



Bezza Lane, Samlesbury, Preston, PR5 0UF

Asking Price £2,250,000







# Bezza Lane

## Samlesbury, Preston, PR5 0UF

Asking Price £2,250,000



5 Bedrooms



5 Bathrooms



6.77 Acres

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- Stunning and historic 5-bedroom private residence.
  - Elevated position with spectacular far-reaching countryside views.
  - Set within approximately 6.77 acres of landscaped gardens, grounds, and land including a pond and chalet
  - Peaceful rural location with excellent connectivity.
  - Spacious interior across three floors, featuring five reception rooms, a study, snug, and elegant dining and living areas.
  - Five double bedrooms including a luxurious principal suite, plus a separate guest suite on the lower ground floor as well as a guest log cabin.
  - Extensive outdoor features including garages, outbuildings, a log cabin with amenities, ornamental pond with gazebo, and land suitable for equestrian or hobby farming use.



A beautiful and historic 5 bedroom private residence, significantly extended, and beautifully presented throughout. The property occupies a privileged elevated position, with spectacular, far-reaching rural views across the adjacent open countryside. Surrounded by mature landscaped gardens and grounds with pond, chalet and land extending to approximately 6.77 acres.

Set within a quiet rural location this property perfectly balances picturesque rural life with everyday convenience. Its rural setting offers peace, privacy, and scenic surroundings, and yet it is just a few minutes' drive from the M6 motorway and within easy commuting distance of Preston & Blackburn.



Significantly extended and improved under the current ownership this property is a superb family home. The approach is up a quiet lane to an impressive gateway which leads to a sweeping private driveway arriving at the front of the house, there is a real sense of arrival.

The property is set over 3 floors with accommodation at basement level, ground floor and first floor.

Briefly comprising:-

Ground Floor - Entrance porch leading to central hallway providing access to all ground floor rooms and the first floor via staircase.



At ground floor level there are five reception rooms, a snug in the new extension, separate dining room, two generous lounges and a spacious study. All rooms are beautifully presented providing an abundance of family and entertaining space. In addition there is a separate W.C and shower room, a practical utility room and a superb family kitchen.

The kitchen is handmade in oak, with a central island unit / breakfast bar. Worktops are white marble with New York edging and there is a full range of high quality integrated appliances throughout.

From the kitchen there is access to the lower ground floor which has a separate guest suite comprising double bedroom with ensuite shower room and a separate store room.

### First Floor

At first floor level there are four double bedrooms two of which have ensuite facilities. The principal bedroom is impressive with a vaulted ceiling and superb views. The remaining two bedrooms are serviced by a house bathroom located off the landing.





## Outside

Externally there are beautifully landscaped gardens and grounds surrounding the property to the front side and rear. There is a range of outbuildings including a stone-built garage and store, a large timber garage and an external gardeners toilet and storage shed.

There is a lower lawn area with high quality log cabin, perfect for guests, the cabin has its own kitchen and living area as well as a private deck.

Beyond the lower lawn is a large ornamental pond with viewing deck and gazebo, a quiet location from which to take in the view. Outside of the landscaped grounds there is land suitable for hobby farming or equestrian use.

Located in the much sought after rural location of Samlesbury, being positioned just off Potters Lane and to the southern bank of the River Ribble.

The rural position offers peaceful surroundings, whilst the property is incredibly well connected, being approx. 0.5 miles from the M6 at junction 31, making the property within easy commuting distance of Clitheroe, Preston, Blackburn, Bolton and Manchester.







## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an oil heating system. There is a septic tank for sewerage disposal that is shared with three other properties. Amitstead Barnett is not aware if this is compliant with current regulations.

**Parking allocated and number of spaces :** multiple on driveway

**Construction Type :**stone with slate roof

**Building Safety:** none known.

**Restrictive Covenants :** none known.

**Listed building :**The property is not listed

**Conservation Area / National Landscapes :** no

**Easement, and Wayleaves or Rights of Way :** The owners of Bezza House own Bezza Lane. The maintenance is shared by all the properties who use it.

**Footpaths / Bridleways :** none known

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property is rated 'very low' chance of flooding both now and in the long term.

**Unimplemented Planning Consents :** none known

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

**Accessibility adaption information :** none known.

**Coal field / mining area :** unknow.

### Communications :

Broadband: UltraFast Fibre available in the area

Mobile signal: Vodafone, EE, O2 and Three networks are 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:** 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 F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. 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 :** [dolphin.bypassed.procures-this](https://www.what3words.com/dolphin.bypassed.procures-this) location will take you to the front & main entrance of the property via Dean Lane / Potters Lane.

**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

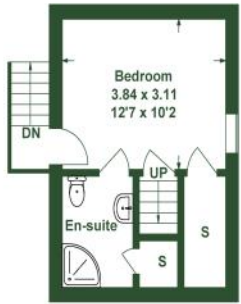
**SUBJECT TO CONTRACT**



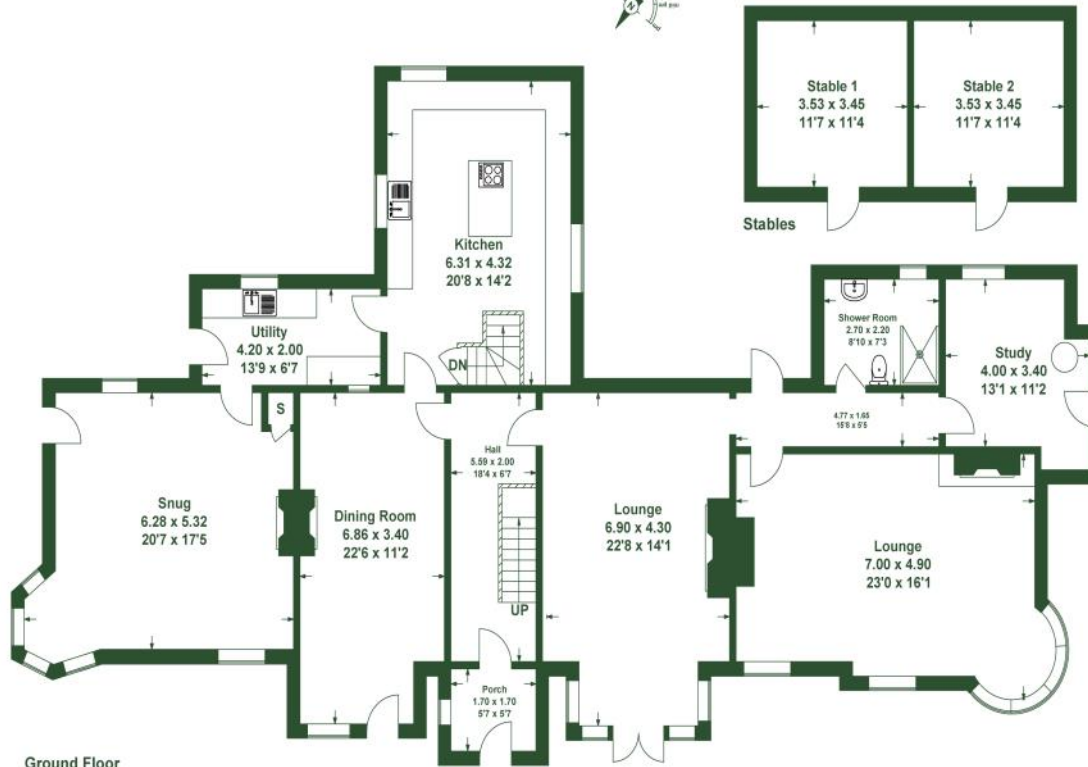
Approximate Gross Internal Area : 343.33 sq m / 3696 sq ft  
 Stables : 24.87 sq m / 268 sq ft  
 Total : 368.20 sq m / 3964 sq ft



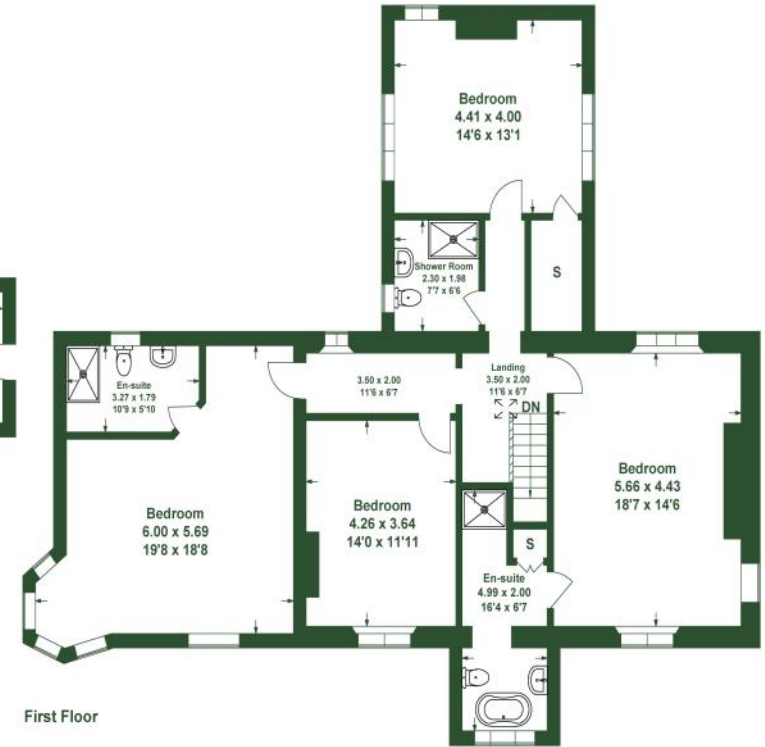
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



Lower Ground Floor



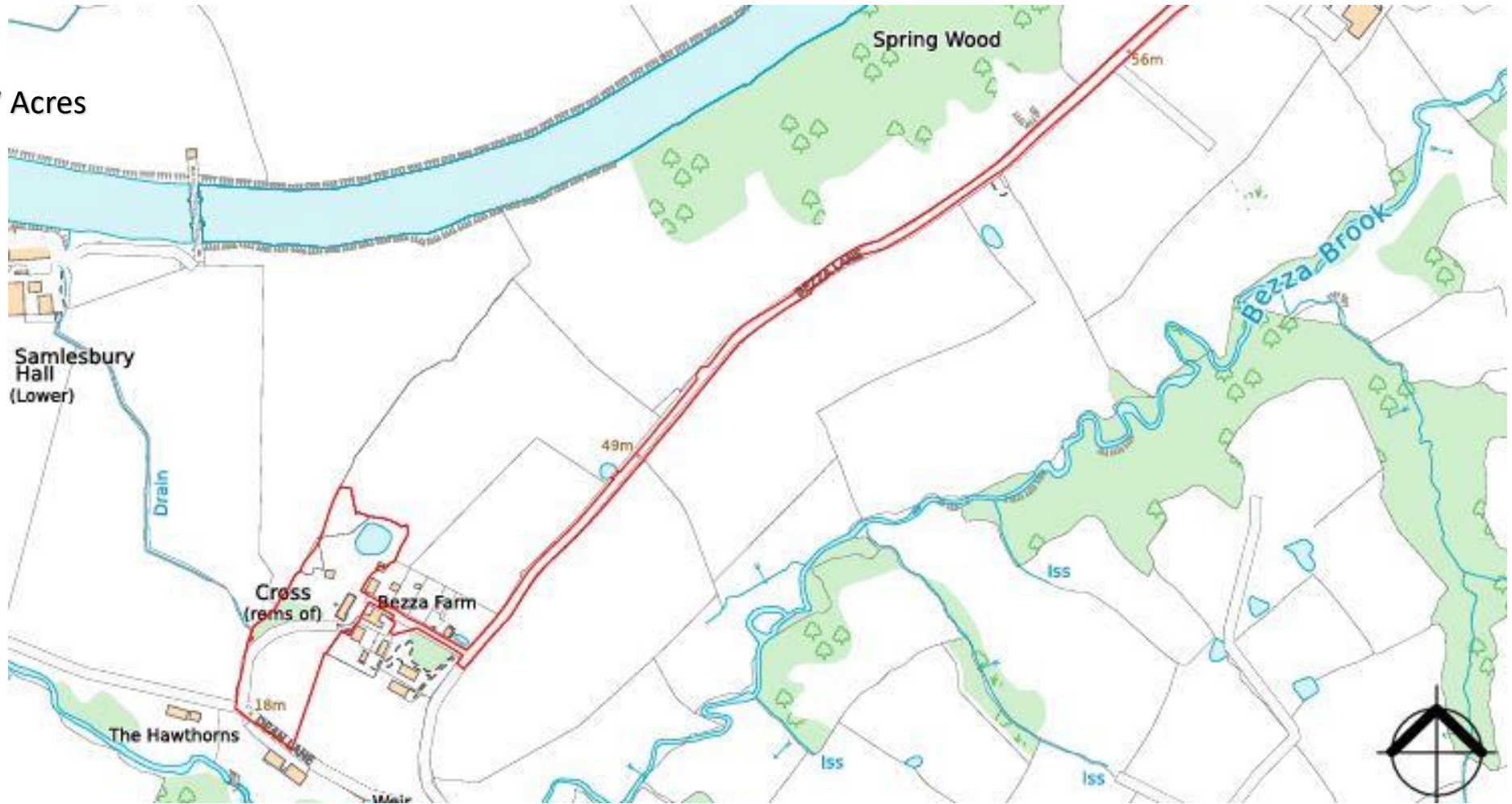
Ground Floor



First Floor

**Bezza House**

6.77 Acres



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. 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		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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