

Asking Price £1,500,000



Armitstead
Barnett

Roseacre Road, Wharles, Preston, PR4 3XE





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Asking Price £1,500,000

- Substantial highly attractive home
- Set in a lovely private plot extending to 1.2 acres (0.5 ha) OTA
- Living kitchen, 3 reception rooms, 5/6 bedrooms
- Nestled into rural Fylde
- Just a short drive from Elswick, Great Eccleston and Kirkham
- Good access to the main road and motorway network
- Rail link in Kirkham and Wesham
- Stables



5/6



5



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Set back from the road in a lovely private plot, this fabulous well-presented home offers superb rural living yet is just a short drive from the surrounding villages. Substantial and impressive in nature, the house has been improved by the current vendors and offers well considered and attractive accommodation.

The front door opens into a stunning entrance hall which has an attractive staircase that rises up to a galleried landing which overlooks the entrance hall space. This super entrance sets the scene for the house. A WC and cloak room are found off the hall.

The hub of the house is likely to be the wonderful kitchen space, a great room for gathering day to day with plenty of space for both dining and lounging. The well-equipped kitchen includes exposed brickwork and beams to go together with a range of painted kitchen units and a granite work surface along with a complimentary central island. An LPG fired Aga is set in a brick surround creating a wonderful cosy focal point to the room. Miele integrated appliances include two combination and steam combi ovens, weighing scales, two induction hobs, zip tap, fryer, wok plate, dishwasher, coffee machine, combi oven microwave oven, full fridge and full freezer along with a large wine fridge with dual temperature control.

The kitchen area opens into a space which is currently used as a snug and enjoys a woodburning stove along with garden views. This room really is a great place for gatherings and this combined with the reception rooms makes this house fabulous for entertaining with French doors leading to outdoor covered patio area.



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Just off the kitchen can be found a substantial walk-in fridge (perfect for those who love to entertain) along with a separate pantry. The utility room is found close by and includes a laundry chute and a point for a washing machine and dryer along with two sinks and a storage cupboard. There is underfloor heating in both the kitchen and utility area.

Beyond the kitchen is a further reception room which would make a great study, playroom or snug to suit the purchaser, there are built in desks and built in storage. Further reception rooms are found beyond the entrance hall.

The dining room is a lovely room with French doors which opens into the main lounge where there are views to three sides of the property creating plenty of natural light. A woodburning stove is set in a feature fireplace which can be viewed from either side.



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The staircase rises up to a spacious first floor landing where there is plenty of space for a seating area. There are five ensuite bedrooms, the principal bedroom is something to behold with plenty of space, a panel effect wall, twin dressing rooms and a fabulous ensuite with underfloor heating. The ensuite has twin roll topped baths with shower head fittings, twin showers and twin wash handbasins along with a WC. There are views out to the rear of the property.

A further reception room / office / play room / hobby room and a fantastic laundry room are also found on the first floor.



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The property is entered by electronically operated gates which open to reveal a lit length of drive until you come to a second set of electric gates which open to unveil the property. The driveway ensures that the property is set well back from the road giving excellent levels of privacy. It is clear to see the privacy of the property from the outset and that there is plenty of parking offered at the side of the property.

The former barn has been converted to create a wonderful games room facility and has potential to be used as an annex area. There are bi-fold doors out to the front and side with views over the gardens. There is a bar area along with a modern kitchen with integrated appliances to include 2 ovens, dishwasher, microwave and a WC. This fabulous space also has heating and air conditioning. This really is a party room and has potential for other uses such as gaining any necessary consents.

This exceptional property has beautiful lawned gardens with bedded flower and shrub beds along with mature trees and an orchard with three varieties of fruits trees, ensuring that the property is wrapped in superb grounds. There are also two stables and a paddock area.

To the rear of the property there is an expanse of patio and a point for a hot tub ensuring that the house is well equipped for entertaining indoors and out

We welcome viewings at this fabulous rural retreat



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General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an LPG gas central heating system and an air source heat pump. Foul drainage is via a sewage treatment plant which the vendor confirms is compliant with current regulations.

Parking allocated and number of spaces : Parking is available on the large driveway at side of the property.

Construction Type :

Building Safety: N/A

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 Agency's website the property sits in flood zone 3.

Unimplemented Planning Consents : Vendor informs us unaware of any.

Planning Consents affecting the property : Vendor informs us unaware of any. 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 Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2 and Vodafone 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.

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: Fylde Borough Council **Council Tax:** Band G

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.

What3words Location : [///answers.depths.cage](https://www.what3words.com/answers/depths.cage)

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

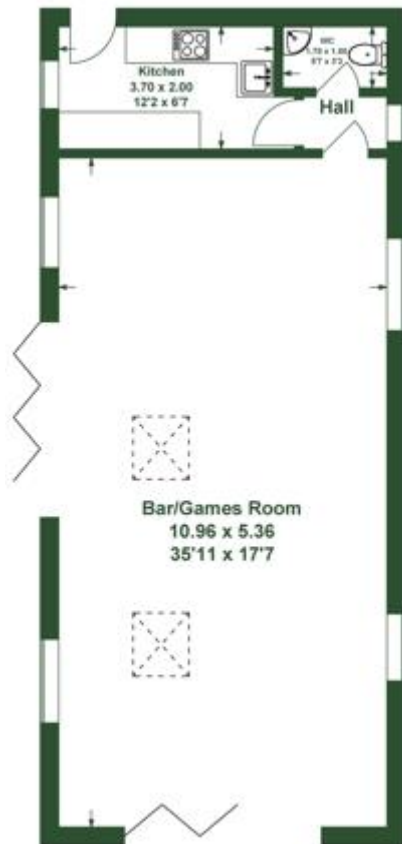


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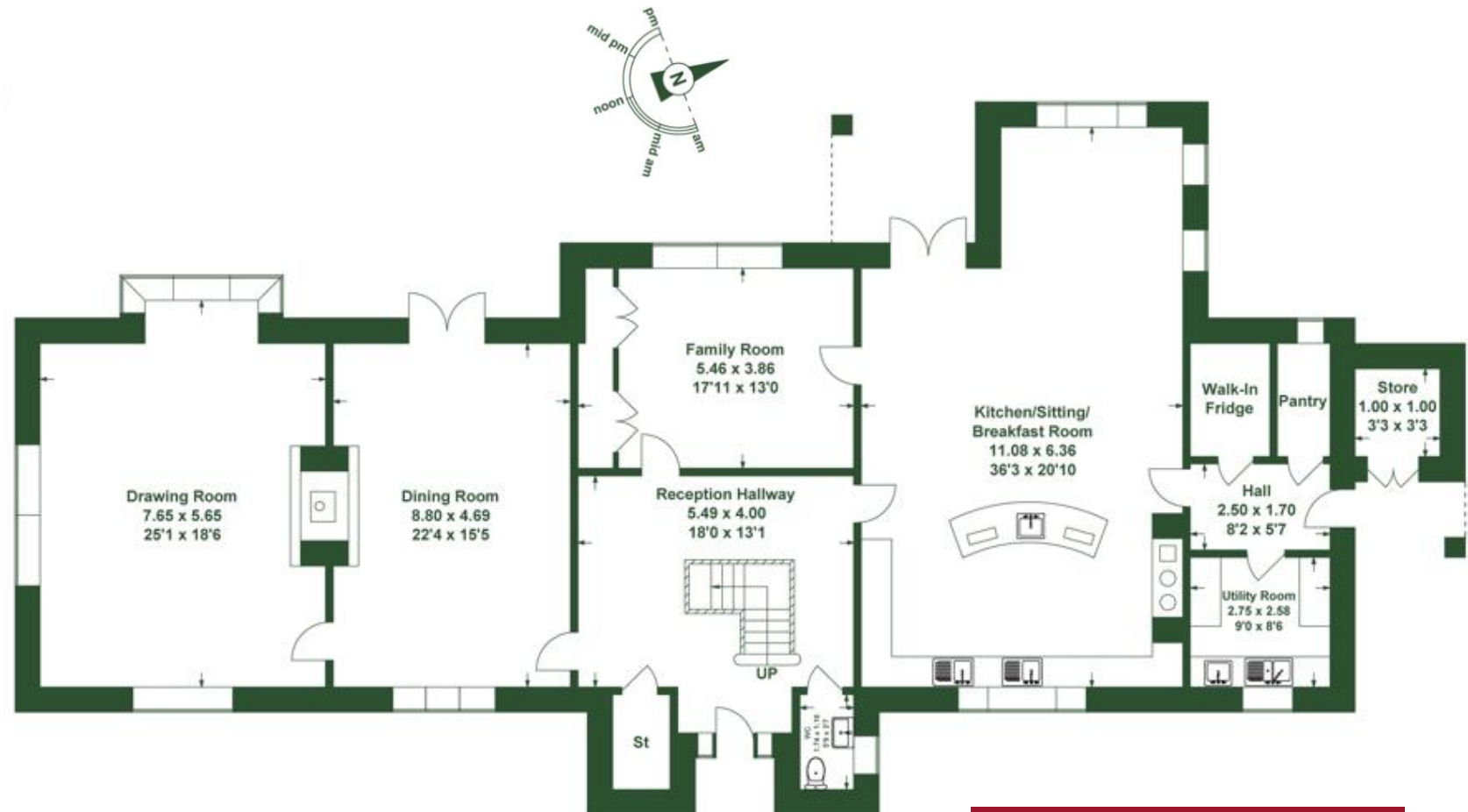
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Approximate Gross Internal Area : 433.69 sq m / 4668 sq ft
 Outbuilding : 70.27 sq m / 756 sq ft
 Total : 503.96 sq m / 5424 sq ft

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

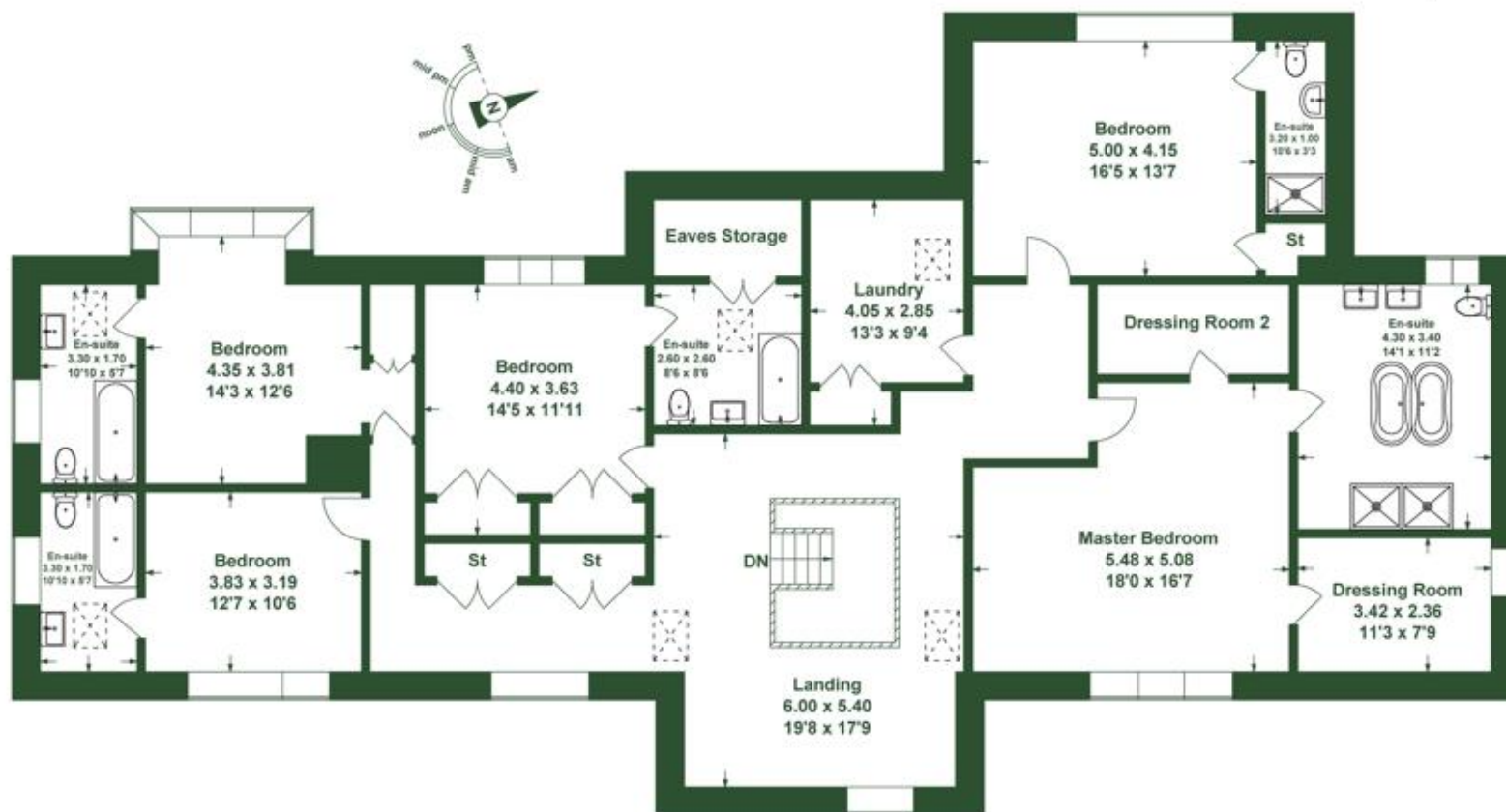


Outbuilding



Ground Floor

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and orientation are approximate.
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First Floor

Amitstead 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 Amitstead 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 Amitstead 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 81 B, Potential: 89 B



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