



Chapel Road, Hesketh Bank, Preston, Lancashire, PR4 6SA

Price: £650,000







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3 Bedrooms



2 Bathroom



Large Plot

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- Detached family home in sought-after Hesketh Bank.
  - Set on approx. 0.7 acres with gardens and paddock.
  - Spacious open-plan kitchen/dining/living area with island, log burner and bi-fold doors.
  - Separate living room with log burner and patio access.
  - Three double bedrooms, including principal suite with walk-in wardrobe, ensuite and Juliet balcony.
  - Driveway parking for multiple vehicles plus double garage.
  - Semi-rural location close to amenities and transport links.



Situated in the sought-after village of Hesketh Bank, this impressive detached family home combines spacious modern living with beautiful outdoor surroundings, all set within approximately 0.7 acres including a paddock beyond the formal gardens. Offering stylish open-plan accommodation, generous parking and a double garage, the property is ideally suited to those seeking a semi-rural lifestyle whilst remaining conveniently close to local amenities and transport links.



An oak porch opens into a light and airy entrance hallway, setting the tone for the well-presented accommodation throughout. The living room provides a cosy yet spacious setting, complete with a feature log burner and patio doors opening onto the rear patio and gardens. The heart of the home is undoubtedly the stunning open-plan living kitchen and dining area, featuring a central island, feature log burner and bi-fold doors leading out to the patio and overlooking the gardens beyond. A useful utility room, boot room and ground floor WC add further practicality to the accommodation.





To the first floor, there are three generous double bedrooms. The principal bedroom enjoys a walk-in wardrobe, en suite shower room and Juliet balcony overlooking the surrounding grounds. The remaining two bedrooms both benefit from built-in wardrobes, with one also featuring a Juliet balcony. The family bathroom is fitted with a bath, separate shower, WC and wash hand basin.

Externally, the property is approached via a driveway providing parking for numerous vehicles alongside a double garage. The well-maintained gardens are beautifully stocked with mature trees and shrubs, creating a private and attractive outdoor setting. Beyond the gardens lies a paddock, with the grounds extending in total to approximately 0.7 acres.



Combining stylish family living, versatile outdoor space and a desirable village location, this is a wonderful opportunity to acquire a substantial detached home in the heart of Hesketh Bank. Early viewing is highly recommended.





## General Remarks

**Services:** The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of a gas central heating system. Drainage is by way of a sewage treatment system.

**Parking allocated and number of spaces :** Driveway parking and detached double garage.

**Construction Type :** Brick under 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 :** N/A

**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 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

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

### Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good/variable outdoor signal 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:** Armitstead 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:** West Lancashire Borough Council **Council Tax:** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves 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 :** prom.lunge.supreme

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



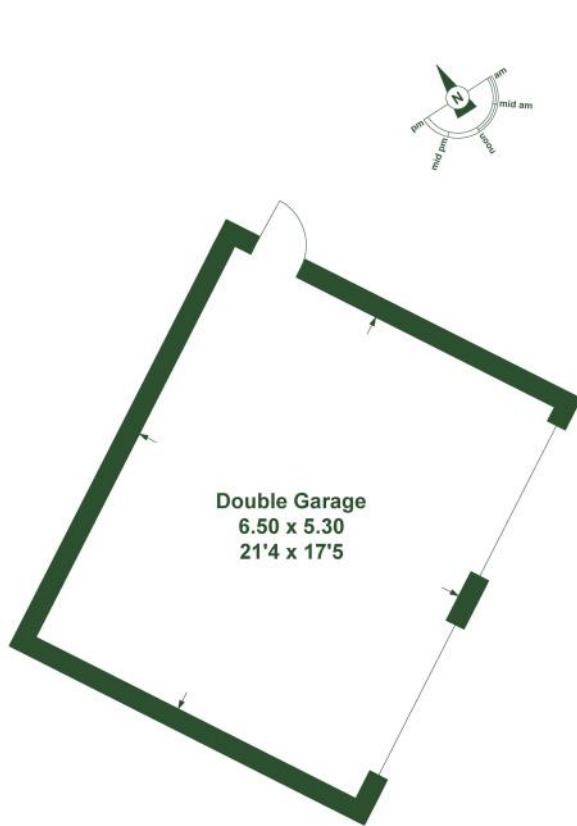


Approximate Gross Internal Area : 178.78 sq m / 1924 sq ft

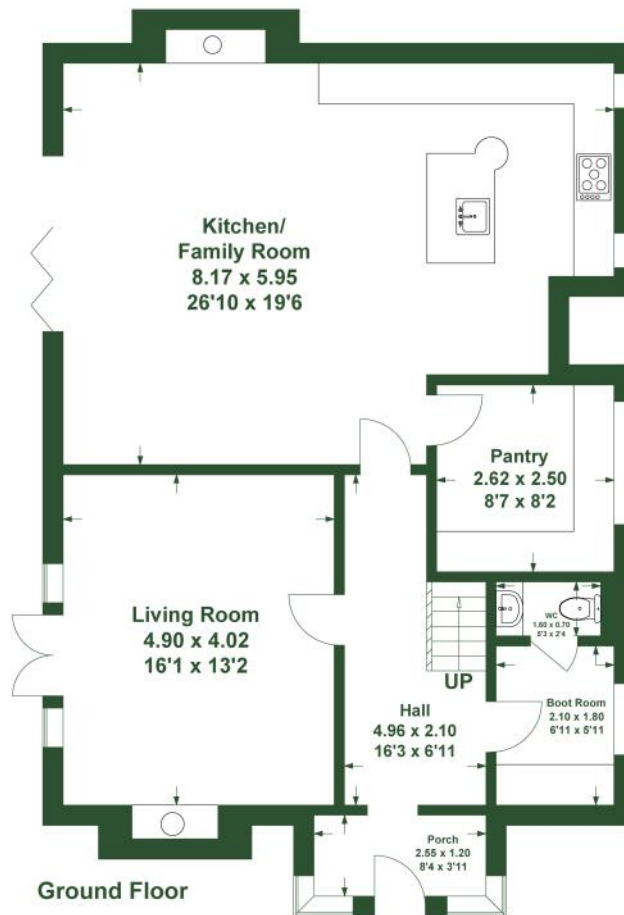
Garage : 34.45 sq m / 371 sq ft

Total : 213.23 sq m / 2295 sq ft

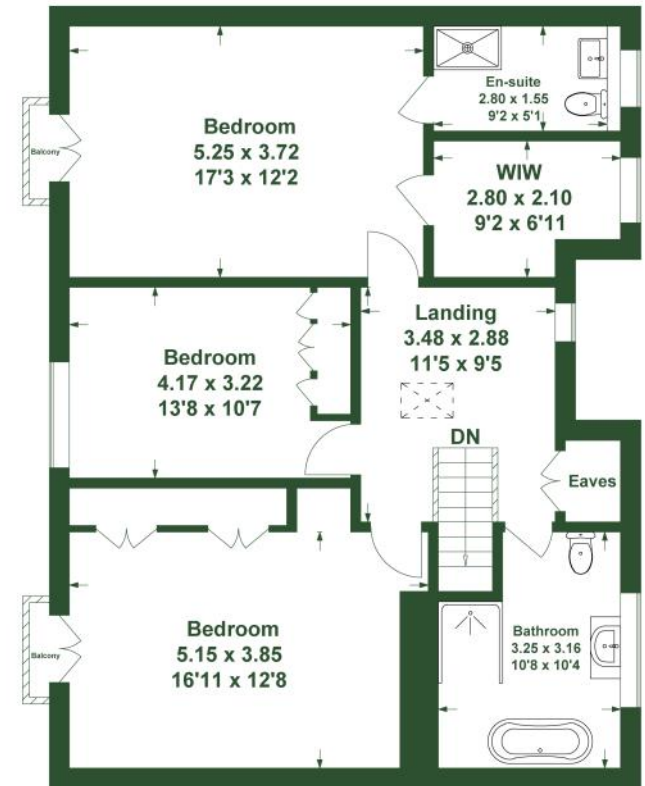
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Garage



Ground Floor



First Floor

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. 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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