



Catforth Road, Catforth, Preston, PR4 0HH

Asking price £650,000





Catforth Road, Catforth, Preston PR4 0HH



4 Bedrooms



2 Bathroom



0.4 Acres

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- Substantial detached home with character (1930s)
 - Four bedrooms and four reception rooms
 - Flexible layout ideal for family living
 - Kitchen with integrated appliances and morning room
 - Home office plus modern bathroom and shower room
 - Approx. 0.4 acre plot with mature wraparound gardens
 - Detached garage, extensive driveway parking and large outbuildings
 - Semi-rural Catforth location with excellent road links and nearby amenities



Set within a generous plot of approximately 0.4 acres, this substantial 1930s detached family home offers an exceptional blend of character, space and flexibility. Approached via a sweeping gravel driveway with extensive off-road parking, the property immediately conveys a sense of presence and privacy, complemented by mature gardens that provide colour and interest throughout the seasons.

Internally, the accommodation is notably generous and arranged around a welcoming central hallway, creating a natural flow between the principal living spaces. The formal living room enjoys twin walk-in bay windows and a striking log burner, while additional reception spaces include a garden room flooded with natural light, a formal dining room ideal for entertaining, and a further lounge providing excellent versatility for modern family life. The kitchen combines contemporary finishes with practicality, incorporating high-gloss units, integrated appliances and ample worktop space, with a separate morning room overlooking the rear garden for more informal dining. A home office offers valuable flexibility for remote working or hobbies.





To the first floor are four well-proportioned bedrooms, three with fitted wardrobes and open views across the surrounding countryside, served by a four-piece family bathroom and an additional modern shower room. Externally, the beautifully maintained wraparound gardens offer a peaceful and private setting, while the detached garage and extensive outbuildings provide outstanding potential for storage, workshops or home business use.



Catforth is a highly regarded semi-rural village, prized for its community feel and convenient connectivity. The area is surrounded by open countryside, making it ideal for walking, cycling and equestrian pursuits, yet remains within easy reach of Preston, the M6 and M55 for commuters. Nearby villages such as Woodplumpton, Broughton and Great Eccleston provide a range of everyday amenities, independent shops and popular country pubs, while families will appreciate access to well-regarded local schooling. The recently improved road links also mean Lytham and the Fylde Coast are comfortably accessible for days out.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is by way of a septic tank, which hasn't been tested for compliance.

Parking allocated and number of spaces : Driveway parking for at least 6 cars

Construction Type : Standard construction brick with slate/tile pitched 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 1. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and Ultrafast available in the area

Mobile signal: EE, Vodafone, O2 and Three 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: Amitstead 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 Mark Bolan. 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 : [//headlines.flats.repaid](https://www.what3words.com/#!/headlines.flats.repaid)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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.

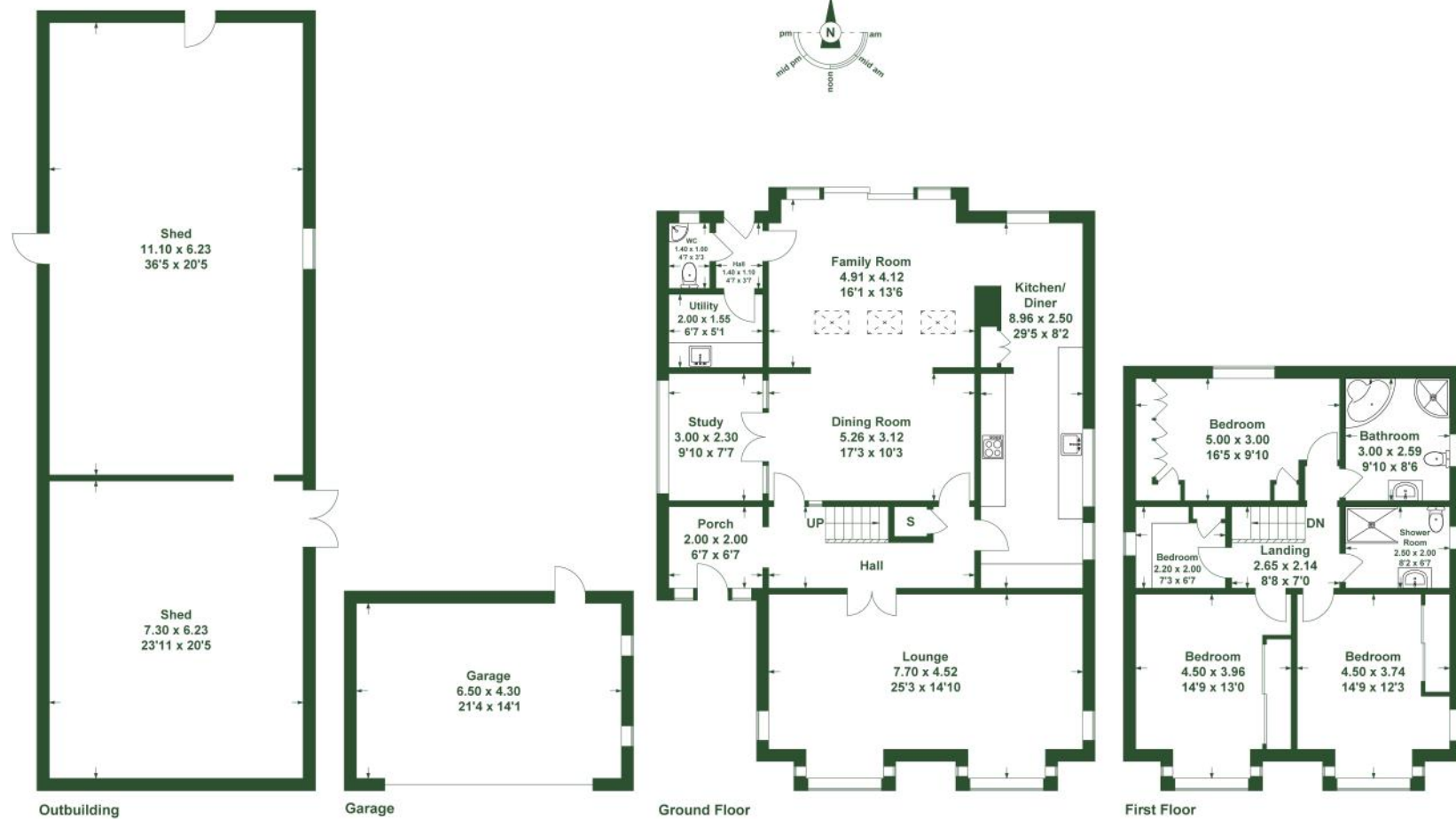
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 199.39 sq m / 2146 sq ft
 Garage : 27.95 sq m / 301 sq ft
 Outbuilding : 115.56 sq m / 1244 sq ft
 Total : 342.90 sq m / 3691 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



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 to 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	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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