

£850,000



Armitstead
Barnett

Garstang Road, Barton, Preston, PR3 5DQ





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Asking Price £850,000

- Gorgeous stone built barn conversion
- 3 reception rooms, 4/5 bedrooms
- Well presented inside and out
- Fabulous gardens to include outdoor kitchen
- Gardens designed for easy maintenance
- Barton village location
- Planning consent for an outbuilding that has potential to be used as a gym/garden room or similar
- Good access to the main road and motorway networks



4/5



3



A gorgeous stone barn conversion set in the village of Barton, offering spacious accommodation extending to over 2400 sq ft (231 sq m) or thereabouts and including 3 reception rooms and 4/5 bedrooms. The well-presented low maintenance gardens are ideal for busy people.

Barton is a sought-after location which is nestled along the A6 between Preston and Lancaster. The village of Barton has a primary school, public house, hotel and places of worship. Close by the village of Bilsborrow is found to the north which includes the Flower Bowl entertainment facility and Barton Grange. There is plenty to do in the local area being close to the Forest of Bowland and Beacon Fell. There are canal side walks along with cycling opportunities such as the Guild Wheel which surrounds Preston.

There is good access to the main road and motorway network making this an ideal location for commuters. A main line train station is in Preston which has a fast train link into London.

The entrance hall is positioned centrally in the barn and has a gas fired wood burning style stove set in an attractive stone fireplace creating a welcoming entrance. A WC is found off the hall.

There is a snug area off the kitchen which has windows to the side and a feature fireplace. The lounge is a beautiful room which has bi fold doors that can be thrown open to let the outdoors in, making this great for outdoor entertaining exposed beams ensure a character feel and the wood burning stove is set in a stone fire place gives a cosy feel.

The study has a range of fitted furniture and a gas fired wood burning style stove which gives a lovely feel to this work space.

The welcoming dining kitchen is likely to be the heart of this gorgeous home, a place to gather, share stories and entertain. The kitchen has a range of wall and base units with a granite work surface. An Aga creates a focal point in the room. Integrated appliances include a hob, oven, dishwasher and microwave. A Belfast sink is also provided. The utility has a point for an American fridge freezer, a Belfast sink and a glazed door to the side.





The staircase rises to the first floor landing where there are vaulted ceilings with exposed beams and an attractive picture window, exposed stone work continues the character feel.

The principal bedroom enjoys timber beams, a lovely juliet balcony and exposed beams. Built in wardrobes are included. The ensuite has a roll top bath, pedestal washbasin and a WC. A further room has been designated as a dressing room to suit the current vendors. This could be altered and used as a bedroom. The guest bedroom enjoys a window to the front and a shower ensuite. Two further bedrooms are included, one has fitted wardrobes.





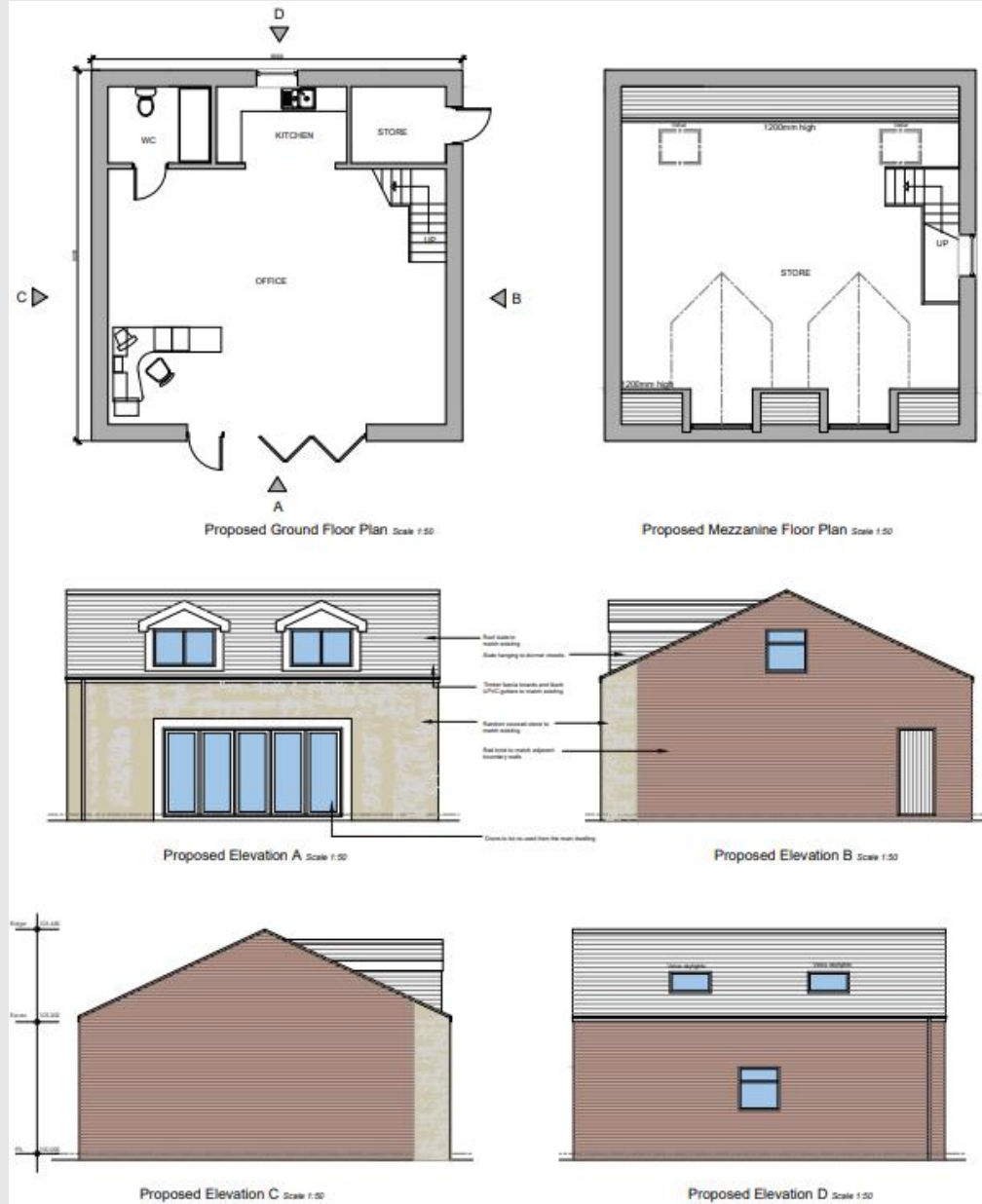
The well-presented low maintenance gardens include an outdoor kitchen and bar, the perfect space for outdoor entertaining.

An outbuilding with power and water, two sheds, and a greenhouse are included. An expanse of artificial grass and well stocked raised beds complete the rear gardens. A large parking area is provided at the front along with a log and bin store.

This fabulous house also comes with planning consent for an outbuilding that has potential to be used as a gym/garden room or similar (planning application number 23/00103/FUL). This provides great versatility and scope for any potential buyer.







General Remarks

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

Parking allocated and number of spaces : Parking for up to 6 cars/vehicles at the side of the property, plus additional shared parking for 3-4 cars at the front .

Construction Type : Traditional sandstone, barn conversion with slate roof.

Building Safety: N/A

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : The electric board has a right of access.

Footpaths / Bridleways : We understand that there is a public footpath that runs in front of the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : The house has planning consent for an outbuilding that has potential to be used as a gym/garden room or similar (planning application number 23/00103/FUL).

Planning Consents affecting the property : Please check Preston City Council website for planning in the local area

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: Vodafone, EE, O2 and 3 are 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: 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: Preston City 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 : [///secure.forum.latest](https://www.what3words.com/secure/0924-4444-4444)

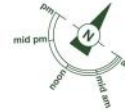
Money Laundering Regulations Compliance: Please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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.

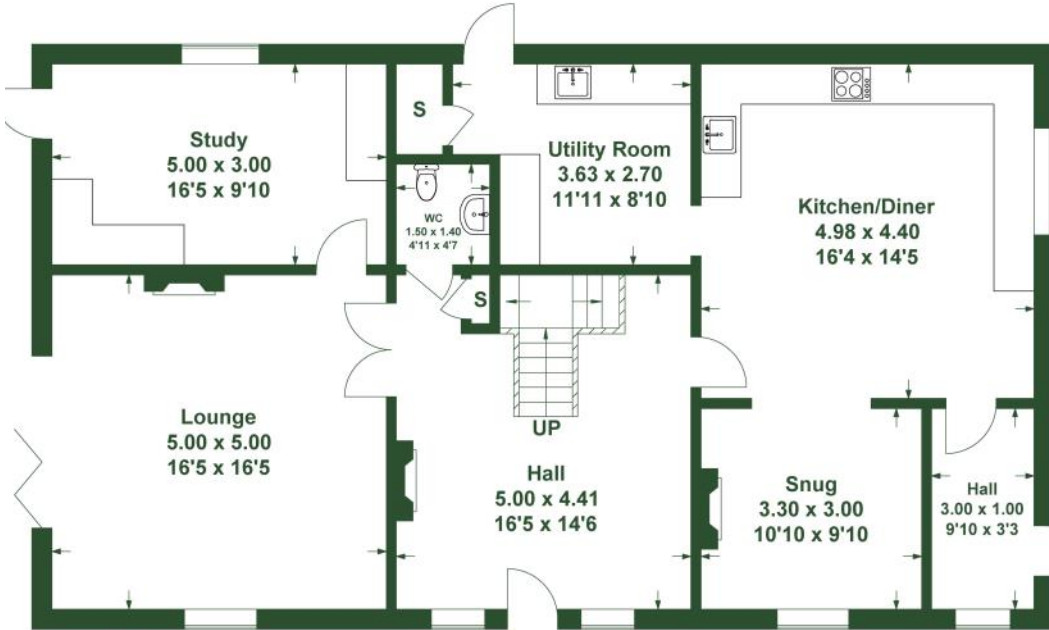
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

SUBJECT TO CONTRACT

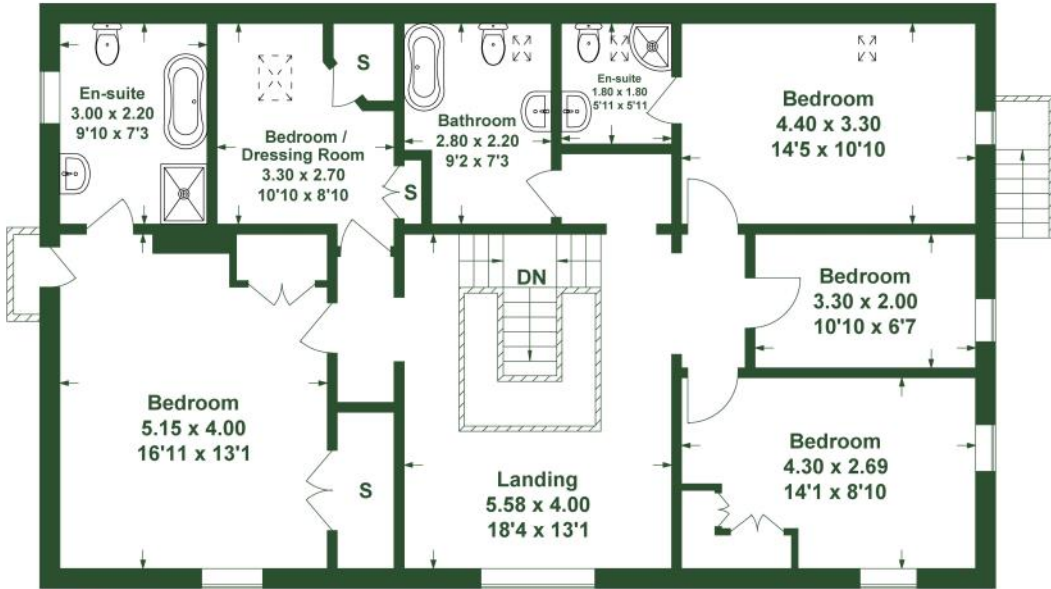
Approximate Gross Internal Area : 231.37 sq m / 2490 sq ft



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



Ground Floor



First Floor

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 to 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 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.

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		
		69 C	83 B



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