

£475,000



Armitstead
Barnett

Copp Lane, Great Eccleston, Preston, PR3 0ZN





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Asking Price £475,000

- Detached property with open countryside views
- Three bedrooms and two reception rooms
- Planning consent for an extra bedroom & bathroom
- Beautiful grounds of approx. one third of an acre
- Spacious lounge with French doors to garden
- Large double-length garage with workshop/utility space
- Just a short walk to Great Eccleston village centre
- Excellent access to Preston, Lancaster & the Fylde Coast
- No onward chain.



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In a fabulous location, this detached property enjoys open countryside views and offers three bedrooms, two reception rooms, and the benefit of planning consent for an additional bedroom and bathroom on the first floor. Set in beautiful grounds extending to approximately a third of an acre, the house lies just a few minutes' flat walk from the centre of Great Eccleston. From most rooms, superb panoramic views of the surrounding countryside can be enjoyed, and externally there is an excellent entertaining space. Great Eccleston itself provides convenient motorway access and is ideal for commuting to the Fylde Coast, Lancaster, or Preston, with the nearby market town of Garstang just six miles away offering a wide range of facilities and amenities.

The property opens with an impressive reception hall, accessed via a timber-effect UPVC glazed door from a small porch, leading to the lounge, dining room, kitchen, and downstairs bathroom. An open tread staircase rises to a spacious first-floor landing. The cloakroom/bathroom is fitted with a washbasin set within a vanity unit, low-level WC, bathtub, and separate shower, all finished in neutral, stylish décor.

The lounge is a generous triple-aspect room with an imposing modern fireplace and gas fire, complemented by French doors overlooking the garden. Naturally decorated and carpeted, the space feels light and airy with ample room for large furniture. The dining room, which enjoys pleasant front-facing views, is versatile and can serve as a dining area, second reception lounge, or even a downstairs bedroom. The breakfast kitchen is well-equipped with a range of fitted cupboards, granite worktops, an inset Belfast sink, a gas range cooker, integrated dishwasher, and fridge/freezer, while also offering stunning countryside views from the window.





From the kitchen, access is provided to the large double-length garage, which accommodates car storage and a workshop area or can be used as an additional utility space. Upstairs, the landing is spacious and attractive, leading to three well-appointed bedrooms. The primary bedroom enjoys open countryside views from double-aspect windows, has ample room for large furniture, and includes a generous walk-in wardrobe. The second bedroom is a good-sized double with further countryside views, while the third is full of character with a vaulted ceiling and plenty of built-in storage.

The property also benefits from detached countryside views, ample parking, sought-after village location, garage, two reception rooms, great entertaining spaces, and planning consent already approved for an additional bedroom and bathroom on the first floor. Internal viewings are highly recommended to fully appreciate the stunning location and the accommodation on offer.

Great Eccleston is a highly regarded and picturesque village on the Fylde, well known for its strong sense of community and excellent local amenities. The village offers a good selection of independent shops, traditional pubs, restaurants, and a thriving village centre that hosts regular events, including the popular Great Eccleston Show. Families are well catered for with reputable primary schools nearby, while commuters benefit from convenient access to the motorway network, making Preston, Lancaster, Blackpool, and the wider Fylde Coast all easily accessible. Surrounded by open countryside yet close to modern conveniences, Great Eccleston combines rural charm with practicality, making it one of the area's most sought-after places to live.

*Two storey rear and single storey side extension planning application permitted Ref: 22/01269/FUL Wyre Council

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas central heating system. Drainage is by way of a septic tank, the vendors have advised that it is compliant with current regulations.

Parking allocated and number of spaces : Double integral garage and off street parking for approximately 6-8 cars.

Construction Type : Brick built

Building Safety : None known

Restrictive Covenants : The vendor is not aware of any that affect the property.

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is not situated in a conservation area/national landscape.

Easement, and Wayleaves or Rights of Way : The vendor is not aware of any that affect the property.

Footpaths / Bridleways : The vendor is not aware of any that affect the property.

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

Unimplemented Planning Consents : There is additional planning consent as part of the original extension application for 2 bedrooms/ 1 bedroom and a bathroom over the garage.

Planning Consents affecting the property : The vendor is not aware of any that affect the property. This list is not exhaustive.

Accessibility adaption information : N/A

Coal field / mining area : The vendor is not aware of any that affect the property.

Communications :

Broadband: Ultrafast is available in the area

Mobile signal: O2, EE, Three and Vodafone are 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.

Please note: Armitstead Barnett 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 E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan MNAEA. 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 : ///hawks.uptown.incomes

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett 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.

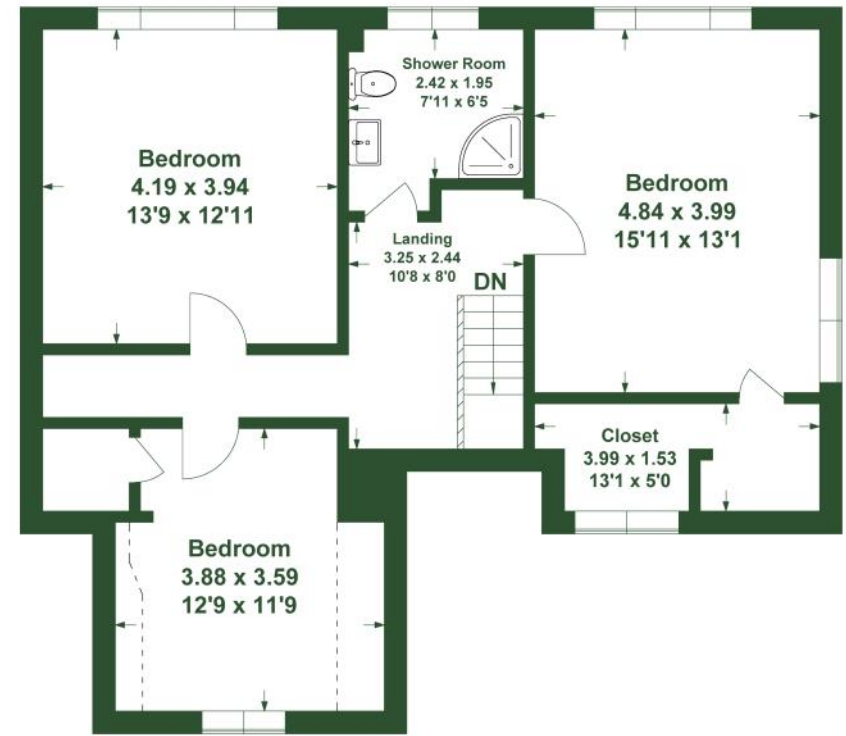
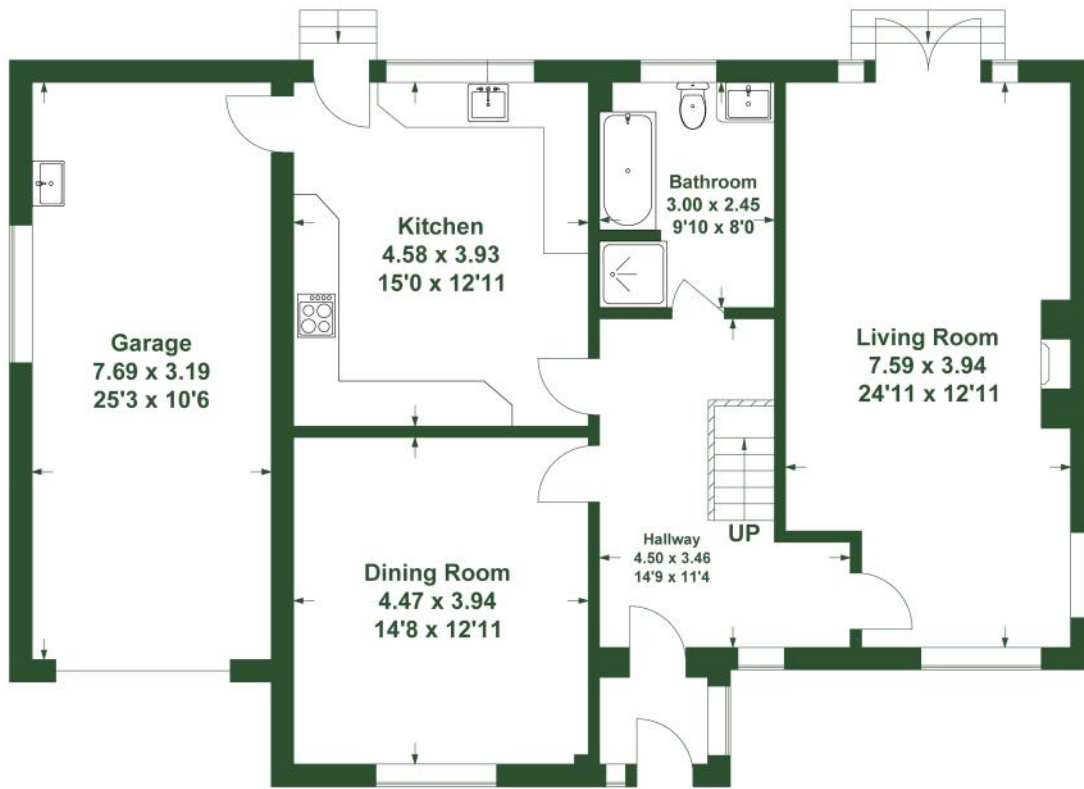
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 : 160.07 sq m / 1723 sq ft
 Garage : 24.53 sq m / 264 sq ft
 Total : 184.60 sq m / 1987 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



Armitstead 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. 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 Armitstead 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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