



Park Lane, Forton, Preston, PR3 0JX

Offers Over £950,000







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4 Bedrooms



3 Bathrooms

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- Superb stone built barn conversion
 - Offering exception space extending to above 3400 sq. ft
 - Incredible Living Kitchen, dining hall, lounge, further kitchen and reception room (currently used as a bedroom)
 - 4 bedrooms, 2 with ensuite and a family bathroom
 - A large double garage with gymnasium and space over giving further flexibility
 - Spacious plot of 0.67 acre offering excellent levels of privacy
 - Good access to the main road and motorway network



Fall in love with this gorgeous stone built home, oozing character and charm, yet all you would expect from a modern home perfect for family life. The house offers above 3400 sq. ft of internal accommodation and in addition a 4 car garage, all set in an exceptionally private plot

Positioned in a semi-rural location, yet there is good access to the main road and motorway network. A short drive from the market town of Garstang where there is a range of amenities including shops, schools, supermarkets, places of worship, cafes, pubs, restaurants and healthcare providers. The City of Lancaster is found to the North and has a further range of amenities including hospital, Lancaster University, popular senior school choices and a train station.



Double timber electric gates open to a gravel driveway and the house unveils in front of you. A highly attractive stone-built property which has a charm all of its own. It is clear to see the size of both the house and the plot once you enter the rear grounds – we simply love this! There is plenty of space to park and a large 4 car garage to one side.



This impressive home can be entered through large sliding doors into the show stopping living kitchen, a place for family and friends to gather and likely to be the hub of this gorgeous home. This beautiful room has vaulted ceilings exposed beams and large sliding glazed doors which can be thrown open to make this a great space for entertaining both outdoors and in. Complete with a bespoke Kevin Roper fitted kitchen with quartz work surfaces, double Belfast sink and integrated appliances, which include Quooker hot tap, dishwasher, steam oven, warming drawer, two Lieberman fridges and freezer, wine fridge, an electric Everhot 120i Cooker, set with a feature over. The central island includes a breakfast bar making this highly sociable. Glazed by fold doors can be opened up to a spacious dining hall. This atmospheric space is the perfect place to host a dinner party, there are views to the gardens and it is open to the super staircase to the first floor. There is exposed stone and beams along with an oak floor.



The snug is a cosy room and has views over the front gardens, a double sided woodburning stove is shared with the dining hall.

There is a further entrance which has been used as day to day access to the second kitchen area/ bedroom giving annex potential. The utility room and ground floor WC are also found close to this area. The second kitchen was once the main kitchen in the house and is used in annex style now. This kitchen includes a range of kitchen units with granite work surfaces, a 1.5 sink and drainer, coffee machine, microwave, dishwasher and range cooker. A further reception room is currently used as the 5th bedroom and has views to the front gardens



The staircase rises and splits impressively to the first floor. The principal bedroom has views over the gardens and has a shower ensuite. On the opposite side of the landing, there are three bedrooms.

The guest bedroom includes a shower suite and the two remaining bedrooms are served by the family bathroom which includes a shower, bath, WC and wash basin.

The gym is at the side of the garage, this super space lends itself to this purpose but also has alternative use potential subject to gaining any necessary consents. A kitchen is found at the rear of the gym space. The double garage is within the same building and has electric up and over doors. A staircase rises to the first floor space which has been used for storage but has potential for other uses again subject to gaining any necessary consents



The spacious gardens offer good levels of privacy. There is a gravel driveway and plenty of space for parking. An expanse of lawn makes this great for families and an area with fabulous raised beds and green house for the keen gardener along with seating areas/patios perfect for hosting the best garden parties!





General Remarks

Services: The property has the benefit of mains water, mains electricity, Foul drainage is by a Treatment Plant which the vendor advises us is compliant. Heating is by way of LPG gas central heating system. IP Security camera system.

Parking allocated and number of spaces : Large driveway for multiple cars, & garaging for 4 cars. Electric gates.

Construction Type : Stone

Building Safety: Nothing known.

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 : According to the Environment Agency's website the property sits in flood zone 1

Unimplemented Planning Consents : N/A

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: Openreach is available in the area

Mobile signal: EE, Vodafone, O2 & Three 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 vacant possession upon completion.

Local Authority: Wyre Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. 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 : //regarding.recorder.waxing

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.

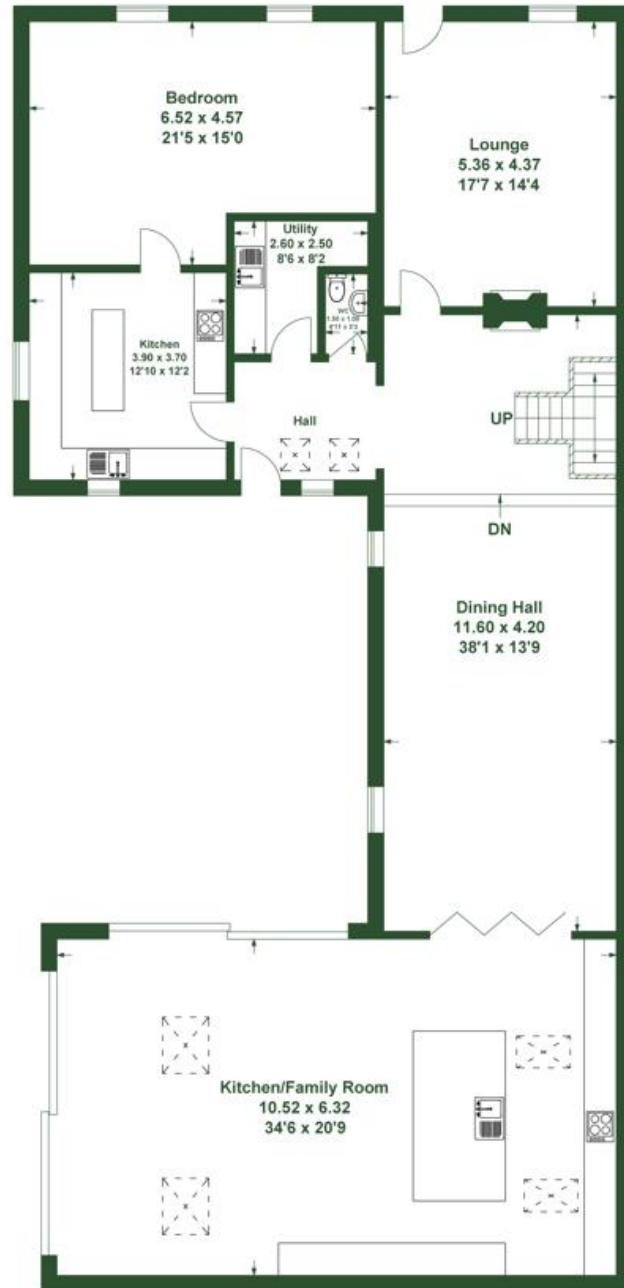
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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

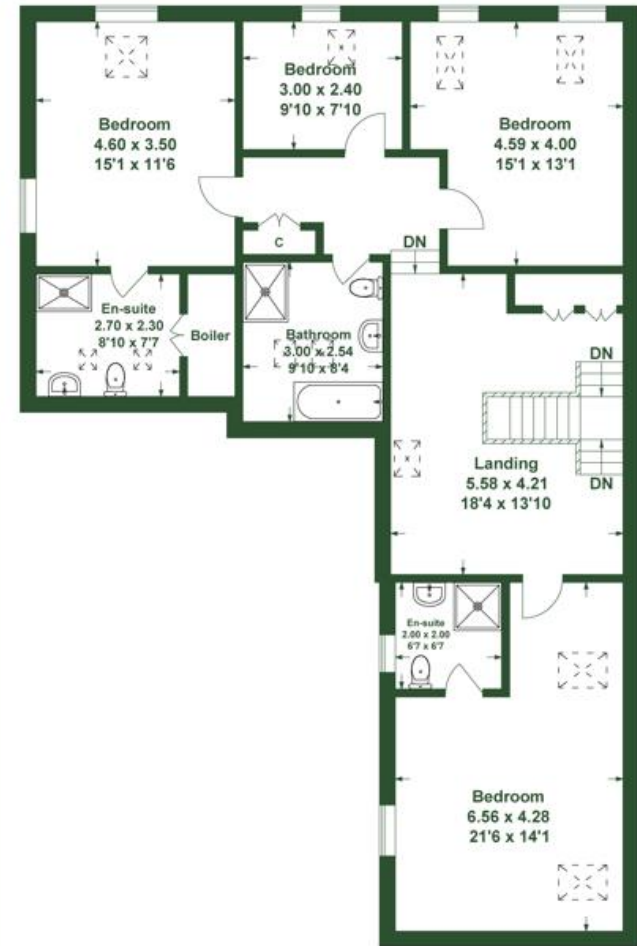
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 321.92 sq m / 3465 sq ft
 Garage : 172.98 sq m / 1862 sq ft
 Total : 494.90 sq m / 5327 sq ft



Ground Floor

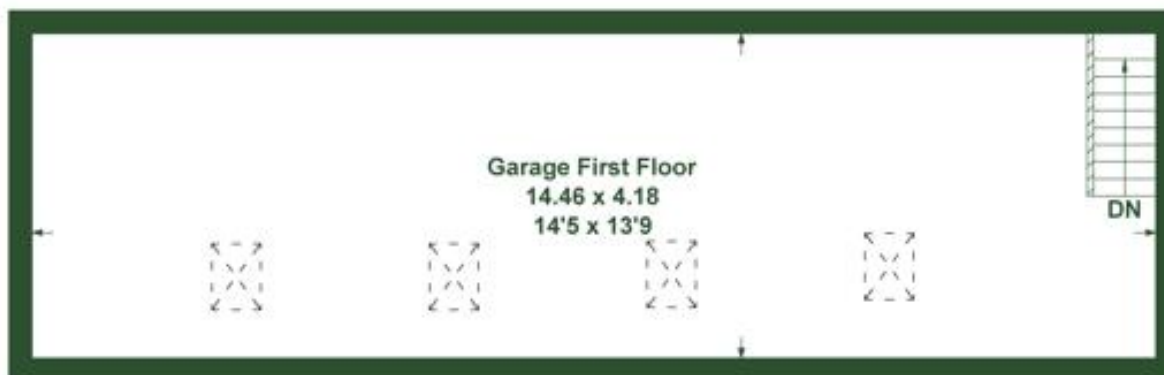


First Floor

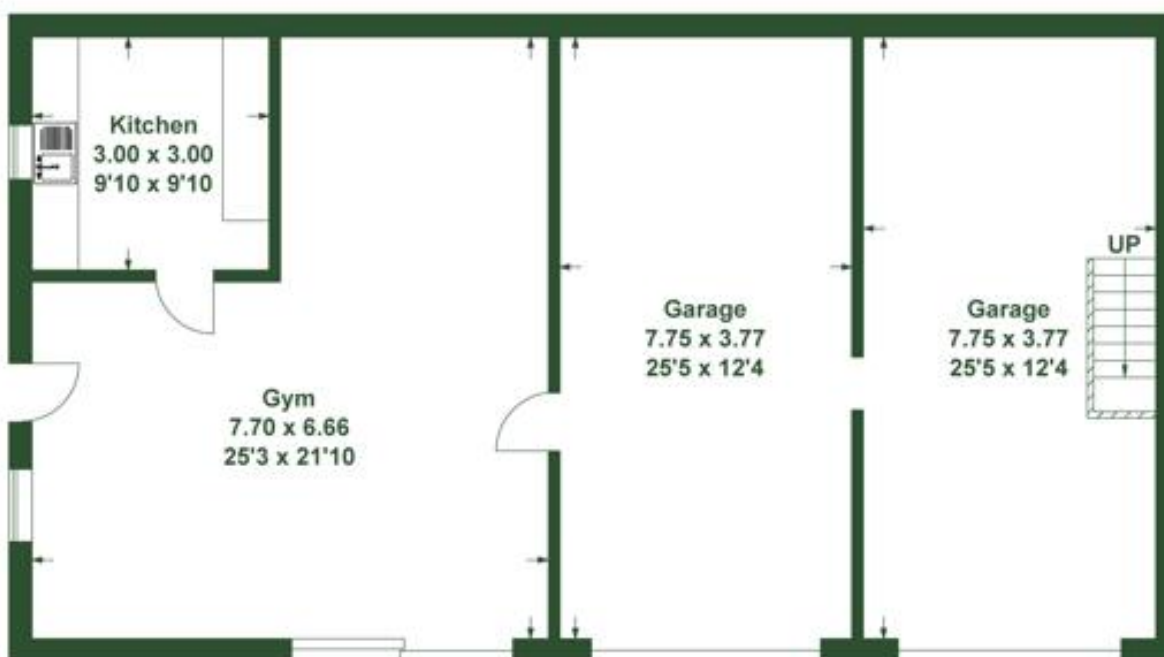
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media

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.



Garage First Floor



Garage Ground Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	41 E	
21-38	F		
1-20	G		



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