

£485,000



Armitstead
Barnett

Preston Road, Crossmoor, Preston, PR4 3XB





Preston Road, Crossmoor, Preston, Lancashire, PR4 3XB

Asking Price £485,000

- Unique property dating back to 1820
- Original farmhouse
- Spacious living accommodation
- Four bedrooms
- Semi-rural location
- Off street parking for several vehicles
- South facing conservatory
- No onward chain



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A delightful home, in its original form it was a farmhouse with features dating back to the 1700's. Spacious throughout the property provides a welcoming hall on the ground floor, leading to the large dining room, kitchen and expansive living room. The kitchen has a range of bespoke Siematic wall and base units, complemented by granite worktops and access to a storage room. The large living room enjoys a wonderful cast iron multi fuel fire with stone hearth and surround, original beams and has double doors leading out to the conservatory.

The first floor has four bedrooms with en-suite to the master bedroom which also enjoys original beams, a family bathroom and loft access.

Externally the property has a large private garden with established trees, beach hut, green houses and vegetable patches.







Located in Crossmoor the home is ideally positioned if you are looking to revel in the semi-rural environment and yet conveniently positioned for all your commuting links with motorway networks in close proximity. Amenities are well provided for with the popular village of Great Eccleston a short drive away. Furthermore, heading west leads you to the scenic Fylde coast or going east towards the cities of Preston and Lancaster.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is via a septic tank which the vendors informs us complies with current regulations.

Parking allocated and number of spaces : There is parking for 5-6 cars available on the driveway.

Construction Type : Stone and brick

Building Safety : N/A

Restrictive Covenants : Covenant on driveway not to erect any building temporary or permanent over 2 metres

Listed building : The property is not listed.

Conservation Area / AONB : 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 : None known. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: O2, Vodafone available in the area

B4RN : Unavailable in the area

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: Wyre Council **Council Tax:** Band E

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 : ///nickname.sketches.irrigate

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.

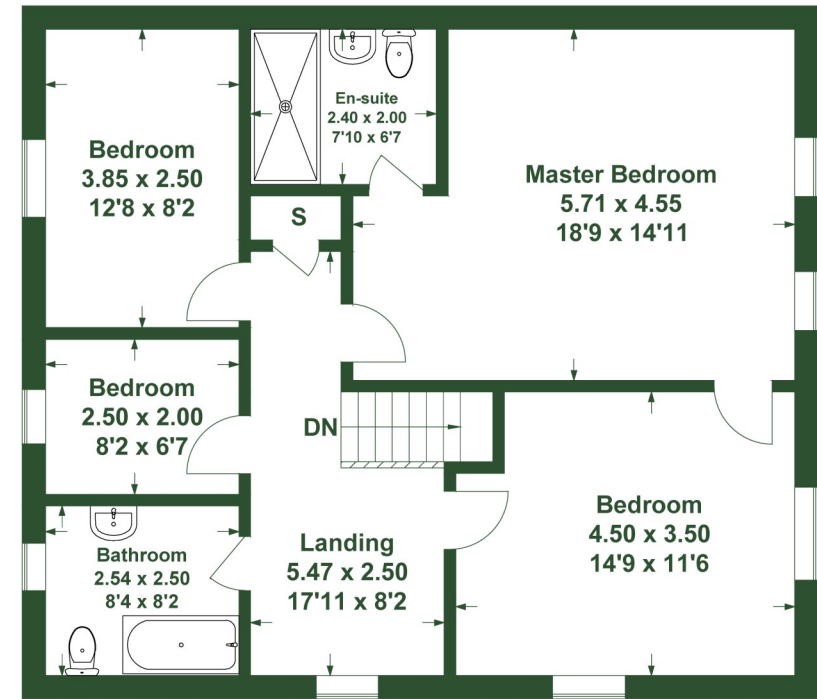
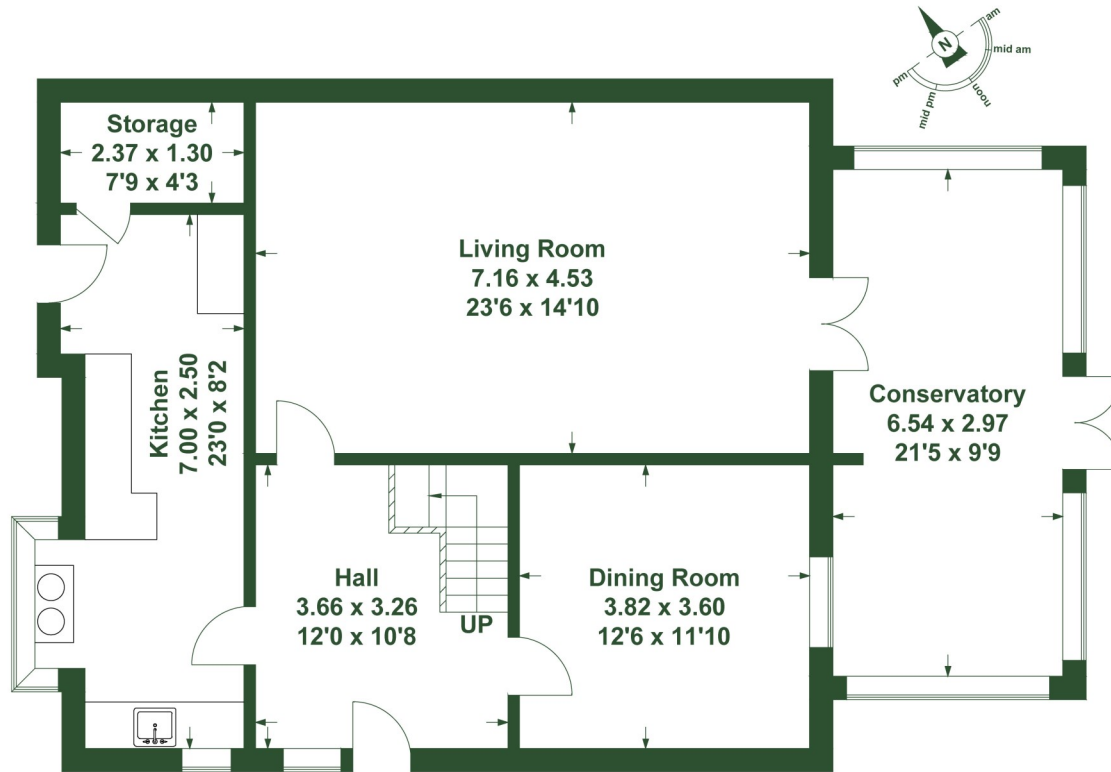
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 : 182.29 sq m / 1962 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Views

North Lancashire

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