

Guide Price £825,000



Armitstead
Barnett

Alston Lane, Alston, Preston, Lancashire, PR3 3BN





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- Spacious family home close to amenities.
- Superb long distance rural views across the valley.
- Equestrian possibilities, two existing stables and large field available by separate negotiation.
- Well-planned ground floor living accommodation.
- Superb gardens and grounds with ample parking.
- Tenure - Freehold
- Council Tax Band - G



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This converted and extended barn has been lovingly maintained by the owners and offers the opportunity to be a substantial family home extending to approximately 2616sqft in a semi-rural position yet close to local amenities. The property has some lovely features internally with exposed beams and stone walls whilst the outside is superb with uninterrupted rural views across the valley.

Alston is located in between Longridge and Grimsargh and is popular due to good school catchments and being a commutable distance to Lancashire's business centres.

Externally a stone-flagged driveway leads past the house towards a timber-framed car port—all providing ample off road parking.

The front is mainly lawned with hedgerow border and mature trees providing screening from the single track road that serves 3 properties beyond.





From the spacious entrance hall a staircase leads to the first floor whilst also providing access to all ground floor rooms. There is a large 24ft, dual-aspect lounge with picture windows, beamed ceilings and a feature fireplace. There is a sitting room which takes in some stunning views of the rear of the property with a door to the back patio and access to hallway. The dining kitchen is spacious and well-planned with a range of fitted wall and base units with integrated appliances.



The kitchen leads to the dining room, this space would easily combine into a modern and central dining kitchen if desired. From the kitchen there is a spacious utility room which is larger than the norm and there is a separate W.C. At the far end of the ground floor is another hallway with access from the driveway, this leads to a separate gym / office room, behind is a large family room, suitable for a number of uses and with French doors leading to the rear garden.



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To the first floor there is a spacious landing leading to four good sized double bedrooms. The principal bedroom has a built in wardrobe and a generous en-suite bathroom with four piece suite.

One of the bedrooms has superb south-facing long distance views, looking over the garden and valley towards Mellor.



Another bedroom has a walk-in wardrobe and separate access to the ground floor via an external stone staircase. There is a separate house shower room with 3 piece suite.

This property has huge potential, viewing inspection internally is recommended.



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To the rear of the property there is a beautiful stone-flagged patio with a garden that is mainly laid to lawn with a woodland area to one side and a paddock with two stables to the other. The home and gardens along with the paddock total just under 1 acre.

A further plot of land at approximately 6.23 acres is available with separate negotiation with a guide price of £75,000.

Alston, Grimsargh, and Longridge offer a charming mix of rural life with modern amenities. Longridge, boasts a bustling high street with independent shops, cafes, and restaurants, Grimsargh is a picturesque village known for its annual agricultural show and Grimsargh wetlands, a haven for wildlife enthusiasts. Alston is a quieter hamlet surrounded by rolling countryside, ideal for walking and cycling.

For commuters, Preston is just a 15-minute drive away, with access to the M6 and regular train services to Manchester and London. The area is also near Beacon Fell Country Park, and the Ribble Valley which both offer stunning views and outdoor activities, making it an attractive place to live.

General Remarks

Services: The property has the benefit of mains water and mains electricity. The heating system is fuelled by oil. Sewerage is by way of a septic tank- we understand that this is compliant to current regulations. It was last serviced in April 2025.

Parking allocated and number of spaces : There is parking for 5 cars on the driveway.

Construction Type : Standard Construction. Stone and slate roof.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor,

Listed building : The property is not listed.

Conservation Area / AONB : The property is within a green belt open area.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : None known to the vendor.

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. No defence has been put in place.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None known to the vendor.

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

Communications :

Broadband: Superfast 80 Mbps available in the area

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

B4RN : vendor advised the property is not connected to B4RN.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.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: Ribble Valley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. 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 : <///agenda.shredder.cheaply>

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.

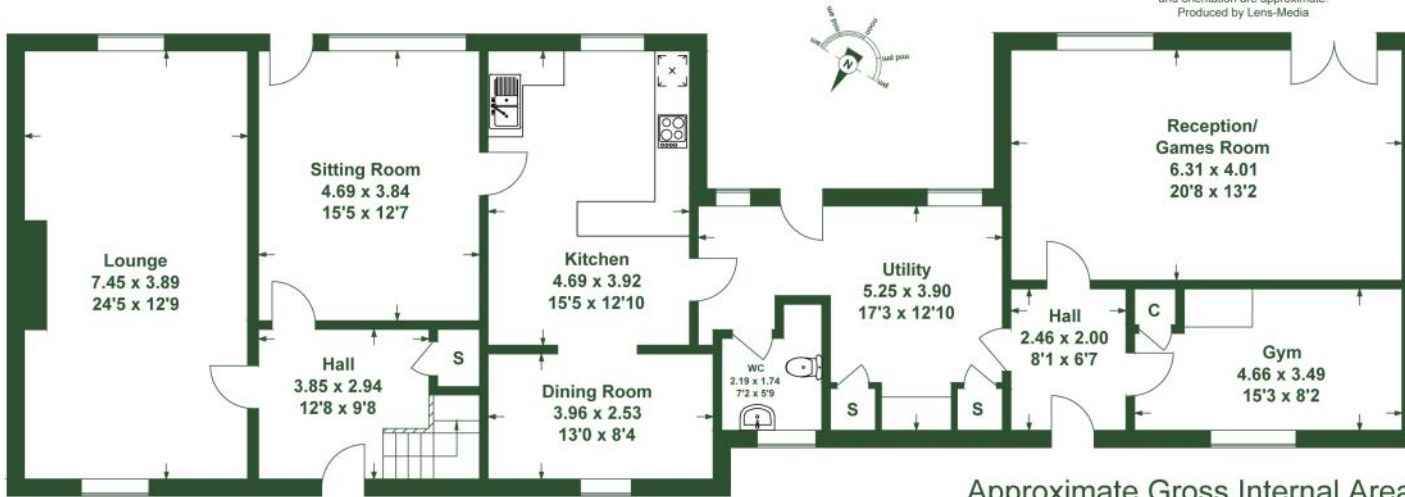
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

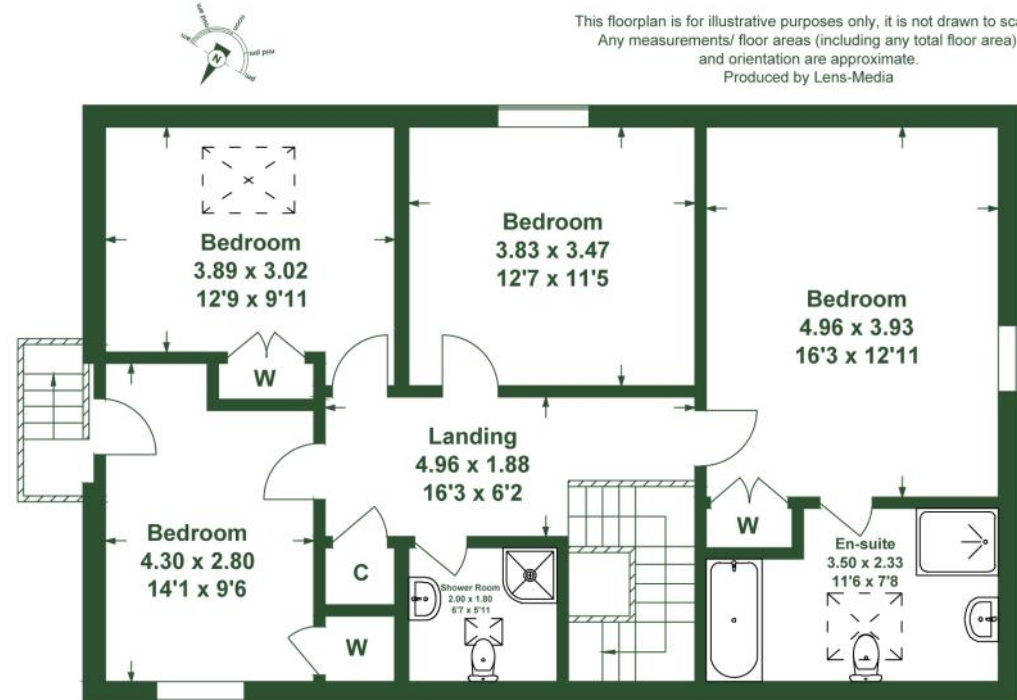
Approximate Gross Internal Area : 153.57 sq m / 1653 sq ft

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



Approximate Gross Internal Area : 89.42 sq m / 962 sq ft

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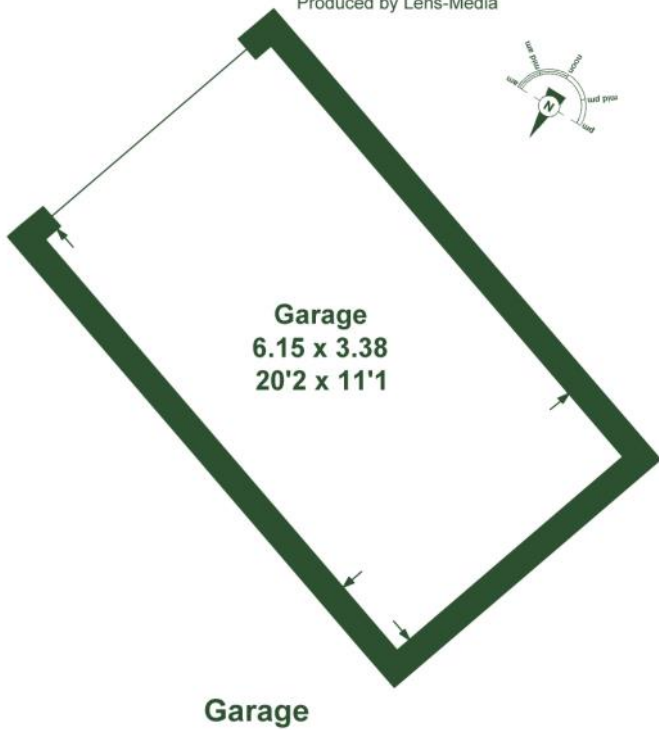


Ground Floor

First Floor

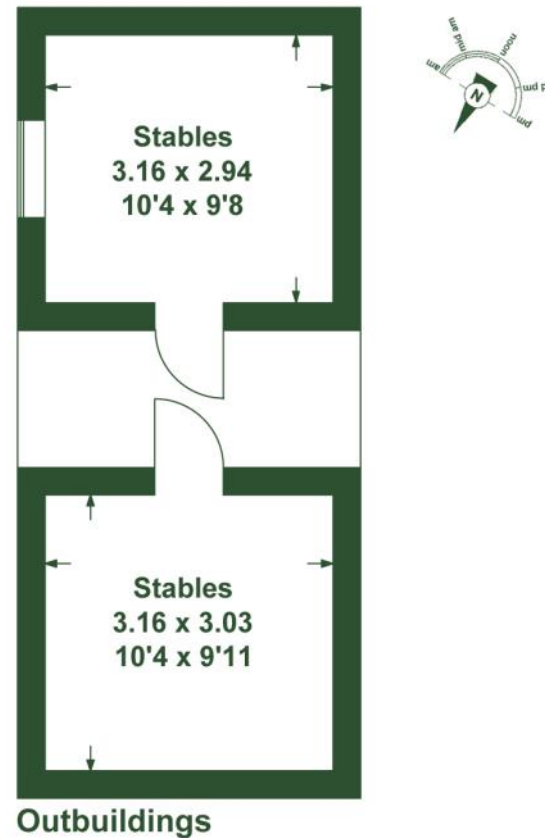
Garage : 20.78 sq m / 224 sq ft

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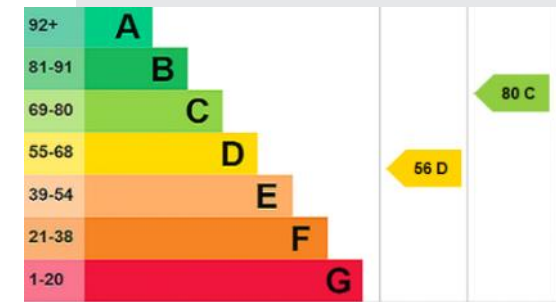
Outbuildings : 18.86 sq m / 203 sq ft

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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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