O.I.R.O £780,000

Armitstead Barnett

Darkinson Lane, Lea Town, Preston, PR4 0RJ

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Offers in the region of £780,000

- Architect-designed by Firth Architects, built in 2013
- Passive House certified timber frame with exceptional energy efficiency
- Weru triple-glazed windows and biometric front door
- 4kW solar panels with active FIT generating approx. £1,000 p/a
- 7.2kW Andersen EV charger and rainwater harvesting system
- High-end kitchen with Miele and Neff appliances, plus Zip tap
- Villeroy & Boch bathrooms with underfloor heating

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Welcome to a truly exceptional five-bedroom detached residence, beautifully situated in the sought-after hamlet of Lea Town, just outside Preston. Designed by the highly regarded Firth Architects and completed in 2013, this remarkable home offers a rare fusion of striking architectural design, state-of-the-art eco-technology, and contemporary luxury throughout. It's not simply a house – it's a lifestyle statement.

Built to exacting standards, the property boasts outstanding fabric efficiency and is constructed around a timber frame that achieved Passive House accreditation. The home is designed to offer year-round comfort with minimal environmental impact, making it ideal for the discerning buyer who values sustainability as much as style. Triple-glazed Weru composite windows, filled with argon gas and finished in anthracite grey, ensure exceptional insulation while complementing the bold exterior. The front door features biometric entry, adding a layer of modern convenience and security. Matching anthracite aluminum fascias, soffits, and gutters create a seamless aesthetic that continues through to the detached double garage.

Internally, the accommodation is as versatile as it is impressive, offering five generous bedrooms and multiple living areas, designed to suit both modern family life and entertaining on a grand scale. The home also benefits from a centralised media distribution system wired with Cat 7 cables to all rooms – including the garage annex – making it ideal for high-performance home working, streaming or gaming environments.

Designed for energy efficiency and reduced running costs, the house features a 4kW solar photovoltaic system with an active Feed-in Tariff, currently generating approximately £1,000 per annum – a valuable income stream that will transfer to the new owner.

A 7.2kW Andersen EV charger is already installed for electric vehicle users, and a 5,900-litre underground rainwater harvesting system supplies water for toilet flushing and outdoor use such as car washing or garden irrigation. Inside, a high-specification SieMatic kitchen is fitted with a premium mix of Miele and Neff appliances, including a Zip tap for instant boiling and filtered water. The three stylish bathrooms are fitted with Villeroy & Boch sanitaryware and benefit from programmable underfloor heating, adding a touch of everyday indulgence.

Further features include an internal air recirculation system, electric remote-controlled entrance gates, and Hormann automatic sectional garage doors, all designed to maximise comfort, convenience and security. The detached garage offers significant potential for a variety of uses, including as a home office, gym, or studio, subject to any necessary consents.

Set in peaceful Lea Town, the property enjoys a semi-rural feel while remaining well-connected. With easy access to Preston, Garstang, and the M6 motorway, and within close reach of highly regarded local schools and countryside walks, this location offers the perfect balance of tranquility and convenience.

This is a rare opportunity to acquire a thoughtfully designed, high-performance modern home that's as practical as it is beautiful. Viewings are highly recommended to fully appreciate the exceptional lifestyle on offer.

Don't miss out, contact us today to arrange your appointment.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a passive heating system. 4kw solar panels are installed on the property.

Parking allocated and number of spaces : Double garage, and 5x parking spaces

Construction Type : Rendered timber frame

Building Safety : There are no issues known to affect the property.

Restrictive Covenants : There are none known to affect the property.

Listed building : The property is not listed

Conservation Area / AONB : The property is not situated in a conservation area or AONB.

Easement, and Wayleaves or Rights of Way : There are none known to affect the property.

Footpaths / Bridleways : There are none known to affect the property.

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

Unimplemented Planning Consents : There are none known to affect the property.

Planning Consents affecting the property : There are none known to affect the property.

Accessibility adaption information : N/A

Coal field / mining area : There are none known to affect the property.

Communications :
Broadband: Ultrafast is available in the area
Mobile signal: O2 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: Preston City Council **Council Tax:** Band F

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 : ///sugars.device.spin

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.

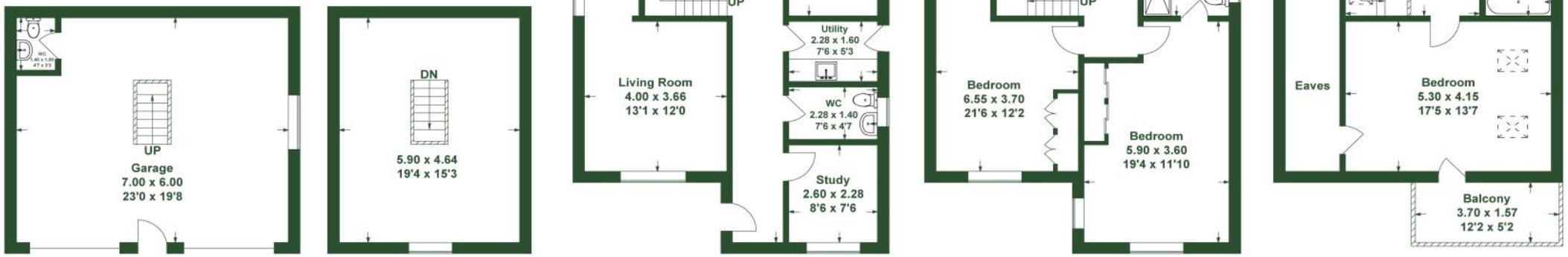
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

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 : 272.08 sq m / 2929 sq ft
Garage : 69.84 sq m / 752 sq ft
Total : 341.92 sq m / 3681 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 | Garage First Floor | Ground Floor | First Floor | Second 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.

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