



Eaves Lane, Woodplumpton, PR4 0BH

Asking Price £1,200,000







Eaves Lane, Woodplumpton, Preston, PR4 0BH

Asking Price £1,200,000



5 Bedrooms



2 Bathrooms



23.23 Acres

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- Fantastic redevelopment opportunity
 - Farmhouse with a lounge, dining room, kitchen, utility room, shower room and 5 bedrooms over 3 floors
 - Brick under slate built barn, potting shed, Dutch barn and stable building
 - Attractive gardens and grounds with agricultural land beyond and paddock on the opposite side of the road
 - Set in a total of 23.23 acres (9.40 ha) or thereabouts
 - Superb semi-rural location yet with good access to the main road and motorway network



Ideal for those looking to place their own tastes and specifications on a property or redevelop to incorporate other uses subject to gaining any necessary consents. There is a fantastic farmhouse with accommodation extending to 4535 sq ft (421 sq mts) or thereabouts set over three floors. There is an attached traditional built barn which the vendors inform us that has previously had planning consent to convert. Beyond there is an attractive detached traditional brick built barn, potting shed with potential for conversion subject to gaining any necessary consents with a dutch barn and stable building.

The property is in need of modernisation / redevelopment and is a wonderful opportunity for the equestrian / agricultural interests or those simply looking for their forever home or potentially to incorporate some multi-generational living. This fabulous spot has so much potential and should be viewed to fully appreciate that.

The property is entered day to day through the rear door which opens into the utility room, there is a point for a washer and integrated dish washer. There is also a sink and drainer, point for an American fridge freezer and a door out to the rear. The kitchen is likely to be the hub of this fabulous farmhouse: there is an oil fired Aga taking centre stage, ensuring a warming feel to the room, and a range of wall and base mounted kitchen units with a granite work surface, along with a double porcelain sink and windows to two sides offering plenty of natural light.

The lounge has windows to two sides, again ensuring plenty of natural light, and a glazed door to the rear, a woodburning stove gives a cosy focal point to the room and is set in a brick fireplace with a timber mantel.

The dining room has views out to the front of the property and a feature fireplace. The hall has a door to the front of the property and stairs up to the first floor. A shower room is found off the entrance hall and includes shower, pedestal, wash handbasin and WC. The ground floor shower room gives good scope for multi-generational living.







The staircases rises up to the first floor where there are four bedrooms in total. Bedroom one has fitted wardrobes and access to the loft, there are views to two sides and generous levels of natural light. The second bedroom has views to the front whilst the third bedroom has views to the rear. Bedroom four has a Velux window.

A further staircase rises up to the second floor space where there is a reception / landing and a further door goes through to a bedroom which enjoys views across the gardens and includes built in wardrobes. The second floor space would make a great space for teenage children and would make a great space for sleepovers or as guest accommodation.







The property is approached directly off Eaves Lane, where there is ample parking to the side of the farmhouse. From here, the range of traditional buildings included with the property can be fully appreciated.

The farmhouse offers exciting potential for redevelopment and is complemented by an attached traditionally constructed barn, which the vendor informs us has previously benefited from planning permission for conversion. The barn offers considerable scope for a purchaser to create accommodation to suit their own requirements and specification, subject to obtaining any necessary consents.

The property also boasts an attractive detached traditional brick-built barn beneath a slate roof, offering further excellent development potential, again subject to the necessary consents.

A smaller brick-built outbuilding is also included, which has previously been used as a potting shed and garden store.

Beyond is a cabin which is of concrete construction with a pitched roof and has been used as a stable. There is also a two bay Dutch barn which has previously been used for agriculture. The gardens compliment the farmhouse beautifully and incorporate a lawned area with raised beds along with a pond giving a fabulous country garden feel to the property.

Opposite the house there is a paddock and orchard area where there are apple, plum, damson and further mature trees. Beyond the main gardens and grounds there is further agricultural land which is all down to pasture, and is currently held on a licence agreement by a local farmer which is renewed every January, we understand that the notice period is 6 weeks. The land extends to 23.23 acres (9.40 ha) or thereabouts. There are various access points along Eaves Lane.





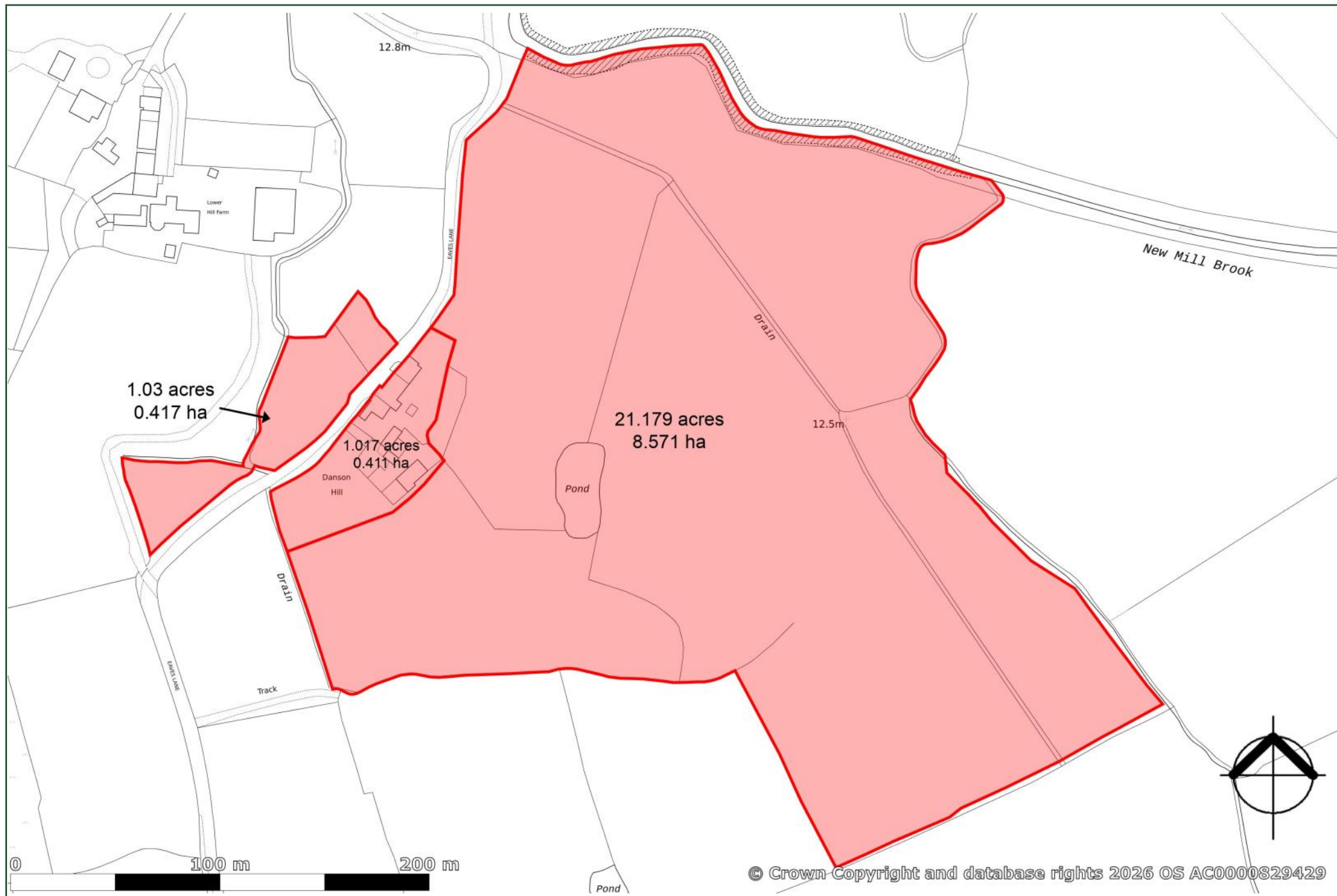


Location

Danson Hill Farm enjoys a fabulous semi-rural setting surrounded by open countryside in rural Lancashire along a quiet country lane with good accessibility. The location provides attractive views and plenty of opportunity to enjoy the outdoors.

The property is conveniently positioned to access nearby villages and amenities at Woodplumpton, Broughton and Barton while the wider connections of Preston, Garstang and the Fylde Coast are all within a comfortable range.

There is an excellent choice of schools in the area along with shops, restaurants and other day to day amenities. Privates schools include AKS Lytham, Kirkham Grammar School, Rossall School and Stonyhurst along with St Prius X School in Preston. The location is great for commuters who wish to retreat to the countryside with good access to the A6, M55 and M6.





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 via a non-compliant septic tank, the responsibility for this will pass to the purchaser.

Parking allocated and number of spaces : Parking is available on the driveway and in the garage. There is also a yard and barn where cars can park (approx 8 car parking spaces).

Construction Type : Stone built farmhouse

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 : There is a public footpath along New Mill Brook approx 400m from house and buildings. Not visible from the house and very rarely used.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

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 effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: EE and Three available in the area

Mobile signal: EE, Three, O2 and Vodafone 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 Barnett 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 D

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. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : gifts.rally.asking

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett 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

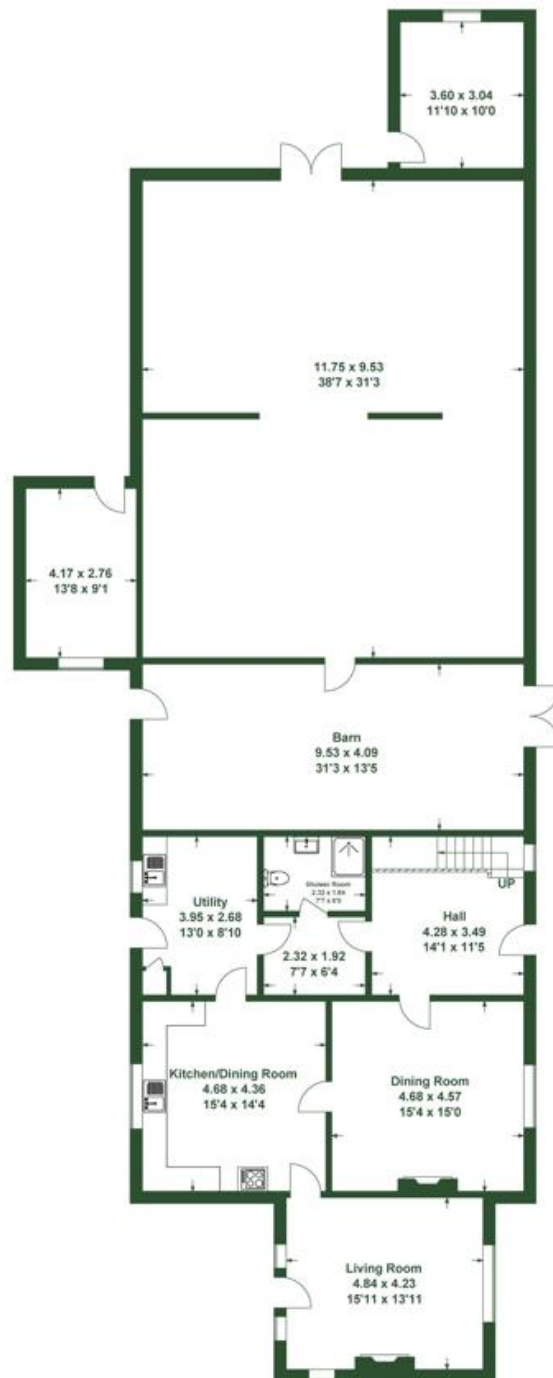
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

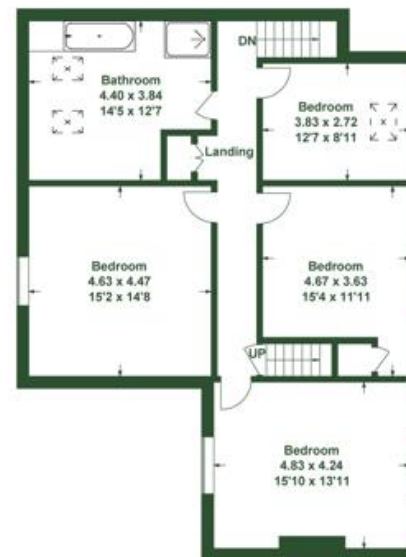
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 421.36 sq m / 4535 sq ft
 Outbuilding : 211.87 sq m / 2281 sq ft
 Total : 633.23 sq m / 6816 sq ft



Ground Floor



First Floor



Second Floor





Outbuilding

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		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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