

O.I.R.O. £2,350,000



Armitstead  
Barnett

Singleton Road, Weeton, Preston, PR4 3JJ





## Singleton Road, Weeton, Preston, PR4 3JJ

Offers in the region of £2,350,000

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- Impressive home set in 5.11 acres (2.06 ha) OTA
- Main home extending to 7688 sq. ft
- 5 bedrooms, 7 reception rooms
- Fantastic home for entertaining
- Separate 2 bedroom cottage annex
- Swimming pool and tennis courts
- Garaging for four cars and plenty of parking
- Good access to the main road and motorway network



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Set in an impressive elevated position, this incredible home offers above 7600 sq. ft (714.28 sq. mts) in the main residence and a further separate two bedroom cottage annex extending to 769 sq. ft (71.5 sq mts). The main house has been tastefully modernised, updated and improved by the current vendor and exudes a luxurious feel. With high ceilings, a superb reception hall, incredible reception spaces, swimming pool, tennis courts and fabulous gardens and grounds, it will be sure to impress. The house will be the perfect place to entertain both indoors and out. Set in a total of 5.11 acres (2.06 ha) or thereabouts, this superb home offers excellent levels of privacy.

From the brick pillared entrance, electronically operated steel gates open to show the fabulous tree lined drive which splits to the turning circle at the front of the property and also the day to day access from the courtyard at the rear.



The turning circle and front gardens give a statement entrance, there is plenty of space to park here. Steps rise up to an open pillared front porch which has double doors into a vestibule with cloakroom off and also has built in wardrobes and storage along with built in seating. Glazed double doors open into a truly impressive reception hall where there are views out to the rear courtyard and doors off to various ground floor rooms. An impressive staircase and galleried landing makes quite an entrance. A gas fire is positioned in an attractive surround creating an ambience and focal point to the space.

Doors lead through to the kitchen which has a range of wall and base mounted kitchen units. There is a central island which compliments the kitchen and incorporates a breakfast bar. Integrated NEFF appliances include a double oven x 2, induction hob with an extractor over, dishwasher, wine cooler and fridge freezer. Seating is provided in the fabulous bay window which overlooks the gardens.



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There is a door leading from the kitchen into the dining room which also enjoys a fabulous bay window to the side of the property and has Karndean floorcovering part glazed door to the patio. A gas fire is also found in this room with a stone surround giving another focal point to the room. There is a timber panel effect wall giving an ambient feel.

The study also has views out to the front of a property and includes a range of fitted study furniture, a room which feels tucked away from the hustle and bustle of the main living areas. The snug is tucked away to the side and has windows to two sides.

The lounge is a beautiful room which has bi-fold doors out to the patio at the side, central inlaid carpet with Karndean flooring along with a gas fire set in a stone surround giving another cosy focal point to the room. There is a range of built in storage and part glazed double doors into the courtyard.



A hidden door from the lounge opens up to reveal a fabulous games room, this impressive space has timber panelled walls and a contemporary fire with plenty of space for a snooker table. There are windows to two sides of this room. A further door opens into the swimming pool room, this has bi-fold doors to one end and gives access to the patio at the rear of the property. The pool room enjoys a built in bar area and changing facilities with a WC off.



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The impressive staircase rises up to the spacious galleried landing on the first floor and there is a picture window overlooking the courtyard. There is a linen store found off the landing

The principal suite is truly luxurious and offers impressive views over the gardens and grounds. This spacious principal bedroom has a bay window ideal for sitting and admiring the gardens, grounds and countryside beyond. There is a range of fitted wardrobes and display shelving. A well-equipped dressing room which includes wardrobes and shelving along with a further bay window with a window seat, a Juliet balcony gives a nice touch to this space. The principal bathroom ensuite oozes a sumptuous feel with Villeroy and Boch fittings to include a double ended bath, wet room area with a rain dance shower, twin wash handbasins in a vanity unit and wall mounted WC.

Four further bedrooms are found on this floor, each with an ensuite.





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A separate two bedroom cottage annex is also included and makes for comfortable accommodation, ideal for those who require multi-generational living, this includes its own garden area to the rear.

This really is a house for entertaining, both with the internal reception room and kitchen layout along with the entertainment facilities and the outdoor spaces continue this theme. There are expanses of patio, lawns, interesting areas of garden with plenty of points of interest along with tennis courts. The house is adorned with oodles of parking and a four car garage.

We look forward to welcoming you to this incredible landmark home.





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## 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. Foul drainage is via a new private treatment plant. There are 2 EV charging points (one outside and one in garage). Sound system.

**Parking allocated and number of spaces :** Plenty of off road parking at front and in courtyard

**Construction Type :** Brick under rosemary/red tile. Rendered.

**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 :** There is a right of access over the adjoining field.

**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 :** None known.

**Planning Consents affecting the property :** None known. 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

### Communications :

Broadband: Openreach available in the area

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

B4RN : vendor advised the property is connected to B4RN (add in if available)

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.

**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:** Fylde Borough Council      **Council Tax :** Main House : H, Cottage : A

**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.

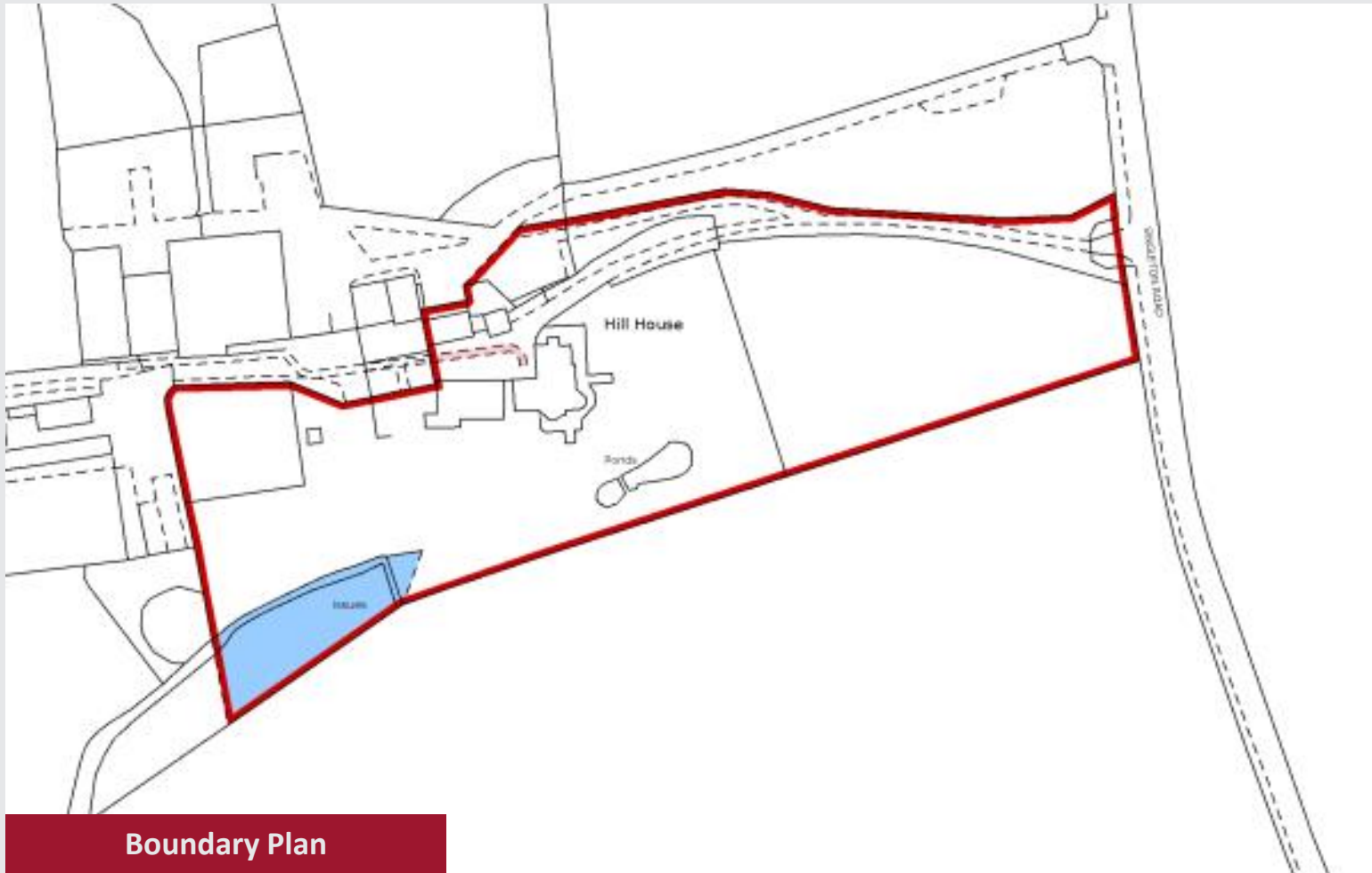
**What3words Location :** [//tastes.foreheads.mull](https://www.what3words.com/#!/tastes.foreheads.mull)

**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**



Boundary Plan



# Hill House Farm

Approximate Gross Internal Area : 714.28 sq m / 7688.44 sq ft

Garage : 80.84 sq m / 870.15 sq ft

Cottage : 71.50 sq m / 769.61 sq ft

Total : 866.62 sq m / 9328.22 sq ft



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 responsibility is taken for any error.

Amitstead 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 Amitstead 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 Amitstead 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	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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