



Turners Lane, Barnacre PR3 1GJ

Offers in the region of £675,000





# Turners Lane, Barnacre, Preston PR3 1GJ



3 Bedrooms



2 Bathroom

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- Stunning stone cottage, which has recently been fully renovated.
  - 3 bedrooms, 1/2 reception rooms.
  - Immaculate landscaped gardens and Indian Stone patio.
  - Handy workshop and double garage.
  - Located in an idyllic semi-rural hamlet, positioned on the outskirts of the Forest of Bowland, which is a designated Area of Outstanding Natural Beauty enjoying some of the most stunning scenic walking trails.





Welcome to this stunning stone detached cottage, recently undergone a full renovation to reveal the most charming and wonderful finish throughout. Located in the most idyllic semi-rural location and enjoying lovely countryside views, this home delights in its appearance, both internally and externally.

The kitchen has been opened up to create a beautiful living kitchen space, with plenty of space for both living and dining. There are windows to 3 sides creating a lovely bright space. A range of wall and base units includes integrated appliances; dishwasher, washing machine, fridge freezer AGA electric cooker point. An LPG fired woodburning style stove also gives a cosy feel to the room. The central island is free standing and is potentially available subject to negotiation. A cylinder cupboard is found off.



Opposite side of the kitchen is the expansive lounge with exposed original beams, a beautiful stone surround fireplace with log burner opens out on to a spacious family room. Ground floor bedroom is accessed via the lounge, incorporating an ensuite.



Also the first floor two further bedrooms can be found, including dressing room to the main bedroom and shower room to support both bedrooms.

Situated within the grounds there is a double garage and workshop. Attached to the property is a relaxing seating area with slate roof cover, overlooking the impressive Indian stone landscaped gardens. A large stone pebble driveway offers ample parking for several vehicles, a further gate leads into a delightful area with raised flower beds.

Barnacre is located in an idyllic semi-rural hamlet, positioned on the outskirts of the Forest of Bowland, which is a designated Area of Outstanding Natural Beauty enjoying some of the most stunning scenic walking trails. A short drive from the property takes you to the popular market town of Garstang, with its array of amenities, including shops and food stores, cafes, restaurants and traditional pubs.

The town itself delights in holding a number of festivals during the year, such as the Ice Cream festival and Scarecrow festival to name but a few, which in turns provides a great community spirit. Excellent transport links exist, with close proximity to the A6 Preston/Lancaster Road and the M6 motorway.



## General Remarks

**Services:** The property has the benefit of mains electricity and LPG gas central heating. Water is by way of a bore hole. Heating is by way of an gas central heating system. Foul drainage is by way of a sewerage treatment plant , which the vendors believe is compliant.

**Parking allocated and number of spaces :** Parking for several cars on driveway and double garage.

**Construction Type :** Stone walls and heritage tile 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 :** We understand that there are non effecting the property.

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

**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 Superfast are available in the area

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

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

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 :** //buckling.snuckthan

**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

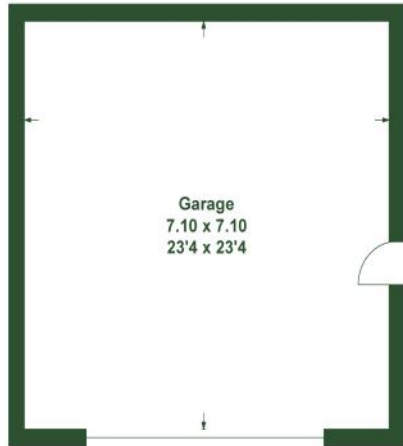
**SUBJECT TO CONTRACT**



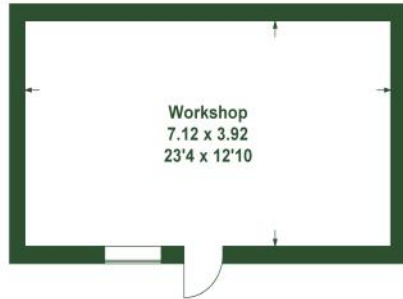
Approximate Gross Internal Area : 168.58 sq m / 1815 sq ft  
 Garage : 50.41 sq m / 543 sq ft  
 Workshop : 27.91 sq m / 300 sq ft  
 Total : 246.90 sq m / 2658 sq ft



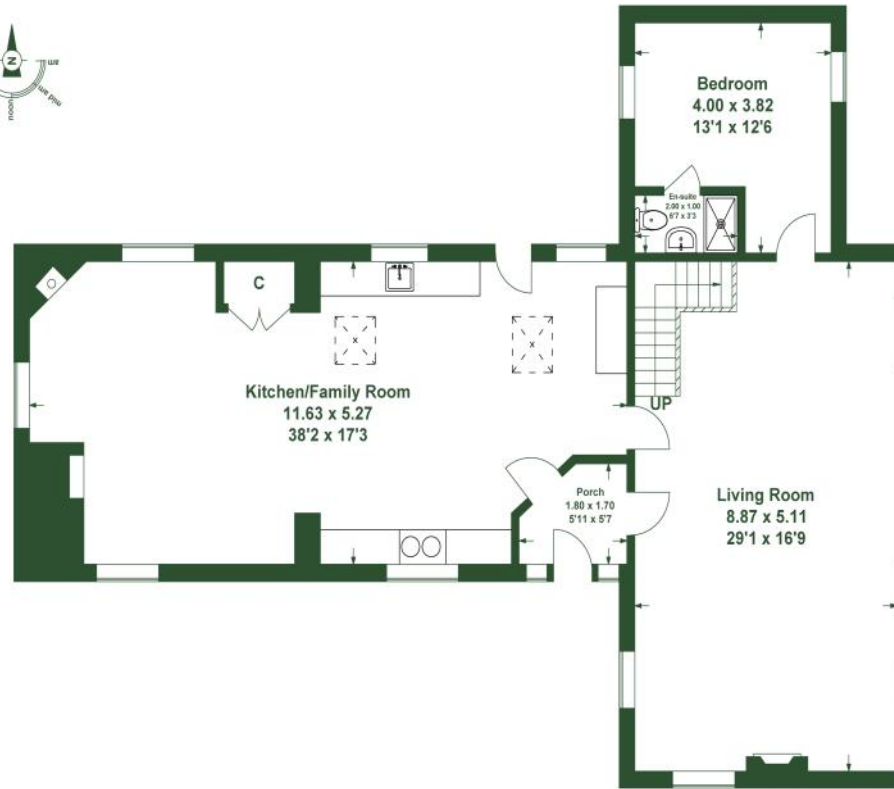
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



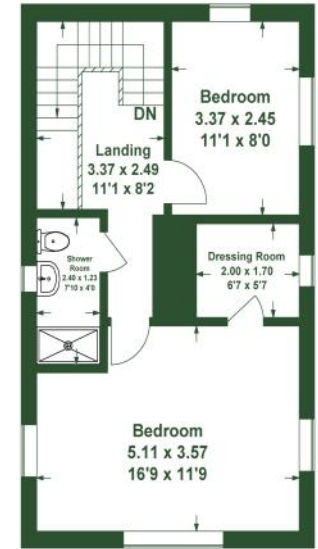
Garage



Workshop



Ground Floor



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 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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