

Offers over £500,000



Armitstead  
Barnett

Station Lane, Scorton, Preston, PR3 1AP







## Station Lane, Scorton, Preston, PR3 1AP

Offers over £500,000

- Double fronted four bedroom home
- Large reception spaces
- Includes stable and yard area
- Lawned garden and off road parking
- Set on the edge of the village of Scorton
- Good access to the main road and motorway network



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This lovely property has so much scope and potential for the purchasers to place their own tastes and specifications on. With four bedrooms, large reception spaces along with stables and a yard area, this is a fabulous opportunity for a buyer. All of this is set on the edge of the sought after village of Scorton.

The property is entered from Station Lane through timber gates to a driveway which provides plenty of space for parking. There are lawned gardens either side of the driveway in this spacious plot.

There is an open porch at the front which has a door which leads through to an entrance porch and opens again into an open style reception space which is separated into dining room and lounge area with a division of the staircase.

The lounge area has a bay window to the front of the property. A woodburning stove is set in a stone surround providing a cosy and welcoming feel to the space. There is a back boiler on the back of the woodburning stove which assists with heating (can run the heating independent of the Rayburn)

The dining area has a bay window to the front of the property and patio doors into the sunroom, enjoys views over the gardens and grounds.

To the side of the property is an extension which is currently used as the family room/home office. This room has windows to two elevations providing good levels of natural light and a separate door to the rear. This area would make a fantastic workspace, office, gym or even could be converted to create annex accommodation. There is a kitchenette and a WC plumbed in.











The kitchen is positioned at the back of the property and includes a range of wall and base mounted kitchen units with a granite work surface over. There is a 1 ½ sink and drainer and a point for a washing machine. A gas Rayburn also assists with central heating and is positioned providing a welcoming feel to the room. There is an integrated microwave, point for a fridge and a dishwasher. With windows provided to two elevations, this is a lovely bright room.

The back entrance to the house, a stable door, leads into a boot room equipped with a Belfast sink as well as a separate WC and wash hand basin.

The staircase rises up to the first floor where there are four bedrooms in total. Bedroom one has windows to two elevations and includes a dressing room, family bathroom which has a bath, WC, bidet, wash handbasin set in a unit. Bedroom two enjoys views to the rear, whilst there is a walk through room which has windows to the front of the property and has been used by the current vendors as a bedroom, but this cant be classed as a bedroom for the purposes of these sales particulars. The third bedroom enjoys views out to the front whilst there are windows to two elevations providing good levels of natural light.

The property is set in 0.36 acres (0.14 ha) or thereabouts.



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## General Remarks

**Services:** The property has the benefit of mains electricity, mains gas and mains water. Central heating is via a gas Rayburn which provides hot water and heats all radiators plus a multi fuel burner with back boiler, this heats water and all radiators. Foul drainage is via a septic tank, the vendor understands this is not compliant with current regulations, any purchaser looking to offer on the property must take into account the need for a replacement septic tank when making their offer.

**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:** Wyre Borough Council

**Council Tax:** Band E

**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. Some of our vendors request only physical viewings to parties in a position to proceed and some request face masks are worn and social distancing carried out throughout the viewing,

**What3words Location :** [///study.majors.prepared](https://www.what3words.com/#!/en/@@@study.majors.prepared)

**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.

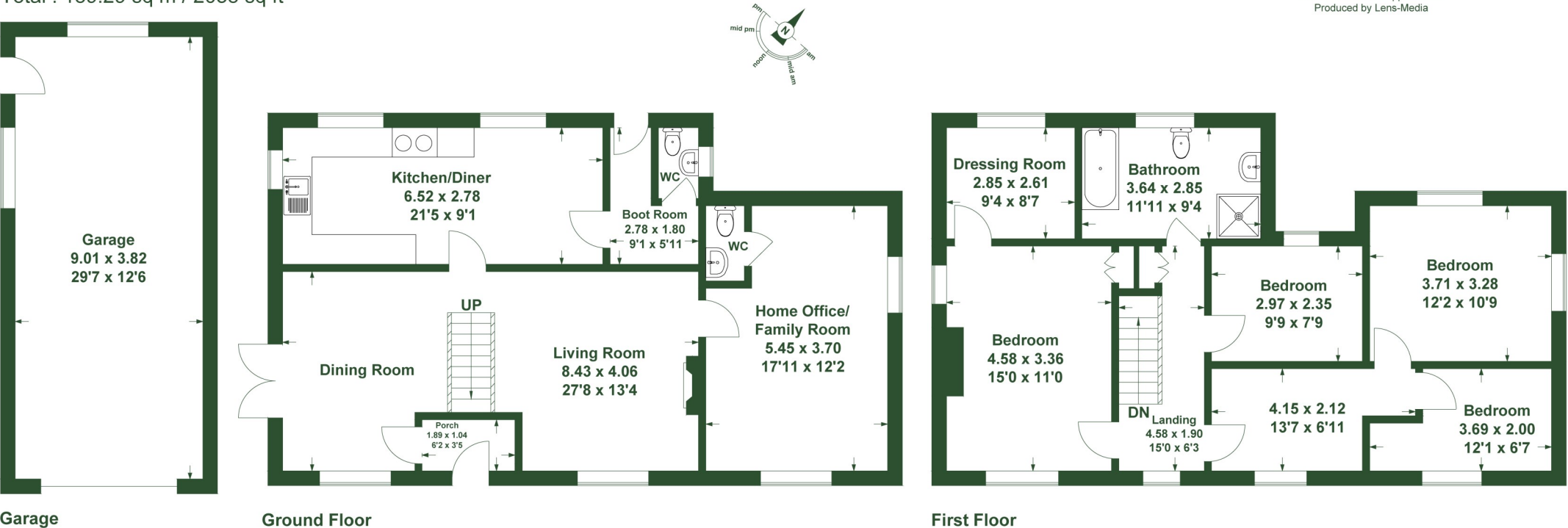
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 154.88 sq m / 1667 sq ft  
 Garage : 34.41 sq m / 370 sq ft  
 Total : 189.29 sq m / 2038 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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-36) <b>F</b>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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# Armitstead Barnett