



Thistleton Road, Preston, PR4 3XS

Asking Price £525,000







## Thistleton Road, Preston, PR4 3XS

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3 Bedrooms



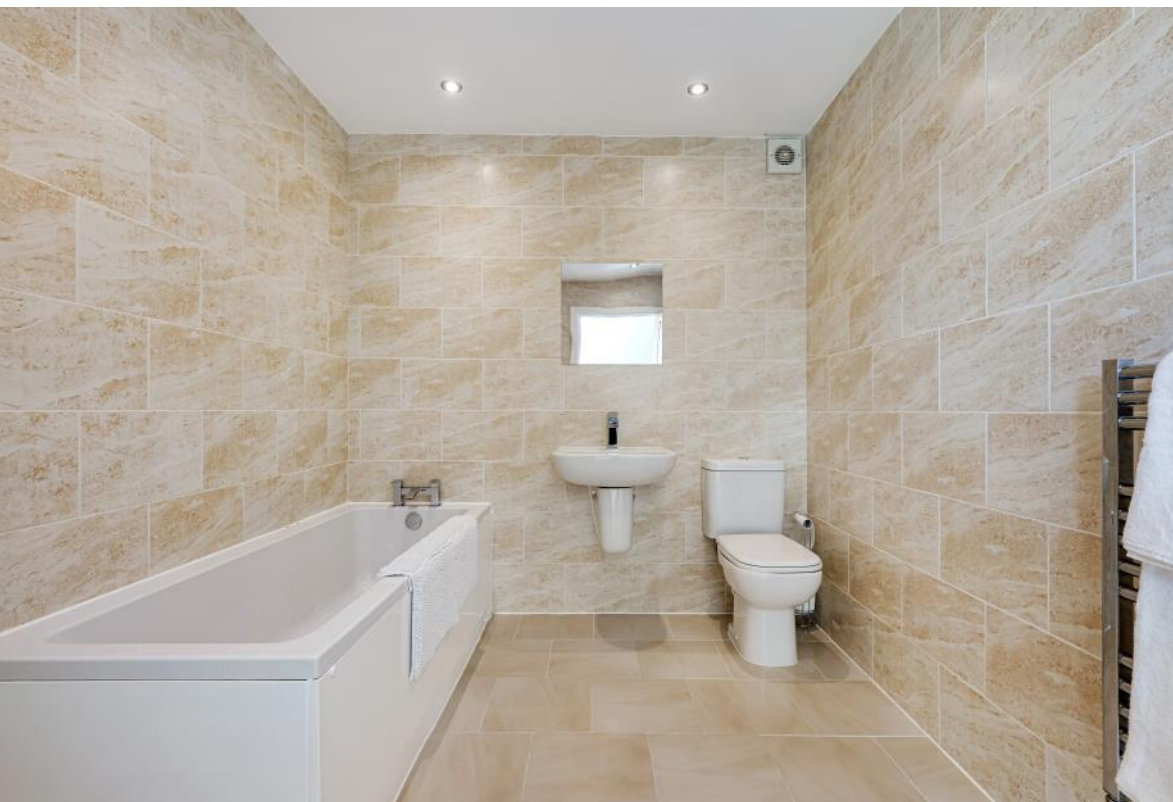
2 Bathroom

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- Detached single-storey former shippon conversion
  - 3 bedrooms, open plan living kitchen and separate lounge
  - Extensively renovated and upgraded throughout
  - Vaulted ceilings and exposed beams
  - High specification kitchen with NEFF integrated appliances
  - Solar panels, Tesla battery storage and EV charging point
  - Detached insulated garage with underfloor heating and mezzanine storage



An attractive and deceptively spacious detached single-storey former shippon conversion, occupying a pleasant position within a small courtyard style development in the semi-rural village of Thistleton. The property has undergone an extensive programme of renovation and improvement by the current owners in recent years, now offering beautifully presented accommodation finished to a particularly high standard throughout.

The accommodation is centred around an impressive open plan living dining kitchen, a fantastic entertaining space featuring vaulted ceilings, exposed beams and a range of windows and patio doors allowing excellent levels of natural light.



The kitchen has been comprehensively upgraded with quality quartz work surfaces and matching splashbacks, a central island with induction hob and integrated extraction, together with a range of integrated NEFF appliances including double ovens, steam oven, microwave and two fridge and freezers. The adjoining utility room has also been upgraded to complement the kitchen and provides additional storage and appliance space. Recent improvements include underfloor heating to the kitchen, dining area, utility and lounge with Karndean flooring running throughout these areas.



The lounge enjoys a dual aspect with patio doors opening onto the gardens, whilst vaulted ceilings, fitted media wall and matching display cabinetry provide character and warmth throughout the living space. The property also benefits from electric Velux windows with blinds operated via app or remote and a heat recovery ventilation system designed to improve air quality and circulation.

There are three well-proportioned double bedrooms, including a generous principal bedroom with fitted dressing area. A second bedroom also benefits from ensuite facilities, whilst the remaining accommodation is served by a stylish family bathroom.

All windows within the property have been replaced in recent years and all fitted blinds are included.





Externally the property enjoys lawned gardens together with ample driveway parking for several vehicles.

A substantial detached garage has also been significantly enhanced by the current owners, now incorporating electric sectional door, underfloor heating, granite tiled flooring, hot and cold water supply, fitted cabinetry with washing machine point mezzanine storage and full insulation, creating a versatile space with potential for a variety of uses subject to any necessary consents.



The property further benefits from a solar panel system with Tesla battery storage together with EV charging provision, helping improve energy efficiency and reduce running costs.





The property is situated within the rural village of Thistleton, conveniently positioned for access to Elswick, Great Ecclestone and Kirkham, whilst also offering straightforward access to Preston, Poulton-le-Fylde and the wider motorway network including the M55 and M6.

The area is well regarded for its blend of countryside surroundings whilst remaining convenient for a range of schools, amenities and transport links.

### **Energy Credentials**

Lodge Bungalow has been thoughtfully renovated with energy efficiency at its core, featuring a whole-house Mechanical Ventilation with Heat Recovery (MVHR) system alongside 16 solar panels to help significantly reduce energy bills. Any excess energy generated is stored in the Tesla Powerwall and can also be fed back to the grid via the Feed-in Tariff (FIT), providing a valuable additional income for the homeowner. An electric vehicle charging point is conveniently located within the garage, ensuring the property is well-equipped for modern, eco-conscious living and future-ready for green-minded residents.



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. There is a resident's management company responsible for maintenance of shared land- Annual cost £60. There is a Tesla Powerwall battery storage- Export agreement- (FIT) 15p per k/w- approx £800 per year.

**Parking allocated and number of spaces :** Garage at front of property with electric car charger & 2 allocated parking spaces on driveway in courtyard.

**Construction Type :** Brick with slate

**Building Safety:** N/A

**Restrictive Covenants :** The property is subject to restrictive covenants- These can be provided through the legal process. The vendors have advised windows must remain timber and of a required colour. No commercial vehicles over 1.5t to be parked/kept overnight on the development.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** The property is located in a conservation area- See further details regarding conservation online.

**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 Agencies website the property sits in flood zone 1.

**Unimplemented Planning Consents :** : PP granted for fence at rear courtyard- Material start made- Ref 18/0181 Fylde Council-

**Planning Consents affecting the property :** This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Accessibility adaption information :** N/A

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

## Communications :

Broadband: Open Reach is available in the area

Mobile signal: EE, Vodafone, Three & 02 are available in the area

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:** 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 common managed areas & vacant possession upon completion.

**Local Authority:** Fylde 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 :** [sam.thatched.ghost](https://www.what3words.com/sam.thatched.ghost)

**Estate Agents Act 1979-** Please note the vendor of this property is an employee of ABamett-They do not have access to the property file

**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.

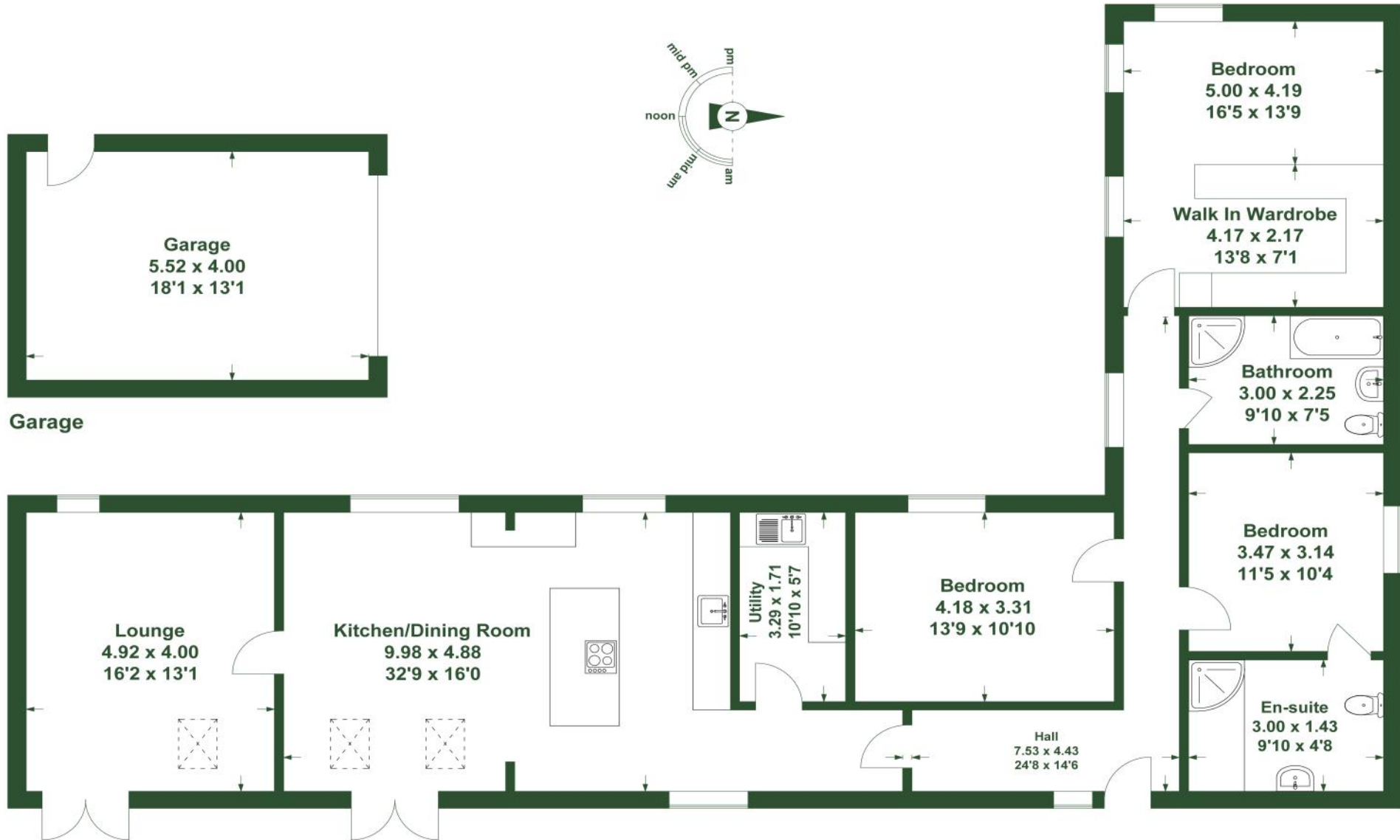
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 142.76 sq m / 1537 sq ft  
Garage : 22.08 sq m / 238 sq ft  
Total : 164.84 sq m / 1775 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



Floorplan



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 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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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