

Offers Over £650,000



Armitstead
Barnett

Cutts Lane, Hambleton, Poulton-le-Fylde, FY6 9DF





Cutts Lane, Hambleton Poulton-le-Fylde, PR3 5AA

Offers Over £650,000

- Fabulous detached barn conversion
- Three reception rooms and five bedrooms
- Charming features to include exposed beams
- Idyllic semi-rural setting
- Spacious rear lawned garden
- Delightful large patio area
- Off street parking for numerous
- Large garage and attached wood store



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Nestled in the serene countryside just beyond the charming village of Hambleton, Lancashire, you'll discover this splendid 5-bedroom barn conversion. This exceptional home boasts off-road parking for several vehicles, a picturesque rural setting, a spacious rear lawn, and an interior that seamlessly blends contemporary comforts with delightful character features such as exposed brick and beams, offering plentiful accommodation for the growing family.

Step through the entrance into the bright lounge/dining room, where relaxation awaits in front of the crackling wood-burning stove set within the spectacular inglenook fireplace. Meanwhile, the welcoming fitted kitchen/breakfast room delights with its AGA oven and central island, setting a wonderful environment to enjoy family time.





The beautiful spindled staircase leads you to the first floor onto the galleried landing looking out via the spectacular large barn window. You will find five well proportioned bedrooms with a four piece ensuite to one of the bedrooms and a separate shower room. Externally the private rear garden delights, overlooked by the expansive patio area, ideal for entertaining and to enjoy the al-fresco dining experience.

Located in the quaint village of Hambleton, located approximately 3 miles from its post town of Poulton-le-Fylde which enjoys a wide range of amenities, retail outlets, restaurants and cafes.



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General Remarks

Services: The property has the benefit of mains water, mains gas, sewerage by way of a shared septic tank located on neighbouring land and mains electricity. Heating is by way of a gas central heating system. Septic tank is thought to be non-compliant, any purchaser looking to offer on the property must take into account the need for a replacement septic tank on completion when making their offer.

Parking allocated and number of spaces : Driveway accommodates multiple vehicles and one in the garage

Construction Type : Brick barn conversion, slate roof

Building Safety : (any known safety issues / remediation put in here)

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies 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

Images- All property images were taken in December 2023.

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: EE, Three, O2 available in the area (Vodafone is limited)

B4RN : N/A

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

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 G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : ///bowls.decrease.baker

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.

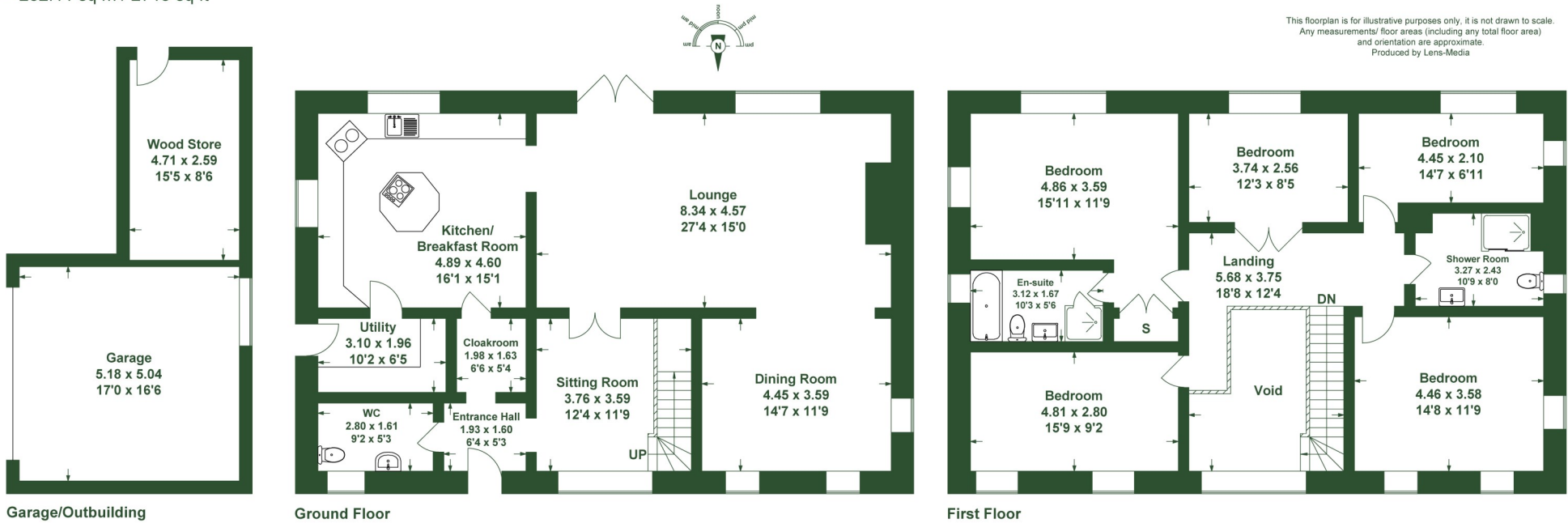
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 :
Main House = 213.42 sq m / 2297 sq ft (Excluding Void)
Garage/Outbuilding : 38.69 sq m / 416 sq ft
Total = 252.11 sq m / 2713 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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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