

£1,750,000



Armitstead
Barnett

Catterall Lane, Preston, PR3 0PA





Catterall Lane, Preston PR3 OPA

Offers Over £1,750,000

- Commanding detached 6 bedroom home
- 6 fantastic reception rooms and a spacious living kitchen
- Beautiful principal bedroom suite including a generous dressing room and ensuite
- Excellent levels of privacy
- Super views over the countryside and towards the Bowland Fells
- Heated outdoor swimming pool
- Excellent opportunity for home working with large office and gigabit internet.
- Large attractive gardens, woodlands and paddock extending to approximately 9.7 acres (3.9 ha)



6



5



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Originally the gatehouse of a large estate, this superb home has been extended over the years to create an impressive detached property. The improvements over the years allowed more contemporary open plan style living space with whilst having nicely proportioned rooms enjoying both the traditional feel yet with a more modern edge.

The front door opens into the entrance porch which has views out across the grounds. A further door opens into the entrance hall which has a parquet floor and the staircase rises up to the first floor from here. This space sets the tone for the property.

The open plan living kitchen is likely to be the hub of this welcoming home and enjoys views to both the rear and the side of the property. Bifold doors open out onto the patio, making this perfect for entertaining outdoors. The well-equipped kitchen has a range of kitchen units and a large central island incorporating a breakfast bar perfect for entertaining. There is a point for a range cooker, there is an extractor over and point for a large fridge freezer and two dishwashers. There is a woodburning stove providing a cosy focal point to the room.

The utility room is found off the kitchen and is equipped with a range of wall and base mounted units, sink and drainer and a point for a washing machine and dryer and further dishwasher being near the dining room. Double doors lead from the kitchen into a large games and reception room which incorporates a well kitted out bar area, a window to the side and rear of the property. Beyond is an attractive dining room and cosy snug.

The formal lounge is nicely tucked away and enjoys an attractive fireplace creating lovely focal point. This room offers views to the front and rear and is a wonderful bright space. Beyond is a large office space with separate kitchenette and shower room along with a room used as a gymnasium to the side. There is flexibility for the buyer to use this space to suit them and has some potential to create annex accommodation on a single level. There are doors from the gym into the garage.



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The property was previously split into two sets of accommodation and this is evident from the floorplans. As a result the property now enjoys two sets of stairs. The main staircase rises from the entrance hall to the first floor landing. Whilst the second rises to a guest suite from the snug.

The principal bedroom suite is something to behold, being both spacious and luxurious whilst enjoying panoramic views across the countryside towards the fells, also overlooking the grounds to the rear. A door leads out onto the balcony area which has a hot tub. The principal bedroom opens into a luxurious dressing room complete with wine/drinks fridge with fully fitted furniture and stunning views. An impressive ensuite has been fitted again to make the most of the views. There are two wash handbasin in units along with a two person bath and two televisions which can be seen from the bath. A separate shower, bidet and WC are also provided. There is a door from the ensuite out onto the balcony for the ease of use of the hot tub and balcony area. This wonderful principle suite really is the centrepiece of the first floor space. There are five further bedrooms along with three family bath/shower rooms.



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The property is approached from Catterall Lane and entered by electronically operated coded gates which lead onto a further private road and further gates open into The Gatehouse. There is an expanse of gravelled drive and parking area which lead through to a triple car garage. There is useful large storage area above the garage which is accessed via an independent staircase.

The property exudes charms and is clearly substantial, encompassed by a beech hedge, close board and stock proof fence to the front affording plenty of privacy. The immediate grounds are largely lawned with an expanse of flagged patio at the rear. The current vendors have added a heated swimming pool at the rear of the patio. The remaining gardens include an expanse of lawn, mature trees and woodland beyond. A paddock is found to the rear of the property.

Further fenced area with building that has been used as a store is included and has some alternative use potential.

Location

Nestled between the Fylde Coast and the Bowland Fells and only a short drive to the market town of Garstang and the newly constructed Catterall village. Easy access on to the A6 making the cities of Preston and Lancaster extremely accessible with locations further afield being accessible via Junction 32 and 33 of the M6. There are a range of schools locally with Kirkham Grammar, AKS, Stoneyhurst College, Lancaster Grammar and Rossall School within an hour's drive.



General Remarks

Services: The property has the benefit of mains electric and mains water. The heating system is oil fired. Drainage is by a private system, which meets all current regulations having been significantly upgraded by the current owner to include a full water treatment plant. The property has the benefit of CCTV and an alarm system. There is surround sound in 5 rooms.

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. (There is currently a grazier on the land, however we understand from the vendor vacant possession will be available)

Boundaries: The boundaries will be marked out on site with a fence and a plan of the boundaries can be shown in the sale particulars.

Rights of access: The Gatehouse enjoys right of access over Stanzaker Hall Lane in either direction. The lane itself has two electric gates to which remote fob access is provided, these two gates prevent passing public traffic along the lane whilst the Gatehouse itself has its own two security gates, one off Catterall Lane direct (mainly used as a deliveries entrance) and one more off Stanzaker Hall Lane which provides a second level of security to the Gatehouse and its grounds. A footpath runs along the property. We are not aware of any other right of way, wayleaves or easements.

Local Authority: Wyre Borough Council, www.wyre.gov.uk

Council Tax: Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FIAAV

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

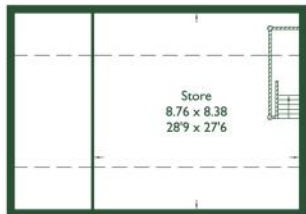
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 844.64 sq m / 9091.62 sq ft

Garage : 100.28 sq m / 1079.40 sq ft

Total : 944.92 sq m / 10171.03 sq ft

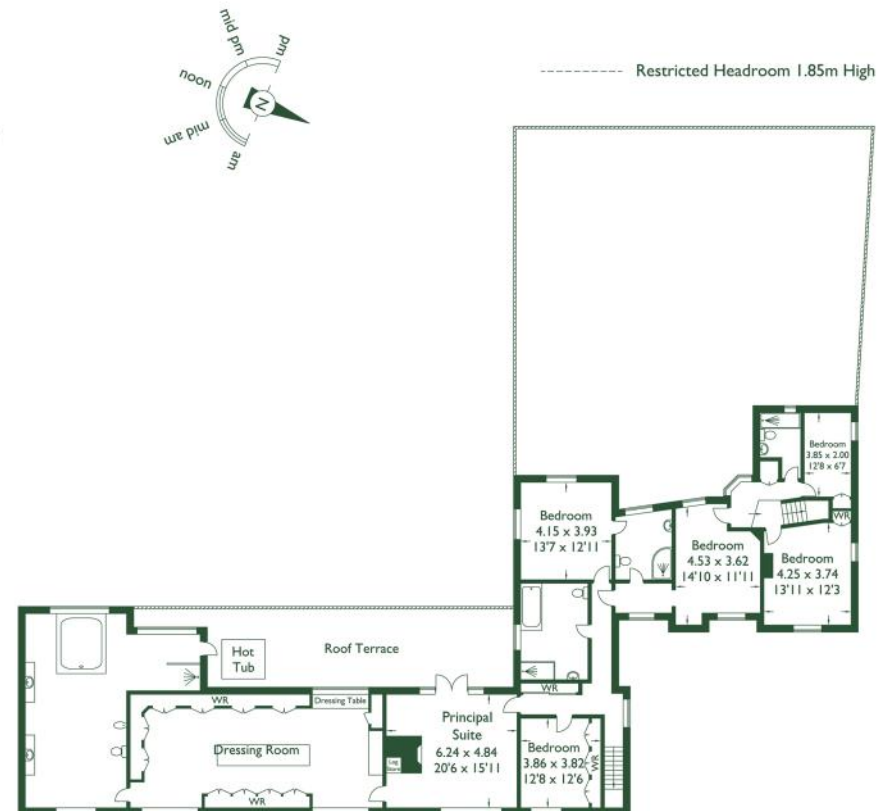


Garage First Floor



Garage

Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		



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