq m / 2034 sq ft

Garage : 20.17 sq m / 217 sq ft

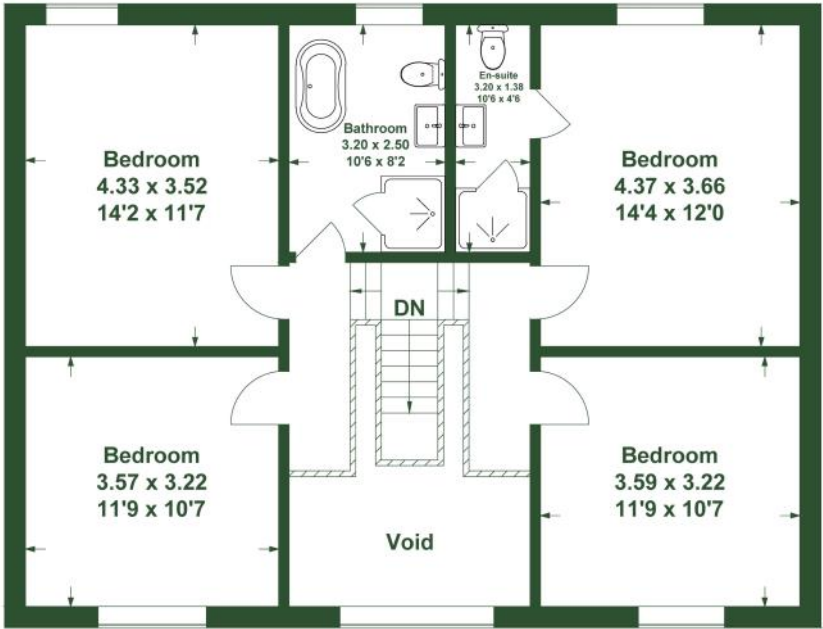
Total : 209.11 sq m / 2251 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor



First Floor

Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.





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