



Tudor Avenue, Lea, Preston, PR4 0XA

Offers over £1,000,000







## Tudor Avenue, Lea, Preston, PR4 4XA

Offers over £1,000,000



5 Bedrooms



5 Bathrooms



2.1 Acres OTA

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- A substantial family home
  - Reception hall, living kitchen and 2 further reception rooms
  - 5 bedrooms each with ensuite
  - 4 car garage and further storage building
  - Plenty of off road parking along with gorgeous gardens and paddock
  - Super property extending to 2.1 acres [0.8 ha] or thereabouts
  - Lovely views over the golf course to the rear
  - Good access to the main road and motorway network



An impressive detached home set in 2.1 acres [0.8 hectares] or thereabouts in a lovely 'hidden gem' type setting with attractive views over the golf course to the rear.

Beautifully presented and well laid out, this home has a superb design for modern family life. There is a fabulous living kitchen and 3 further reception room, 5 bedrooms and 5 bathrooms along with garaging for 4 cars. In a spacious plot with plenty of parking, fabulous gardens and a paddock - there is a lot to love about this house.

In a 'hidden gem' type location, the property is positioned next to the golf club and is rural in feel yet so accessible for main road and motorway networks, a great location for commuters with the main line train station in Preston. The property almost sits alongside the locally renowned cycle route the 'Guild Wheel', perfect for cyclists. There are plenty of amenities in the locality with Preston City Centre being just a short drive away.



The road down to the property rises up to electronically operated steel gates which are positioned within brick pillars and open to reveal an impressive home. There is plenty of parking ahead and to the side of the house for many vehicles. It is plain to see from the outset that this property will be exceptionally well-presented throughout and is substantial in nature.

Part glazed double doors open into the entrance porch and further doors open into the impressive dining hall. This wonderful room sets the tone for this fantastic house with dual height ceiling, a galleried landing overlooking the hall and doors off to various ground floor rooms. A spacious WC is provided which has a wall-mounted WC, wash hand basin set in a unit along with a cloak store.

The lounge is found to one side of the property and has windows to two sides and patio doors out to the rear ensuring that this is a fantastic bright and spacious room.





A further reception room is used by the current vendor as a cinema room and has bifold doors out to the rear gardens and glazed double doors to the hall.

The hub of this fantastic home is likely be the living kitchen which is spacious, has views out to the front of the property and also bifold doors out to the rear allowing the property to be fantastic for outdoor entertaining. The kitchen has the ability to be used flexibly with space for both dining and living should a purchaser choose. There is a range of contemporary kitchen units and a contrasting central island. Integrated appliances include a gas hob, two ovens, steam oven, microwave, dishwasher along with a sink and drainer.



The utility room is found off the kitchen and has a range of units, points for a washer and a sink and drainer are also provided. A WC is found off this room. There are two doors each into a double garage facility, each garage has either electric up-and-over doors or electric roller shutter doors.





The impressive staircase rises from the dining hall up to a galleried landing which gives a wonderful feel to this space. The spacious principal bedroom has windows to three elevations enjoying plenty of natural light. There is a walk-in wardrobe and a bath ensuite which includes a double ended bath, shower, wash hand basin set in a unit along with a WC and heated towel rail.

Bedroom Two has windows out to the front of the property, includes a range of fitted wardrobes and has a bath en-suite which includes a 'P' shaped bath with a shower over, WC and wash hand basin set in a unit and heated towel rail.

The third bedroom enjoys views out to the rear of the property, over the gardens and golf club beyond. There is a shower en-suite which has a shower, pedestal wash hand basin, WC and heated towel rail. Bedroom Four also has a shower ensuite whilst Bedroom Five includes a range of fitted wardrobes, has windows to two sides, again providing plenty of natural light and includes an ensuite which has a bath with a shower over, WC, wall-mounted wash hand basin and a heated towel rail.







The property is encompassed within a fantastic plot extending to 2.1 acres [0.8 hectares] or thereabouts. There is a tarmac driveway and parking area ahead of the front of the property which continues through to a paddock area to the side. There is plenty of space for off-road parking and garaging for four cars. A further storage building is provided close to the paddock

The gardens to the rear are largely down to lawn with attractive flower and shrub bed borders. There is a vegetable garden which includes raised beds and a greenhouse which the vendor has found quite productive. There is a beautifully designed hardscaped area which is served by a specific kitchen/kitchenette. The kitchenette has a pizza oven and a range of units. A WC is also found in here. This hardscaped area is contemporary in nature and design and has some beautiful features, a great private place to enjoy and entertain.

The original house is thought to have been owned by Henry de Horton and was built in 1863 and has been rebuilt by the current vendors to a good standard throughout. This home is one of a kind for the immediate area and must be seen to be fully appreciated.





## General Remarks

**Services:** The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas central heating system. 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 :** Off street parking and garaging for four cars.

**Construction Type :** Brick and slate

**Building Safety :** N/A

**Restrictive Covenants :** N/A

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

**Conservation Area / AONB :** 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 1.

**Unimplemented Planning Consents :** N/A

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

**Accessibility adaption information :** N/A

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

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

### Communications :

Broadband: EE available in the area

Mobile signal: EE, Three, O2 and Vodafone available in the area

B4RN : Not available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

**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:** Preston City Council **Council Tax** Band G

**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 :** <http://targettransitexists>

**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**



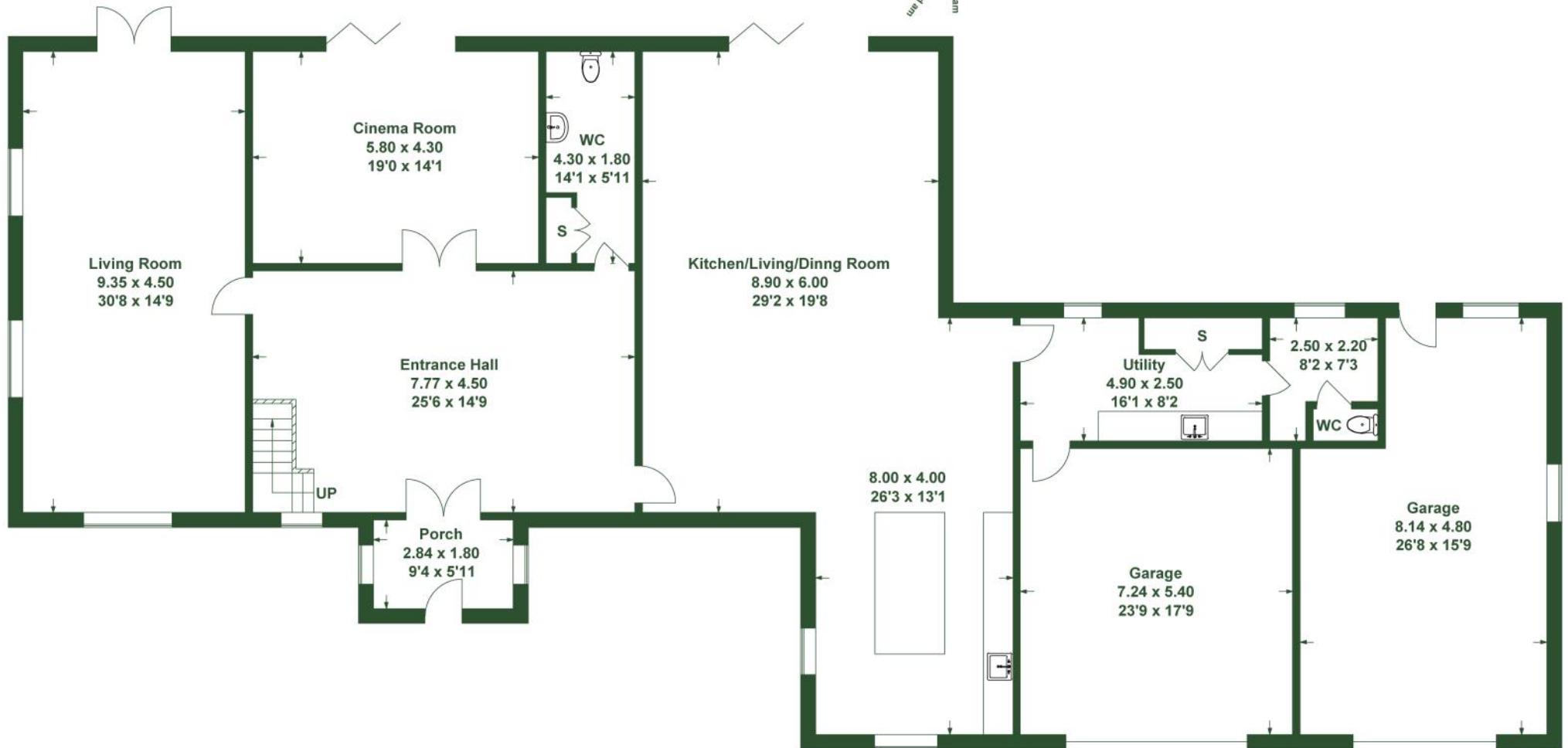
Approximate Gross Internal Area : 221.45 sq m / 2384 sq ft

Garage : 70.56 sq m / 760 sq ft

Total : 292.01 sq m / 3144 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

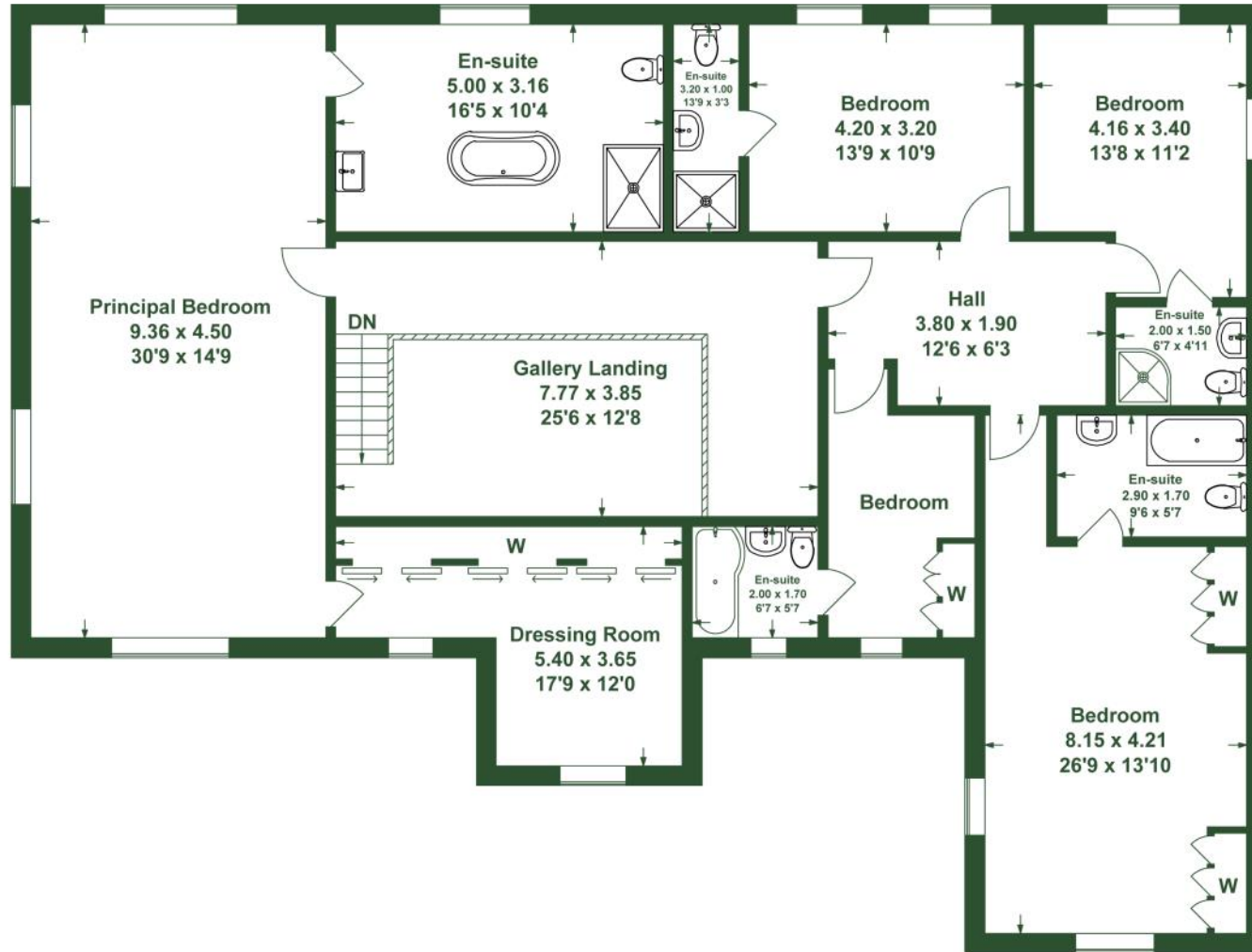


**Ground Floor**

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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.

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First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	





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