

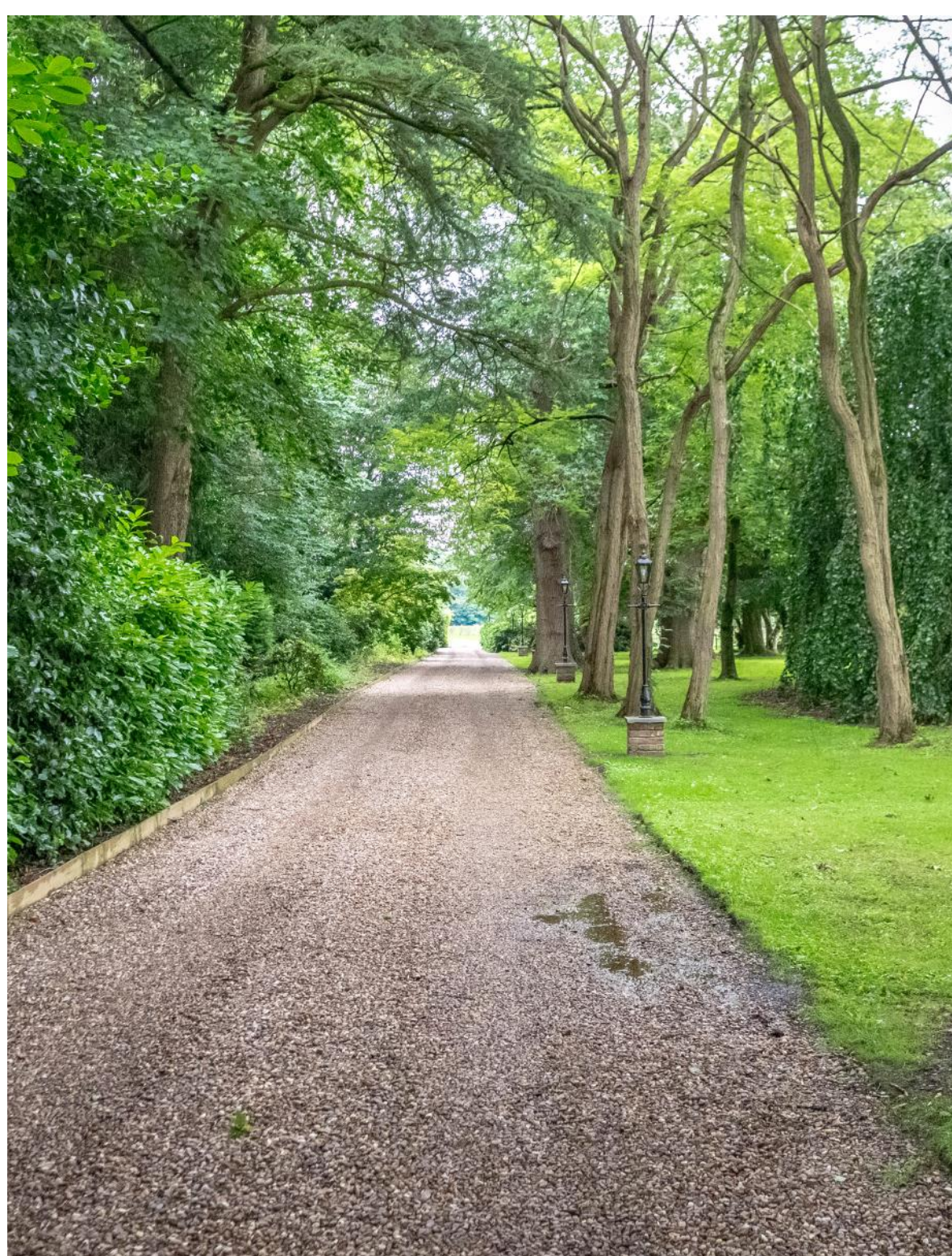


Stanzaker Hall Drive, Catterall, Preston, PR3 0PB

Offers Over £3,000,000







# Stanzaker Hall Drive, Catterall, PR3 OPB

Offers Over £3,000,000



6 Bedrooms



5 Bathroom



15 Acres

- 
- Prestigious and handsome home set in above 15 acres of gardens, grounds and woodland
  - Positioned along a tree lined private road and enjoys good levels of privacy
  - Beautifully restored to an exceptional standard and with great attention to detail
  - 4/5 reception rooms, 6 bedrooms, 5 bathrooms, living kitchen, indoor swimming pool
  - 2 bedroom apartment
  - Range of outbuildings and greenhouse
  - Stunning gardens and grounds to include walled gardens, orchard and tennis court
  - Fabulous mature woodland



An incredible imposing country residence which exudes importance yet is so very welcoming, the perfect rural retreat. The house is thought to date back to the 1500s, was later extended and will offer some of the finest country living in the area. This superb property has been lovingly restored and improved with incredible attention to detail, deservedly, for a house such as this.

The house retains impressive features and fittings befitting this kind of house with high ceilings and decorative coving in wonderful reception spaces, exceptional bespoke joinery and cabinetry and custom-made carpets to name just a few. We have been blown away by the recent transformations.

Stanzaker Hall Drive is a tree lined privately owned road which leads through to the house. Double electronic steel gates which open to a gravel driveway which sweeps through mature trees to reveal this impressive home.

A substantial front door is positioned in an attractive open veranda. The door opens into a wonderful and welcoming reception hall. This incredible room sets the tone for the house in an instant showing the high ceilings, intricate plaster work and superb space. A woodburning stove is set into an impressive fireplace the perfect place to sit and welcome guests. There are doors off to various ground floor rooms and beautiful wide stairs which rise up to the first floor.





There are three reception rooms off the reception hall, they are currently used as drawing room, lounge and dining room each with impressive fireplaces to continue the special ambience that this house has. The layout makes this home superb to entertain from.

From the inner hall there is a study which is well positioned away from the hustle and bustle of everyday life. This room has an array of fitted cabinetry and an open fire. A spacious cloakroom is found off the inner hall.

The living kitchen is a beautiful space that has been opened up by the current vendors and is likely to be used as the hub of this stunning home. The kitchen area has bespoke handmade and hand painted kitchen units with walnut linings, work surfaces are in double granite or walnut and there are two sinks. The central island includes a breakfast bar, ensuring that this space is highly sociable. The kitchen has an electric aga with a built-in television on the wall to the rear, perfect for the busy chef. Integrated appliances include two dishwashers, two combi ovens, fridge and an instant hot tap.

There is plenty of space in the living kitchen room for both living and dining with great flexibility as to which area is used for each.

The utility room is extremely well equipped with oak custom made cupboards providing plenty of storage, point for two washing machines, a tumble dryer, integrated fridge freezer and a point for an American fridge freezer. This room is wonderful for family life and country living. Beyond the utility room there is a boiler room.

The swimming pool is a great family space. The pool has an electric cover was a great addition by previous owners and has glazed doors out to the gardens. A dressing room is also provided together with a sauna, shower and WC.





The beautiful staircase rises up from the reception hall to a superb landing space.

The principal bedroom is a stunning room with a bay style window overlooking the gardens and grounds. There is a range of fitted wardrobes and the ensuite has a spa bath with a shower head fitting, separate double shower, two wash handbasins set in a unit along with a WC. There is also walk in storage provided.



The family bathroom has a spa style bath with a shower over, separate shower, WC and a wash handbasin in a unit. There are three further bedrooms in this section of the house, each with views over the gardens and grounds.

Moving to the rear of the property, there is a further bedroom with a bath ensuite. Steps rise up from the first floor to the incredible billiard room which is perfect for hosting guest and is set away from the main living areas of the property.









Apartment

Further apartment style accommodation is located on the first floor. This area of the property includes a well-equipped dining kitchen space, lounge and two further bedrooms along with a further bathroom. This space is perfect for those who would like to incorporate multi-generational living or have staff they made need to house.

There are a range of outbuildings to the rear, part of which have been used as a gym and storage with further potential to suit the buyer. There is a substantial green house and attached outbuilding by the walled garden.

At the front of the property there is a large gravelled parking area which provides parking for plenty of vehicles. Beyond there is an expanse of lawn encapsulated by mature woodland. This fabulous property includes tennis court, rose gardens, walled gardens and would make an enchanting place for family life.



A private road of around one mile in length leads through to Myerscough House. The private road is approached from the A6 giving good links to the M6 and motorway junctions North and South respectively. The historic market town of Garstang has essential amenities to include shops, markets, schools and healthcare providers. The cities of Preston and Lancaster (South and North) have larger scale amenities and both cities have hospitals. There is a range of good schools locally, although if you were looking for something less local there is Stonyhurst College, Lancashire Grammar School, Westholme School, Kirkham Grammar School, AKS, Lancaster Grammar and Rossall School.

Nestled between the Fylde Coast and Beacon Fells and only an hours drive from the Lake District, there are plenty of recreational facilities close by.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Commercial grade Wi-Fi throughout the house and Wi-Fi boosters throughout. Foul drainage is via a septic tank which has not been tested for compliance, the responsibility for this will pass to the purchaser.

**Parking allocated and number of spaces :** Parking is available in the garage and on the driveway.

**Construction Type :** Stone and brick with slate roof.

**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 3.

**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 effect the property.

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A

### Communications :

Broadband: Openreach available in the area

Mobile signal: O2 available in the area

BARN : Is not 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 Borough Council Council Tax Band H

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of [Hannah M 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 :** ///walls.rear.attend

**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**

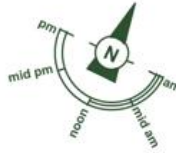


Approximate Gross Internal Area : 1085.80 sq m / 11687 sq ft

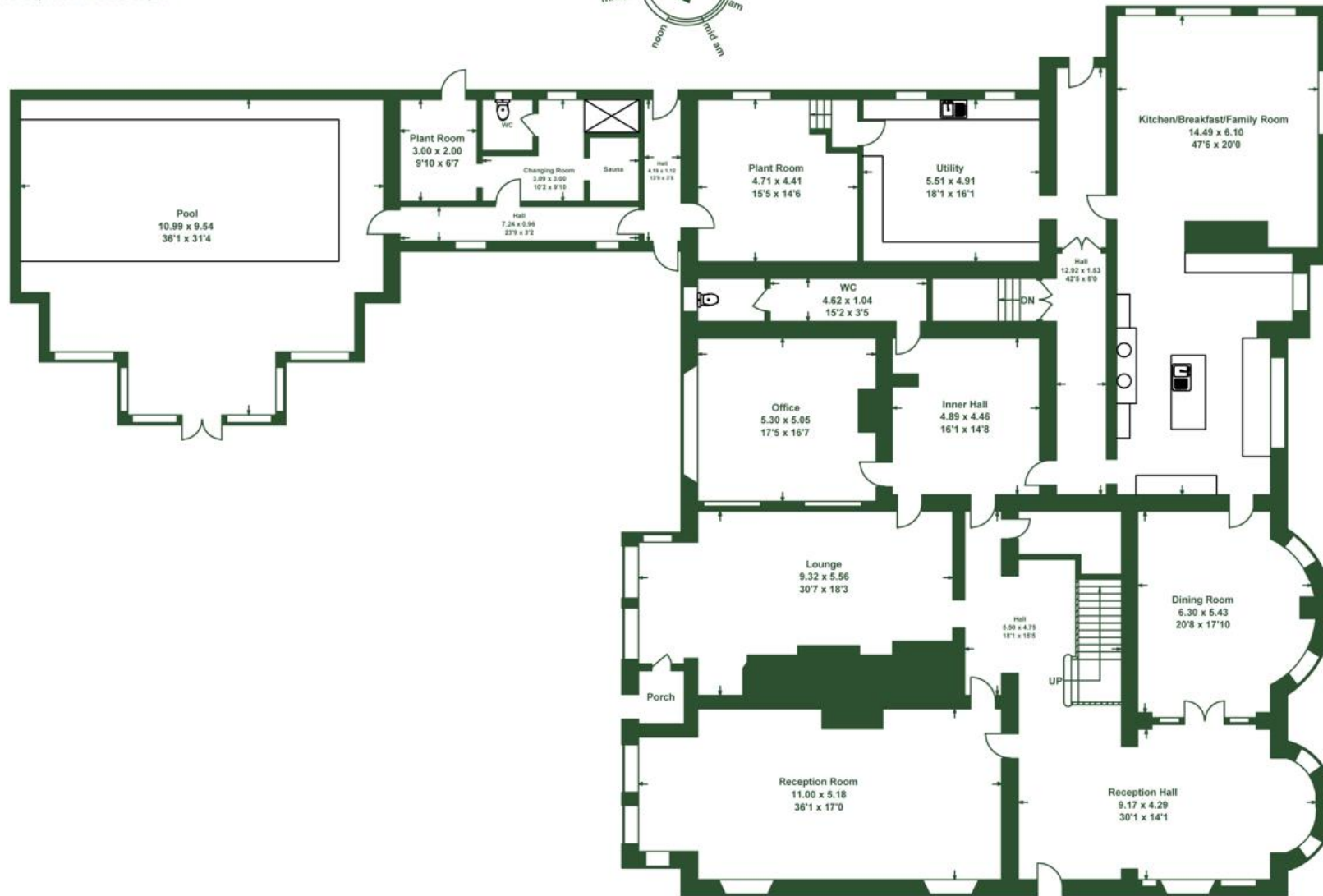
Outbuildings : 105.88 sq m / 1141 sq ft

Green House : 188.50 sq m / 2034 sq ft

Total : 1380.78 sq m / 14863 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

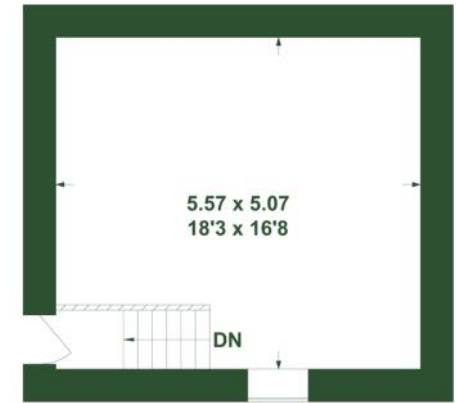


Ground Floor

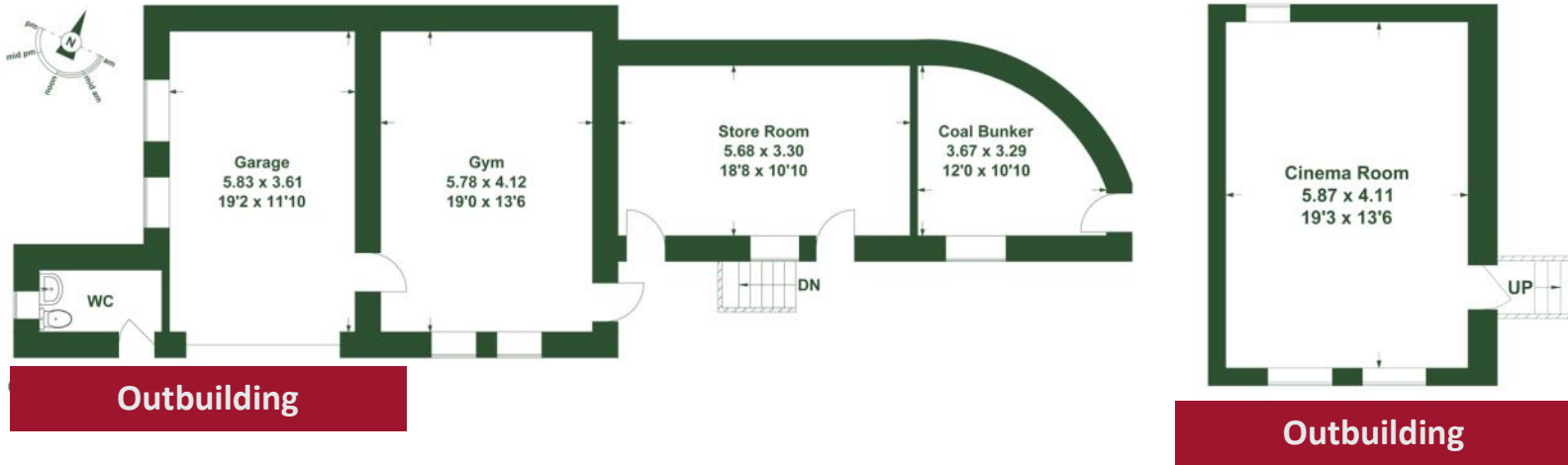
Ground Floor



**First Floor**



**Second Floor**

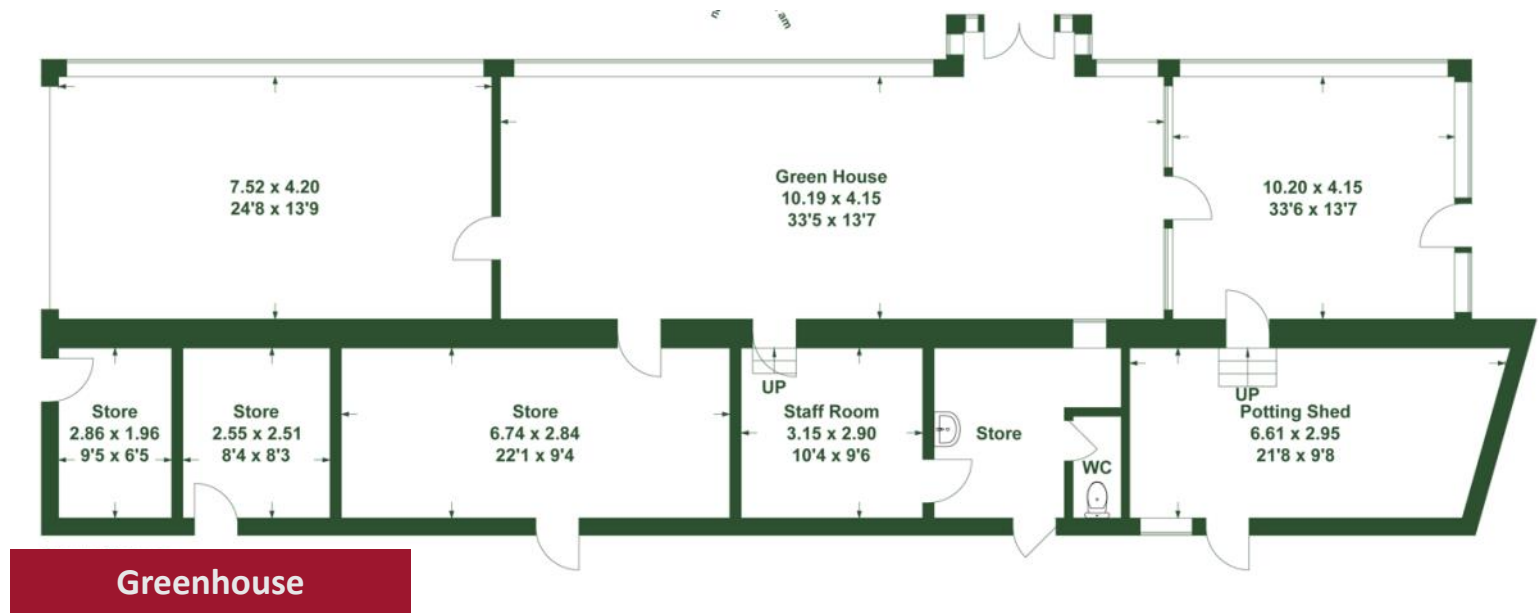


Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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 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.

**Outbuilding**

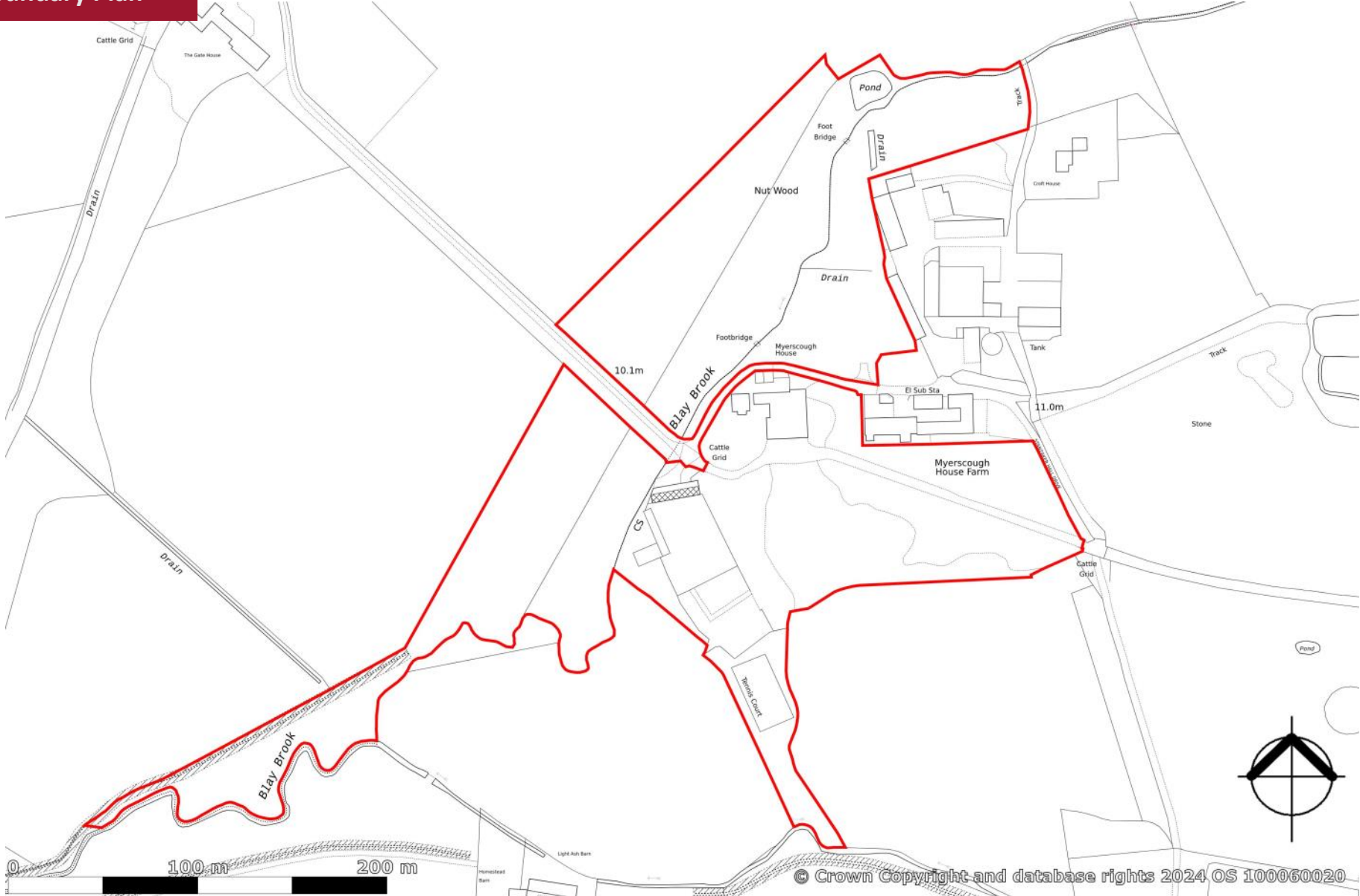
**Outbuilding**



**Greenhouse**

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

# Boundary Plan







## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)