

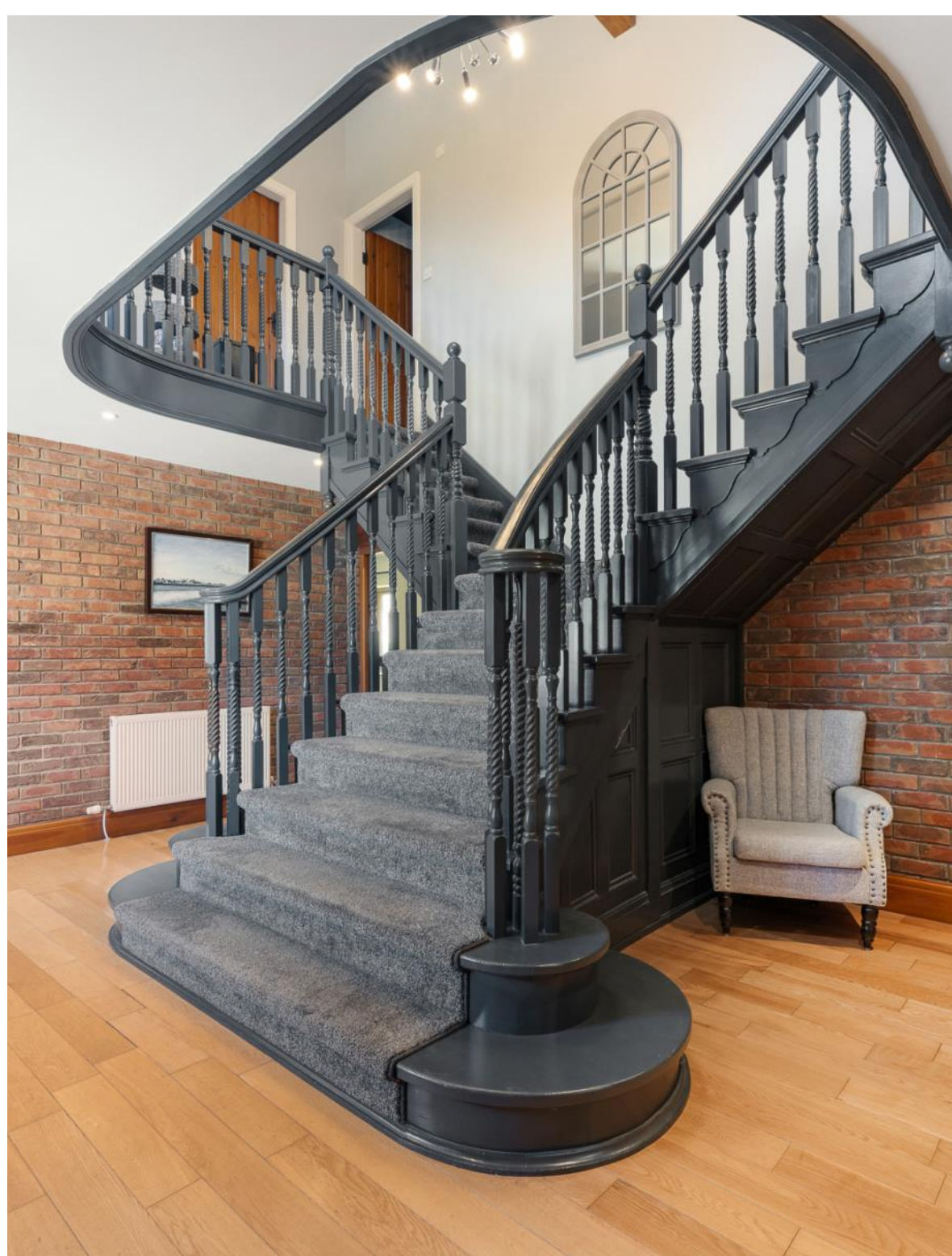


Taylor's Lane, Pilling, Preston, PR3 6AB

Asking Price £595,000







Taylor's Lane, Pilling,

Preston, PR3 6AB

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5 Bedrooms



3 Bathroom



0.5 Acres

-
- Five bedroom detached family home with three reception rooms
 - Impressive entrance hall with feature split staircase
 - Open-plan kitchen, dining and family living space
 - Spacious lounge with log burning stove
 - Ground floor bedroom ideal for guests or home office
 - Principal bedroom with en-suite plus four further doubles
 - Integral double garage and extensive driveway parking
 - Generous private plot with gardens in a semi-rural village setting



This impressive detached five-bedroom family home occupies a generous private plot along Taylors Lane in the rural village of Pilling and offers substantial living accommodation ideally suited to modern family life. Set behind secure gates with extensive parking and an integral double garage, the property immediately conveys a strong sense of space, privacy and practicality, complemented by well-maintained lawned gardens surrounding the home.

Internally, the property is centred around a striking and spacious entrance hall with a feature split staircase, creating a strong first impression on arrival. The ground floor provides excellent versatility with three reception areas including a generous lounge with feature fireplace and log burning stove, together with an open-plan kitchen, dining and family living arrangement that forms the natural heart of the home. The country-style fitted kitchen includes a central island and flows seamlessly into the adjoining living and dining spaces, making it ideal for both everyday family use and entertaining.

A separate utility room provides further practicality with direct access to the rear garden and internal garage, while a ground floor bedroom offers flexibility for guests, multi-generational living or home working if required. The layout has clearly been designed with family lifestyle in mind, combining open-plan sociable areas with quieter reception space when needed.





To the first floor, the galleried landing enhances the sense of space and leads to four further generously proportioned double bedrooms. The principal bedroom benefits from fitted furniture and an en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring a freestanding bath and separate shower enclosure. Each bedroom offers excellent proportions, making the accommodation particularly well suited to growing families.

Externally, the property sits within a substantial plot with lawned gardens to both front and rear together with extensive gravelled parking and useful additional storage areas. The integral double garage provides excellent workshop or vehicle space, and the overall setting gives the property a strong sense of privacy whilst remaining conveniently positioned within the village.

Pilling remains a highly regarded semi-rural village offering a welcoming community environment with local shops, primary school, public houses and access to coastal and countryside walks nearby. The property is well placed for travel towards Garstang, Poulton-le-Fylde and Lancaster, with further connections available to the M6 motorway network, making the location ideal for those seeking village living whilst retaining accessibility for commuting across North Lancashire and beyond.



General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil fired heating system.

Water supply originates at the start of the drive on Taylors Lane, through land the vendors have an easement for to their property.

Parking allocated and number of spaces : Extensive on site parking to the front of the house

Construction Type : Brick and block

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 : There is a right of way with an easement in place. Contact the agent for further details

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and superfast available in the area

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

B4RN : vendor advised the property is connected to B4RN (add in if available)

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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 F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : [///arranges.hawks.fine](https://www.what3words.com/#!/arranges.hawks.fine)

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

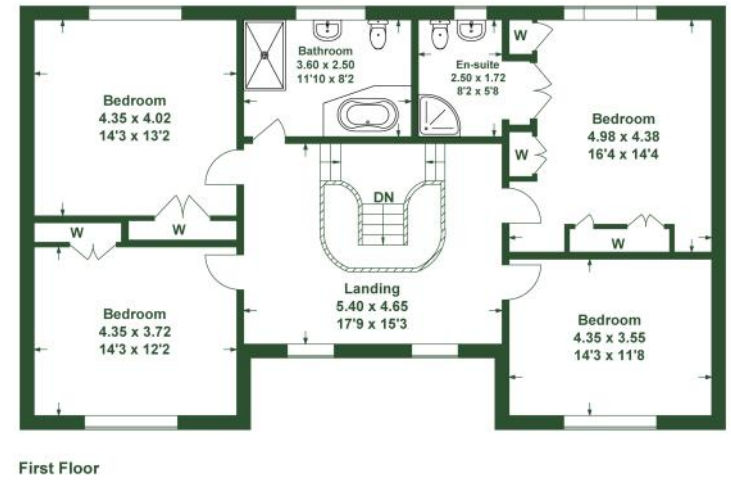
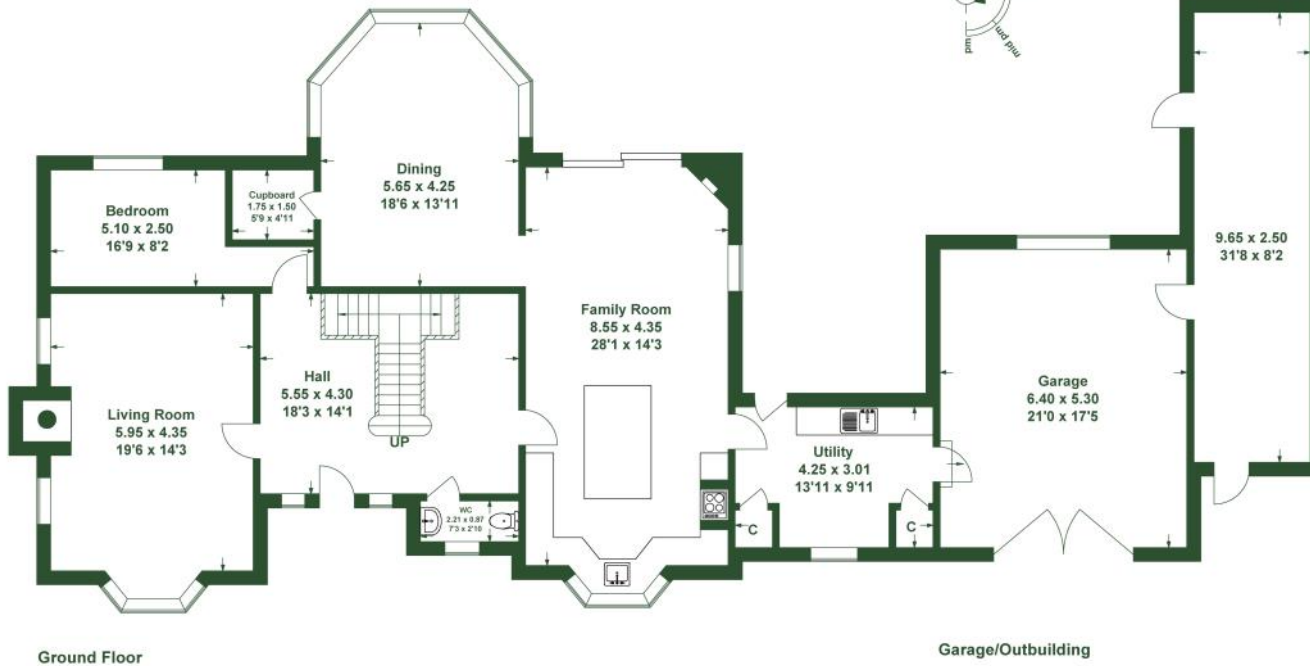
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 259.58 sq m / 2794 sq ft
 Garage : 33.92 sq m / 365 sq ft
 Outbuilding : 24.12 sq m / 260 sq ft
 Total : 317.62 sq m / 3419 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



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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 to 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 Amitstead 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 to 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particu-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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