



Private Road, Hoghton, Preston, Lancashire PR5 0DE

Guide Price £1,000,000







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6 Bedrooms



3 Bathrooms



Garden

-
- Approximately 5,600 sq.ft. of accommodation
 - Exclusive private road setting
 - Six generous double bedrooms with six reception rooms
 - Spacious split level galleried living room
 - Superb family dining kitchen
 - Entertainment suite with bar
 - Games room and gym
 - Double garage
 - Mature gardens and grounds in quiet location.
 - Excellent commuter location with M65 nearby



Occupying a private position on one of Hoghton's most sought-after residential roads, Highbank is a substantial detached family home extending to over 5,600 sq.ft. Arranged over three floors, and offering six double bedrooms, and multiple reception rooms on different levels, this spacious family home needs viewing to fully appreciate what is on offer. Set within mature landscaped gardens and grounds, all within easy reach of Preston, Blackburn and the M65 motorway.



Located off Private Road on the outskirts of Hoghton Nr Preston the property is approached via a generous private driveway shared with the adjacent property. The driveway provides extensive parking to the front of the house. Steps from the driveway lead to a terrace outside the front door which has pleasant views.



Internally the accommodation briefly comprises:-

Ground Floor

The front door gives access to an impressive reception hall which provides access to both the living room and the dining kitchen.

The split-level lounge is undoubtedly one of the standout features of the house, with large arched windows with views to the front and a staircase leading up to a separate study area with attractive built in furniture. A separate dining room provides an excellent space for formal entertaining and has two sets of double doors on to the rear patio. In addition there is a generous family room with a gas burner stove.



The dining kitchen has been designed with family living in mind, incorporating an extensive range of fitted units, granite work surfaces, a central island with breakfast bar and ample space for everyday dining and informal seating. A separate utility room is located on the lower ground floor.



First Floor

To the first floor there are six well-proportioned double bedrooms arranged around the spacious landing. The principal bedroom benefits from a dressing room and en-suite shower room, whilst a second bedroom also enjoys Jack & Jill en-suite facilities. Four further double bedrooms are served by a spacious 4 piece family bathroom.

Lower Ground Floor

The lower ground floor adds another dimension to the property, currently arranged as a large entertainment suite with bar, there is a separate games room, gymnasium, sauna with shower, extensive storage areas and utility room which has external access. This floor offers excellent flexibility and could easily be adapted to suit a variety of requirements including multi-generational living, home working or leisure space.







Outside

The gardens are predominantly laid to lawn with mature trees, established borders and a number of seating areas and patios on different levels, they provide a high degree of privacy and create an attractive backdrop to the house throughout the year.

A substantial double garage with electric doors is complemented by extensive driveway parking and can also be accessed internally.

Highbank represents an excellent opportunity to acquire a substantial family home in a highly regarded semi-rural location, offering generous accommodation, versatile living space and excellent accessibility for both local amenities and commuting.



Hoghton is a sought-after village between Preston and Blackburn, offering an excellent blend of countryside living and commuter convenience. Positioned close to the M65, M6 and M61 motorway networks, the area provides easy access across the North West, whilst Preston railway station offers direct services to London, Manchester and Glasgow. The village is also well placed for major business centres including Preston, Samlesbury and East Lancashire.

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of a gas central heating system. Sewerage is by way of a sewerage treatment tank, which is compliant with current regulations and is located on the properties land. The tank is shared with the neighbouring property and the cost of maintenance is split equally between both properties.

Parking allocated and number of spaces : Double garage and driveway for numerous cars.

Construction Type : Brick walls, concrete roof tiles on a timber frame.

Building Safety: None known to vendor.

Restrictive Covenants : None known to vendor.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a Conservation Area or National Landscape.

Easement, and Wayleaves or Rights of Way : The property has right of way over the single track approach road, which is on neighbouring land, for the purposes of accessing the property. The owners have shared maintenance of the track and grass verge on either side.

Footpaths / Bridleways : We understand that there are no public footpaths or bridleways on or affecting the property.

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

Unimplemented Planning Consents : None known to vendor.

Planning Consents affecting the property : None known to vendor.

Accessibility adaption information : None.

Coal field / mining area : Unknown.

Communications :

Broadband: Standard 29Mbps available in the area, currently using Fibre 15-17Mbps

Mobile signal: Vodafone, EE, O2 and 3 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.

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: Chorley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. 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 : wakes.fevered.tastier

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.

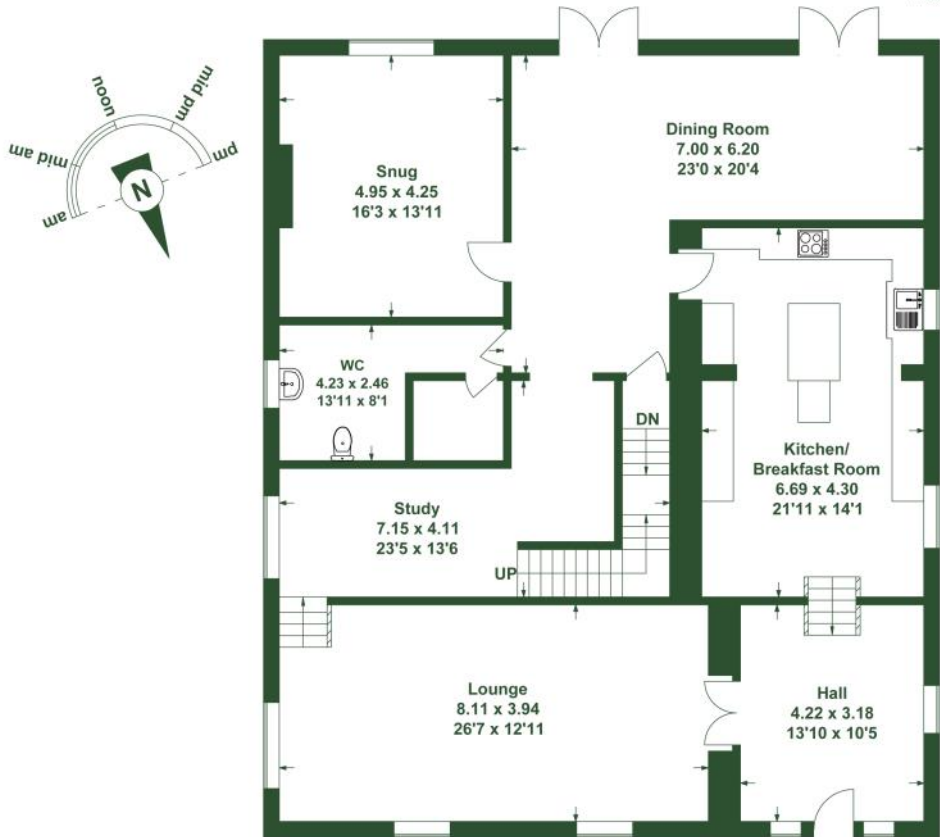
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 176.36 sq m / 1898 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

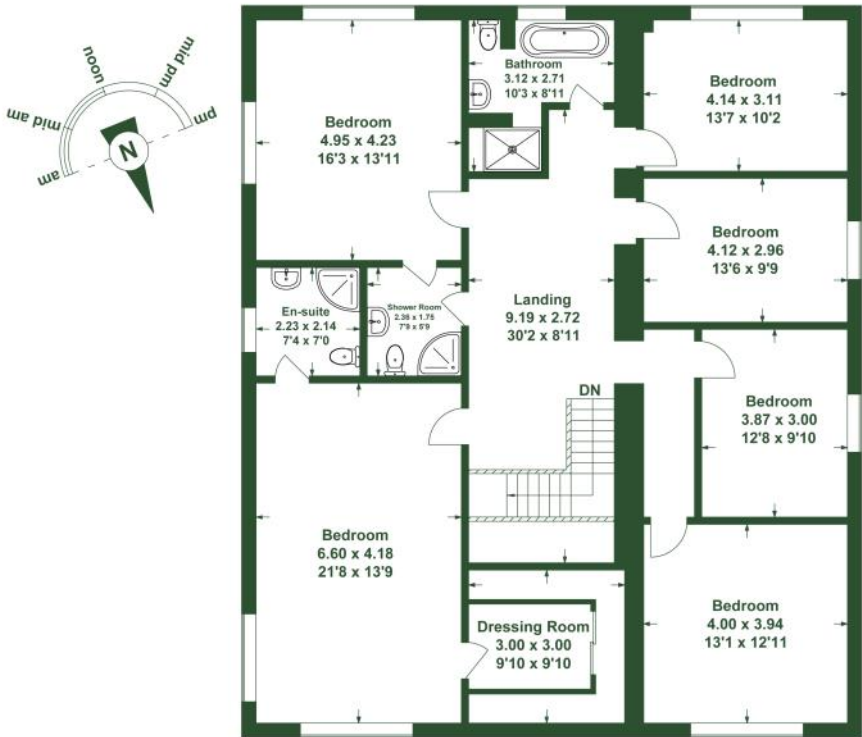


Ground Floor

Ground Floor

Approximate Gross Internal Area : 176.36 sq m / 1898 sq ft

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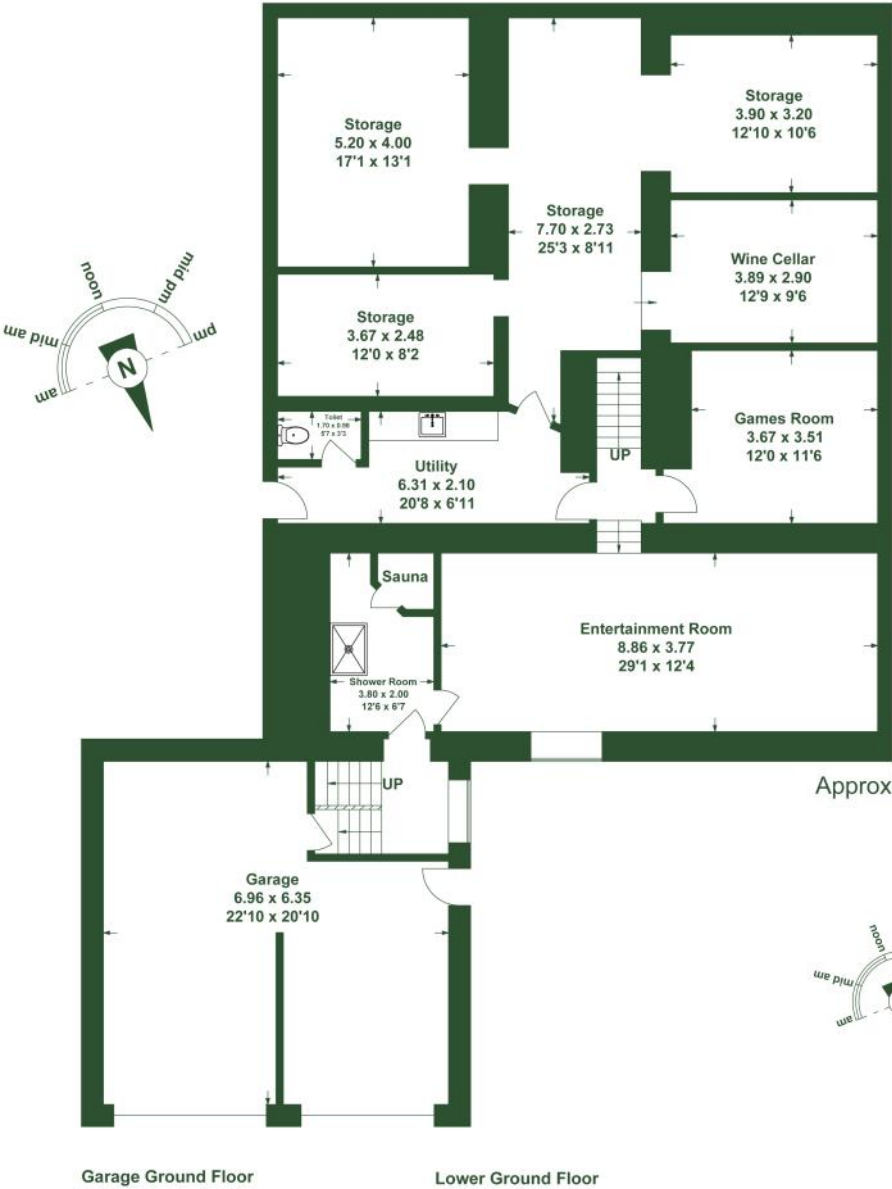


First Floor

First Floor

Approximate Gross Internal Area : 170.21 sq m / 1832 sq ft
Garage : 48.73 sq m / 525 sq ft
Total : 218.94 sq m / 2357 sq ft

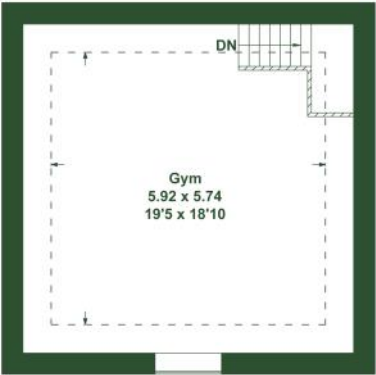
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Garage First Floor

Approximate Gross Internal Area : 48.73 sq m / 525 sq ft

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Garage First 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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