

£875,000



Armitstead
Barnett

Higher Lane, Dalton, Lancashire, WN8 7TW





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- Impressive detached period residence constructed circa 1812.
- Four bedrooms and four reception rooms.
- Large plot of roughly 1.1 acres (0.45 ha) OTA.
- Multi functional annexe.
- Attached garage.
- Picturesque rural setting yet convenient for access to the motorway network/local area.
- Extensive gardens and natural woodland areas.





Set in a picturesque location within the much loved and sought after area of Dalton, this fabulous property offers the very best of rural living, whilst being conveniently positioned for Parbold and Newburgh and access to the motorway network via the M6.

Set in a total plot of 1.1 acres (0.45ha) OTA, this character period property has been tastefully extended by our current vendors to provide a superb family home. Constructed around 1812, this double fronted property exudes Georgian charm throughout, providing over 2,600 sq ft of beautifully presented accommodation over three floors and being situated prominently on Higher Lane.



Entry to the property is taken through the wooden front door via an entrance porch with period fanlight window over. The living room occupies the full frontage of the property, providing two distinct spaces, benefitting from a cosy snug area with multi-fuel stove to one side. Cream carpet is fitted throughout, with light painted walls and exposed ceiling beams along with windows to two elevations.

The sitting room is another delightful space, with a centrepiece 'Morso' multi-fuel stove providing a cosy ambience and making this a pleasant space to relax in. There is an African slate floor along with cream painted walls and ceiling with exposed beam overhead.





The kitchen is a superb space, providing a stylish fusion between new and original parts of the property with a large vaulted ceiling featuring windows which is excellently juxtaposed against original exposed stonework to one wall, again boasting African slate flooring. The kitchen offers a range of wall, drawer and base units incorporating Quartz work tops and a breakfast bar. A 'Stoves' induction range cooker is framed by a stunning splashback with units and extractor over. An integrated dishwasher and fridge can also be found along with a one and a half sink with drainer. An external door leads to the side driveway, with an open entrance vestibule providing useful cloakroom storage and space for muddy boots!



Moving to the rear of the property, further accommodation can be found, originally a separate building detached from the main house but now expertly and tastefully incorporated into the property via the glazed link-extension. This area of the house lends itself to multiple uses, offering potential for those with extended family, elderly relatives or home workers.

The downstairs is currently used as a dining room, with carpeted flooring and solid wood skirting and architraves. A bathroom can be found off, with corner shower, wall mounted vanity unit, WC and bidet. The bathroom boasts under floor heating, tiled floor along with matching floor to ceiling tiled walls.



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An impressive double height window links both floors, with bespoke oak staircase leading up to an impressive mezzanine floor above. This is an impressive space, with vaulted ceilings and exposed solid wood beams and trusses as well as balcony railings overlooking the double storey elements of the room. French doors lead out to the garden and onto a delightful decking area—perfect for unwinding after a long day.

Moving back to the main house, a half-turn staircase leads up to the first floor accommodation. The principle bedroom features dual sash windows overlooking the front with fitted bookcase and cupboards. Two further bedrooms are located to this floor, each of a generous size and boasting built in wooden cupboards, drawers and wardrobes.



The bathroom is fitted with a three piece suite which includes a large freestanding roll top bath, wash hand basin and WC. There are attractive part tiled elevations and flooring plus ornate coving and spot lighting to the ceiling.

A door leads from the landing up to the second floor bedroom. This excellent space boasts velux windows, exposed wood beams and flooring as well as a good deal of practical built in storage. A useful ensuite is located off, with a three piece suite to include shower, WC and pedestal sink as well as plenty of built in storage.



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Externally, the property boasts driveways to both sides, with an attached garage located to the right hand side with parking area to the front. To the left, a York stone paved driveway leads down the side of the property, providing ample parking for multiple vehicles. Stone steps lead from here through to the rear grounds which are a magical mixture of woodland, formal gardens and open space. Immediately behind the property is an area of garden with a lawn bordered by shrubs and bushes which provide a feeling of seclusion and privacy.

Moving through from here is a wonderful area of woodland, carpeted by bluebells, ferns and other natural flora and fauna. An informal path winds its way through and along the course of a delightful babbling stream which meanders through the woodland area. Several substantial detached wooden store buildings are nestled within the trees, serving as useful machinery and wood stores. From here, a bridge crosses the stream and leads to a paddock area with a large ornamental pond which is fed naturally by the nearby stream. This paddock also benefits from a right of access from the neighbouring field, providing vehicular access down to Higher Lane. A sunken seating area overlooks the pond, with a wooden summerhouse and vegetable patch being found to the rear.

A track leads through a wooden gate into a further paddock area containing a large polytunnel which benefits from a water supply. There is an expansive area of open grass with an orchard to the rear, thoughtfully planted by our vendors with various varieties of heritage fruit trees. Altogether, the grounds of this property are a magnificent space, instantly stirring feelings of wonder and awe of the natural world that can all be enjoyed just by stepping out from your back door!

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Driveway parking along with garage.

Construction Type : Standard

Building Safety: N/A

Restrictive Covenants : For more information, speak with the office to be sent a copy of the Land Registry documents

Listed building : The property is Grade 2 listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : The property benefits from a full right of way along the field to the Northern boundary, providing access to the garden/paddock area.

Footpaths / Bridleways : N/A

Flooding : According to the Environment Agency 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 : The property sits within the LANCS Coal Mining Reporting Area. Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard and ultrafast broadband available in the area

Mobile signal: Full indoor and outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.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: 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: West Lancashire Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 : ///dinner.backed.tadpole

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



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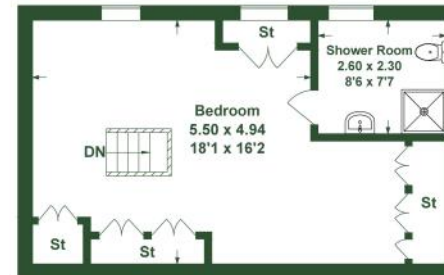
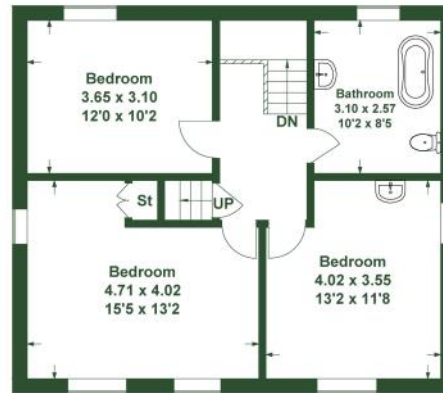
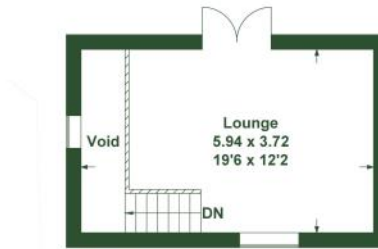
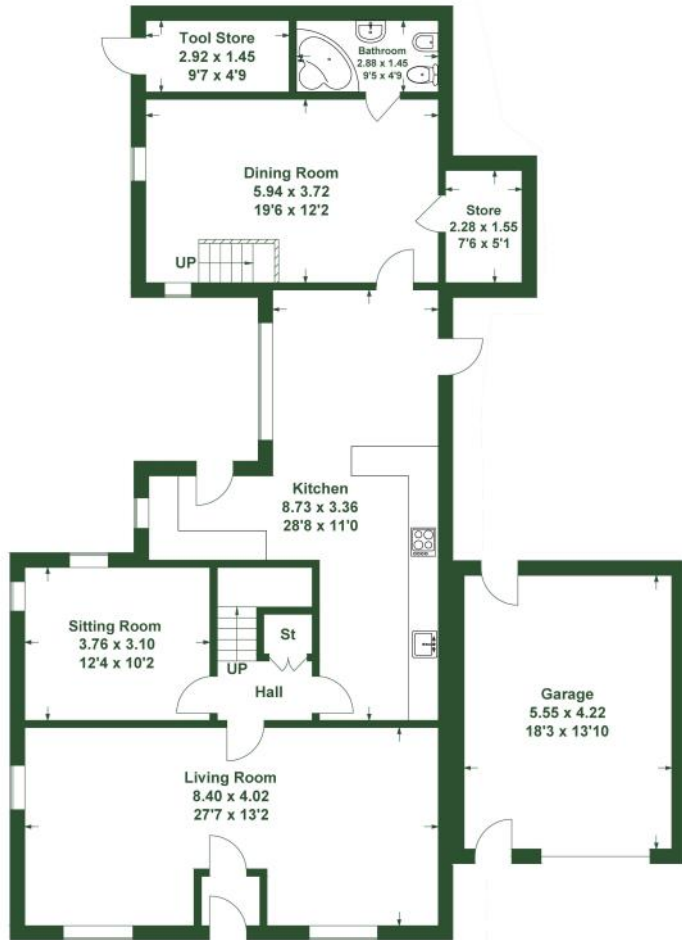


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Approximate Gross Internal Area : 245.69 sq m / 2645 sq ft
 Garage : 23.42 sq m / 252 sq ft
 Total : 269.11 sq m / 2897 sq ft

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.
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