



Leckonby Street, Great Eccleston, Preston, PR4 0ZD

O.I.R.O. £750,000







Leckonby Street, Great Ecclestone, PR3 0ZD

Offers in the region of £750,000

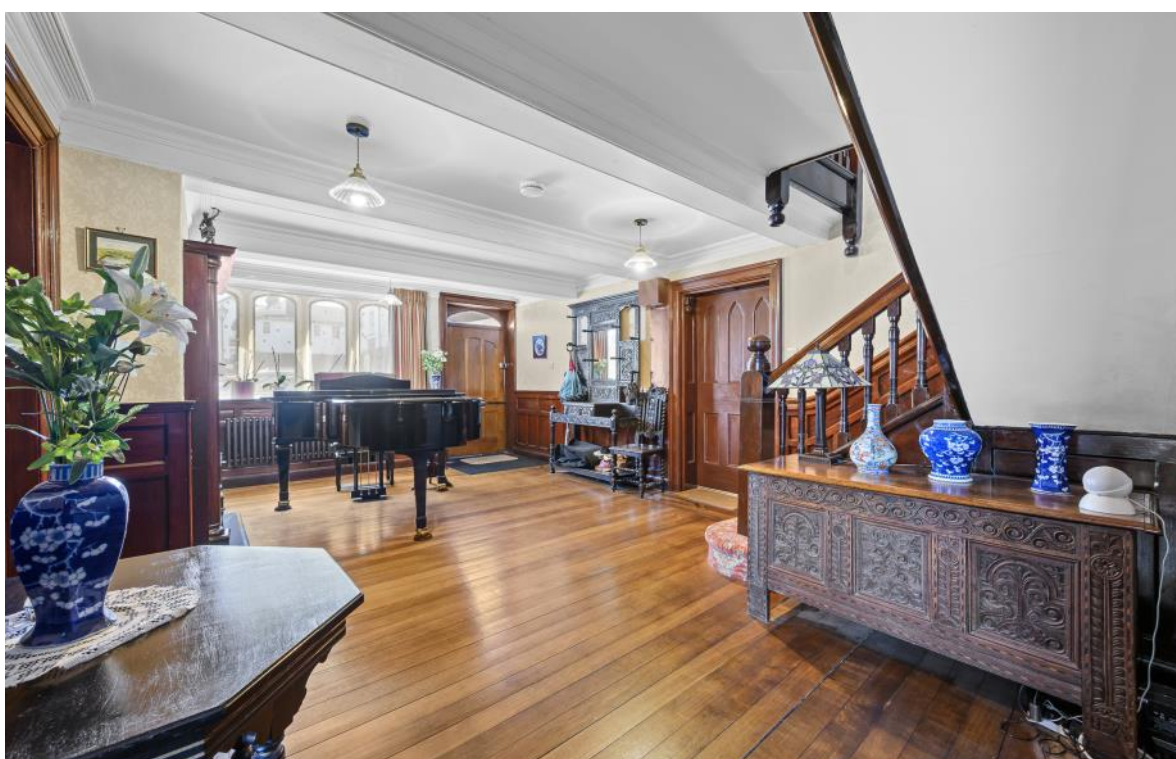


4/5 Bedrooms



4 Shower Bathrooms

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- Charming and impressive period home
 - Offering around 3600 sq ft of space
 - Scope to alter to suit a buyer, subject to gaining any necessary consents
 - Gorgeous country style gardens
 - Recently built double garage and off road parking
 - Fabulous village centre location
 - A stones throw from many of Great Ecclestons amenities



In the very heart of Great Eccleston, there is a remarkable home that has been in the same family since 1919 and has a poise and elegance that can only be understood when you really start to see it. Tall, substantial and oozing importance, we present to you Mulberry House. This gorgeous home offers stunning original period features, with an impressive entrance hall with its timber panelling and flooring, reception rooms with high ceilings giving a real opulent feel, a welcoming kitchen and gorgeous garden room, perfect for enjoying the views over the highly attractive grounds with a brick walled garden feel, a rare find in this sought after location to give you just a snippet.

The house has evolved over the years, part a more cottage style thought to date back to the 1700's and the opulent, taller rooms added in the Victorian times. This gives best of both. The house extends to approximately 3600 sq ft, with a further double garage currently being built to serve the house. The internal space includes a stunning entrance hall, 4 reception rooms, 4 bedrooms to the first floor and 2 further rooms and WC on the second floor which have been used as bedrooms but should not be classed as such. The gorgeous gardens have been carefully planned and stocked over the years to create a lovely "country garden" feel.

Great Eccleston is a fabulous village, sought after by many. Set in the village centre overlooking the square on one side and its lovely gardens to the other, it is a location many dream of.

The house is in 2 halves, the small cottage with low ceilings is 1700s I understand then the tall rooms added in Victorian times. Been in family since 1919.

Day to day entry is taken at the rear, a more formal entrance is provided from the front. The centrepiece of this home has to be the Reception Hall, entered from the village square, the substantial door opens into the this superb room. There is a stunning hardwood floor and a gorgeous staircase with panelling up the stairs. The splendid open fire gives a welcoming and impressive focal point to the room setting the tone for the rest of this home. Doors lead off to the various ground floor rooms.





Moving to the Victorian extension, these rooms are used as a dining room and lounge. The lounge has a large bay window providing plenty of natural light and an open fire set in a marble fireplace giving a cosy focal point to the room. The dining room has views onto the square and a beautiful fireplace, perfect for setting the ambiance of the room. Found at the rear of reception hall is the utility room and WC. The utility room has a point for a washer and drier along with a built in cupboard. The boiler is also found in here.



The well-presented kitchen includes a range of kitchen units with contrasting worksurfaces and a central island with timer worksurface and breakfast bar. The Aga is set into the wall and again gives a warm feeling to the room. Integrated appliances include dishwasher, and microwave. A spacious pantry is a wonderful addition to the room. A door leads through to a splendid garden room, this has patio doors which can be opened onto those gorgeous gardens, guests can spill out into the gardens. This room adds so much to this lovely home.



The beautiful staircase rises up to a spacious landing on the first floor where there is an atrium above, and built in storage.

Bedroom 1 has views out to the square and includes a fitted wardrobe and a shower ensuite. Bedroom 2 enjoys lovely high ceilings and bay window along with a feature fireplace. Bedroom 3 has a bay window to the side and window to the front providing lots of natural light. Bedroom 4 is currently used as a study and has views to the village square.

The family bathroom has a bath, high level WC, pedestal wash basin and built in storage. A separate shower room is also provided which has a shower, WC and a wash basin set in a unit.

Further stairs rise to the second floor. The second floor space has been used by the current vendor as 2 bedrooms, but isn't classified as such. There are two rooms and a shower room up here too, which has a shower, WC and wash basin.





A double garage is being built within the gardens. The gardens have been carefully planned and stocked over the years and now form a mature country garden feel with a fabulous seating area. Set behind a brick wall to one side giving a sheltered feel and a sense of privacy. A right of access over the road will be granted to the house, through to the garage. There are gate posts on the entrance to the courtyard area.

Great Eccleston is a charming and well-regarded village in Lancashire, nestled along the banks of the River Wyre. The village offers an appealing blend of rural tranquillity and everyday convenience. At the heart of the village is a traditional market square, where local shops, cafés, pubs and weekly market create a welcoming and lively atmosphere. The village is well connected, with easy access to nearby towns such as Poulton-le-Fylde and Blackpool, providing a wider range of amenities, shopping, and leisure opportunities. The surrounding countryside offers beautiful walking routes and open green spaces, perfect for outdoor enthusiasts. The nearby Forest of Bowland—an Area of Outstanding Natural Beauty—adds to the appeal.

The village also benefits from a well-regarded primary school. A good range of senior schools are found in Poulton Le Fylde, Preesall, and Garstang. Private Schools in the area include AKS Lytham, Rossall School and Kirkham Grammar School.



Village centre



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. The gas supply to the house, runs through the cellar of the adjoining property and has for many years.

Parking allocated and number of spaces : Double garage, double drive and parking available around house and garden.

Construction Type : Brick

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 : Access to the gas metre is through neighbours front garden.

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: EE 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>

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: Wyre Borough Council **Council Tax:** Band F

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 : [///foggy.speakers.sock](https://www.what3words.com/?q=///foggy.speakers.sock)

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.

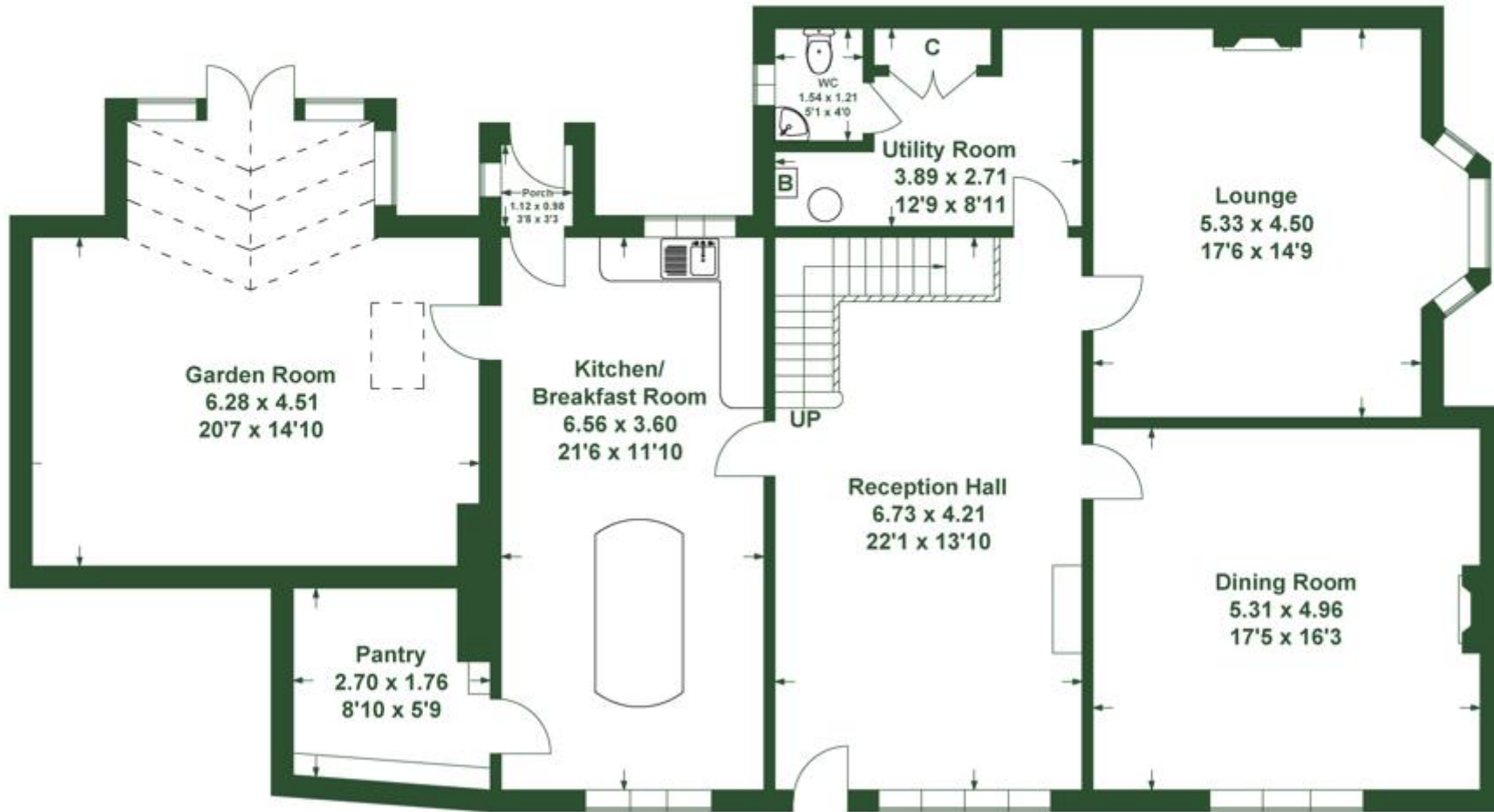
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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



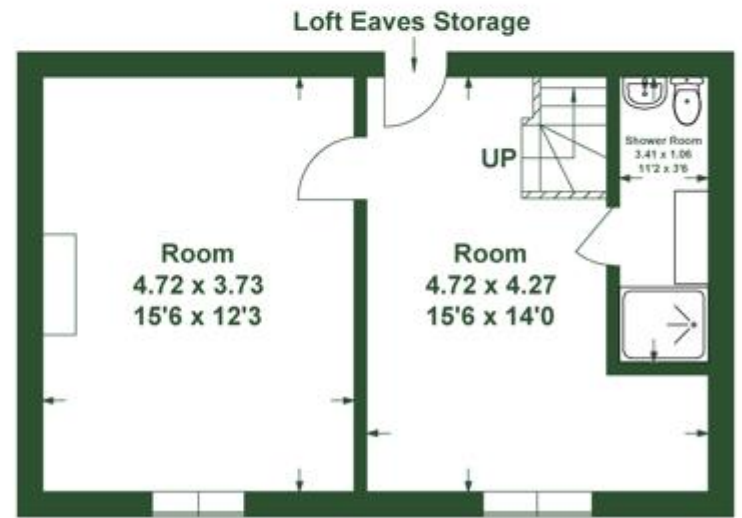
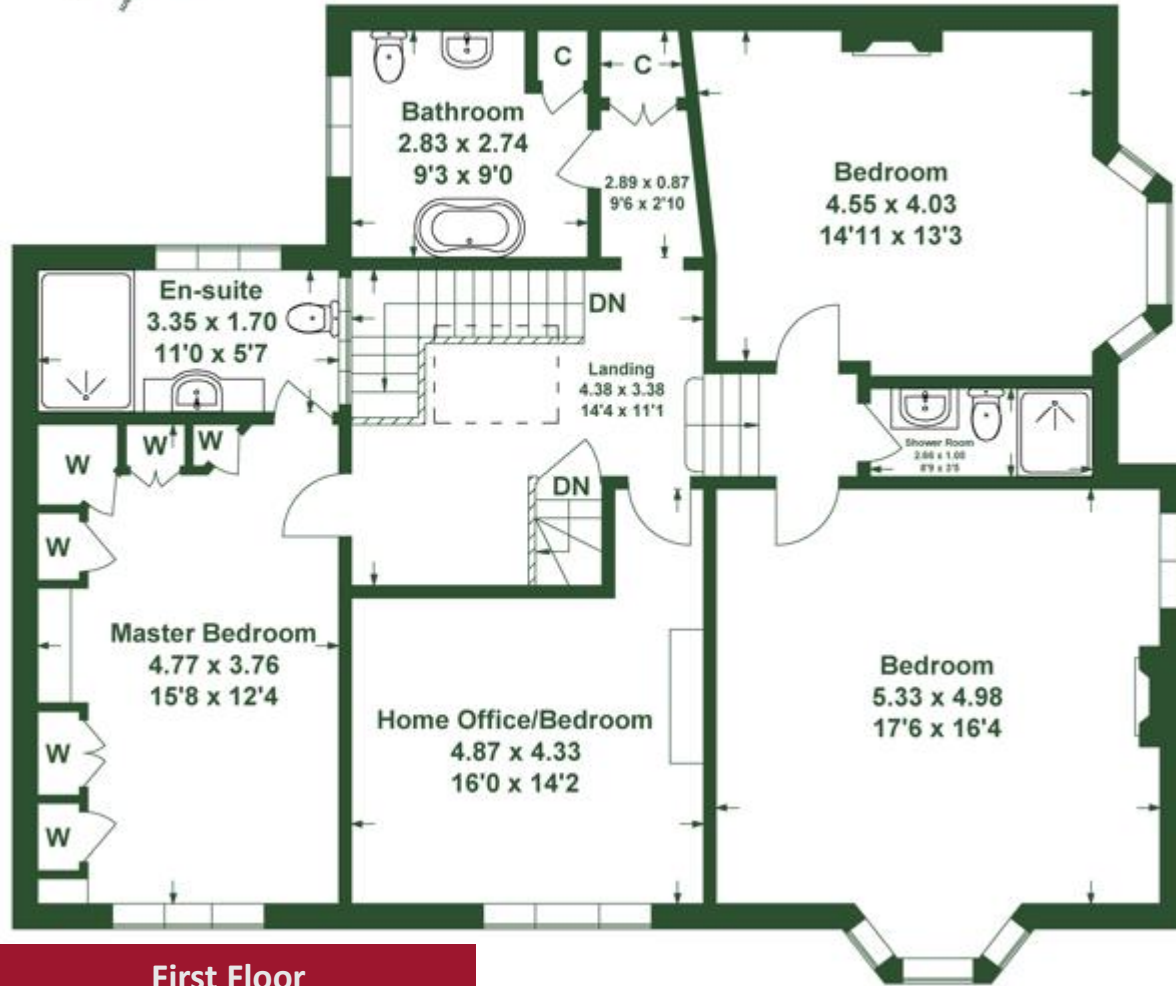
Approximate Gross Internal Area : 336.88 sq m / 3626 sq ft
Total : 336.88 sq m / 3626 sq ft



Ground Floor



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



First Floor

Second Floor

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		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		



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