

Offers over £750,000



Armitstead
Barnett

Catforth Road, Catforth, Preston, PR4 0HH





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Offers Over £750,000

- Spacious & attractive family home in a sizeable plot
- 3 reception rooms, 4 bedrooms, 2 bathrooms
- Lovely semi-rural village edge position
- Plenty of space for parking
- Sizeable lawned gardens and patios
- Good access to the main road and motorway network



4



2



Ready for making memories? This gorgeous family home is oozing charm and is ready for the next purchasers to make it their own. A beautiful house set in a gorgeous semi-rural location on the edge of the village of Catforth. This fantastic property offers generous accommodation to include three reception rooms, an open living kitchen, four bedrooms and two bathrooms all set in a fabulous plot with open views to the front and rear. The property is well located for those who enjoy the rural views but also for those who commute with fantastic access to the main road and motorway network.

The village of Catforth is situated to the northwest of Preston. Preston has main line rail links along with a full range of amenities to include shops, supermarkets, public houses, restaurants and a range of healthcare providers. The nearby market town of Kirkham also provides a range of amenities and healthcare providers. There are a range of schools in the area to include primary schools in Catforth and senior schools in Broughton and Kirkham. There are private schools in the area to include Kirkham Grammar School, AKS, Stoneyhurst and Rossall School.

The property is entered from Catforth Road onto a good-sized driveway and parking area ahead and to the side of the front door. There are lawned areas at the front of the property. The front door sits within an open porch and the door opens into the entrance hall. There is also an entrance door to the side of the property.

The entrance hall has doors off to various ground floor rooms and a WC is positioned off the entrance hall. The staircase also rises up from here up to the first floor. The separate reception rooms sit at the front of the property with the snug having views out to two sides of the property ensuring this is a bright room yet has a real cosy feel with the electric stove being set in an attractive fireplace.

The main lounge has a square bay window out to the front of the property providing plenty of natural light and patio doors out to the rear. A woodburning stove is set in a stone surround giving an impressive and warming focal point to the room. There are oak floors throughout the lounge. A 'hidden door' opens into a further reception room which is currently used as a study and has windows to both the front and rear of the property. Nicely positioned away from the hustle and bustle of the living kitchen space.







The hub of this wonderful home is likely to be the kitchen which opens through to a living / dining area, to create a living kitchen feel. This creates an 'L' shaped room with the kitchen being open on one side and incorporating a range of wall and base mounted kitchen units with a work surface over incorporating a built in table. Integrated appliances include a hob with an extractor over, double oven, microwave, point for an American fridge freezer and the rest of the room has plenty of space for dining and lounging. Glazed doors open out to the rear patio making this perfect for entertaining outdoors.

The staircase rises up to the first floor where there is a landing space and there are four bedrooms in total. The principal bedroom is a spacious room with a range of fitted wardrobes and enjoys large windows to the rear and a square bay window to the front of the property ensuring plenty of natural light and making the most of the wonderful countryside views. A door opens from the bedroom into the ensuite which has a corner bath (spa bath) with a wall mounted wash handbasin, WC and separate shower. There is also a window to the rear of the property making the most of that fantastic view. There are three further bedrooms, two having fitted wardrobes, and the family bathroom has a bath with a shower over, wall mounted wash handbasin, WC and heated towel rail. On the ground floor there is a washroom, further storage room or garage.



The property is set in attractive gardens and grounds predominately down to lawn with some mature trees. There is an expanse of patio to the rear and to the side of the property making a wonderful outdoor entertaining space. This home is a real treat for families or those who simply wish to enjoy the space for themselves.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Drainage is by the way of a septic tank, which has not been tested for compliance. Heating is by way of an oil central heating.

Parking allocated and number of spaces : Driveway parking to the front and side of the property.

Construction Type : Brick and slate roof.

Building Safety : N/A.

Restrictive Covenants : None.

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 / has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3. Defence has not been put in place.

Unimplemented Planning Consents : N/A.

Planning Consents affecting the property : None that the vendor is aware of.

Accessibility adaption information : N/A.

Coal field / mining area : N/A.

Communications :

Broadband: Standard and Ultrafast available in the area.

Mobile signal: EE, Three, Vodafone, and O2 available in the area.

B4RN : Vendor advised the property is not connected to B4RN.

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 / is not 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: Preston City Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 : ///subjects.lurching.kitchen

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.

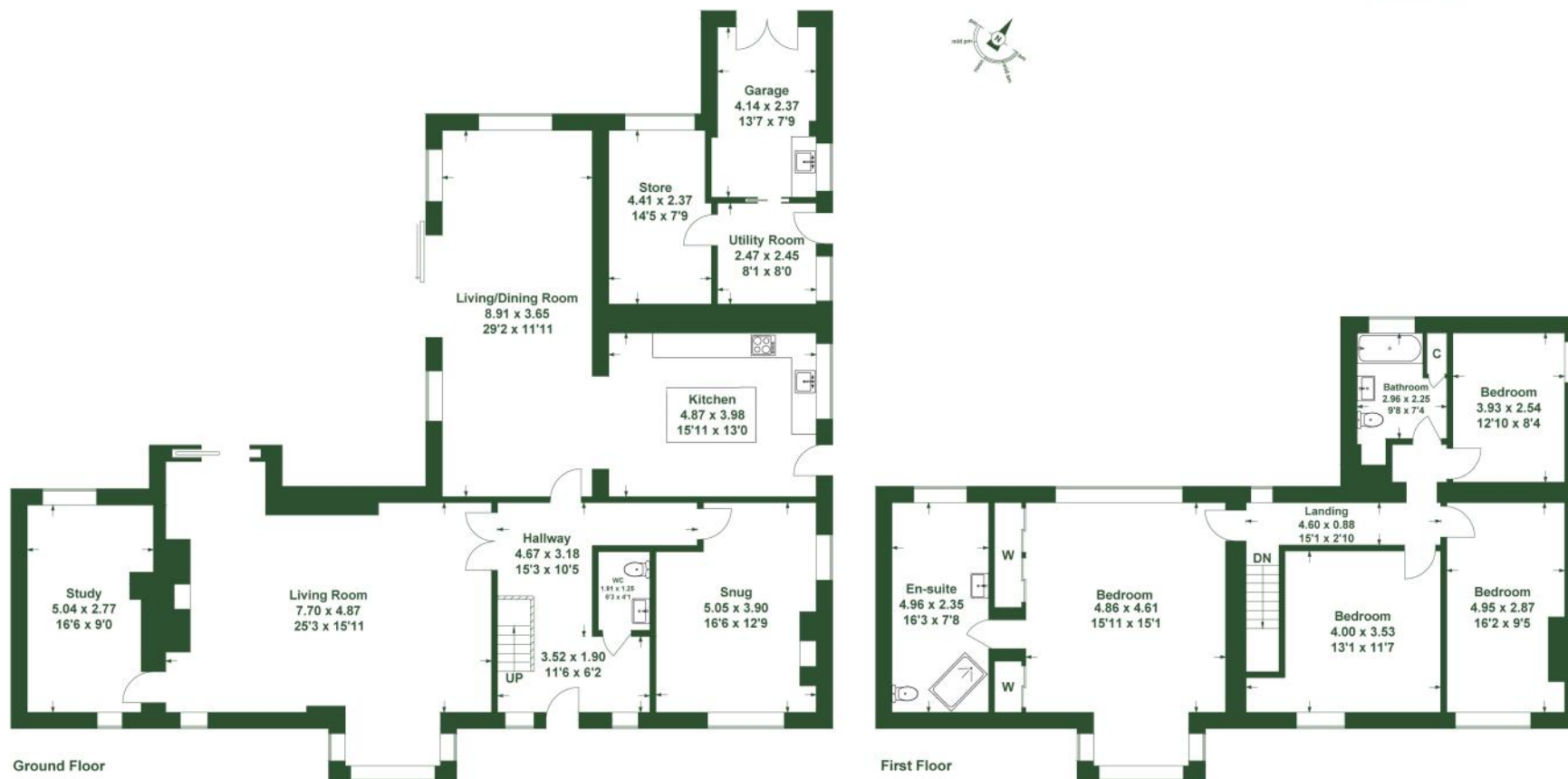
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 : 287.31 sq m / 3093 sq ft
 Garage : 10.15 sq m / 109 sq ft
 Total : 297.46 sq m / 3202 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

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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