



Cow Hill, Haighton, Preston, PR2 5SH

O.I.R.O. £875,000







Cow Hill, Haighton, Preston PR2 5SH



4 Bedrooms



2 Bathroom

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- Impressive, detached home
 - Incredible living kitchen space with attractive fireplace
 - 2 further reception rooms
 - 4 bedrooms and 2 bathrooms to the first floor
 - 2 further rooms that have been used as bedrooms to the second floor
 - Dual driveway with detached double garage
 - Lawned gardens to the rear
 - Super semi-rural location with good access to the main road and motorway network



A fabulous, detached home in a lovely semi-rural position at Cow Hill. This gorgeous home was built by the current vendor and offers a design suited for modern family life, with a striking living kitchen, 2 further reception rooms and utility room to the ground floor. There are 4 bedrooms and 2 bathrooms to the first floor and 2 further rooms to the second-floor space which the vendor has used as bedrooms. This handsome home sits proudly with a dual drive and detached double garage.



Set along the road at Cow Hill overlooking a field to the front, this lovely location is ideal for those who need to commute with good access to the main road and motorway network and a mainline station in Preston. Cow Hill is close to Grimsargh where there is a range of amenities to include schools, a shop, public house, village green and Church. Locally the Ribble Valley is a superb area to explore the outdoors along with the Forest of Bowland.



The dual driveways are either side of the house which sits impressively elevated from the road. There is plenty of parking, found on one side of the house and ahead of the double garage. The attractive façade has a central front door. The front door opens into a welcoming entrance hall, where there are windows to the front allowing plenty of natural light, doors off to the various ground floor rooms and a staircase with oak and glass balustrade rises to the first floor. There are 2 reception rooms at the front that can be used to suit the buyer e.g. study, play room, snug. The centrepiece of the house is the incredible living kitchen, which has plenty of space for both dining and lounging. The kitchen units incorporate a breakfast bar and work surfaces are in both quartz and timber. A point for a range cooker and American fridge freezer is provided along with a double porcelain sink. There is an integrated dishwasher. The attractive fireplace with a woodburning stove adds character and a cosy focal point to the room. Large sliding doors provides views out to the rear. The utility room has a point for a washer and drier and include a range of units. The wc is found off.



The staircase rises to the first floor, the landing has views to the countryside to the front. The Principal Bedroom also has views to the front and includes a dressing room with a range of fitted wardrobes and views to the rear. The ensuite has a wc, wash basin in unit and a shower along with a heated towel rail. There are 3 further bedrooms on this floor. The family bathroom has a walk shower, a double ended bath with a shower over, wash basin in unit and wc. To the second floor there are 2 further rooms that the vendor has used as bedrooms.

General Remarks

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

Parking allocated and number of spaces : Parking is available in the garage and on the driveway for multiple vehicles.

Boundaries: The boundaries are as per the fence line. Part of the area used as garden was added and was agricultural land.

Construction Type : Stone block and render

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : 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 1.

Planning Consents :

06/2024/1251 Land west of Bowland View House. Permission in principle for 1 no self-build dwelling.

06/2025/1293 Land at Little Rough Hey Farm, Bluebell Way Preston, PR2 5RX

We understand there is planning consent to build either side of the house. See Preston City Council website for more information.

Planning Consents affecting the property :

06/2024/1251 Land west of Bowland View House. Permission in principle for 1 no self-build dwelling.

06/2025/1293 Land at Little Rough Hey Farm, Bluebell Way Preston, PR2 5RX

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: Standard available in the area

Mobile signal: EE, Vodafone, 3 and O2 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.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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 F

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 : ///dairyescape.stolen

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

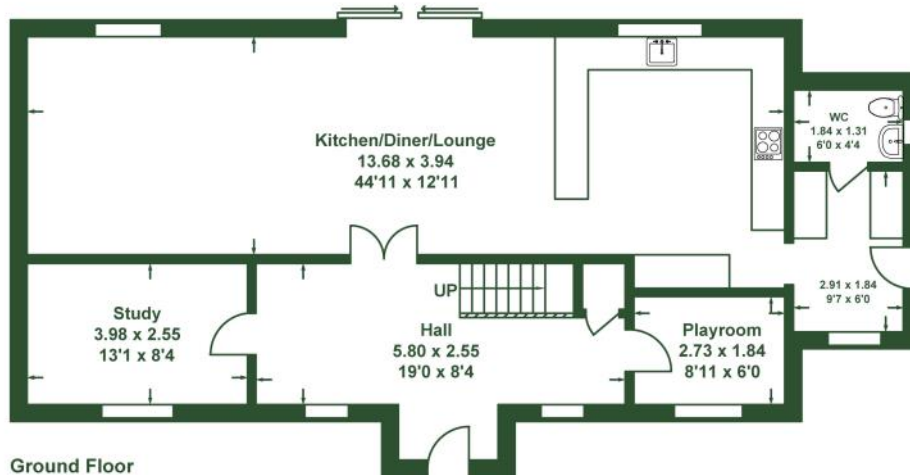


Approximate Gross Internal Area : 246.83 sq m / 2657 sq ft
 Garage : 26.52 sq m / 285 sq ft
 Total : 273.35 sq m / 2942 sq ft

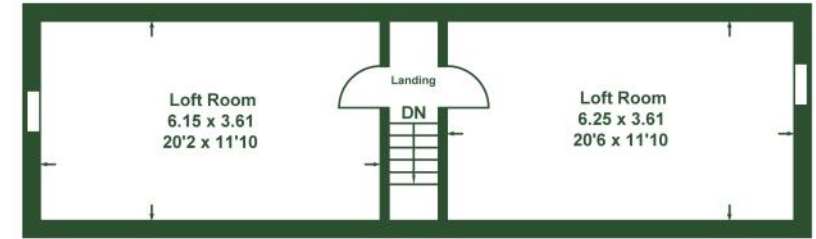
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



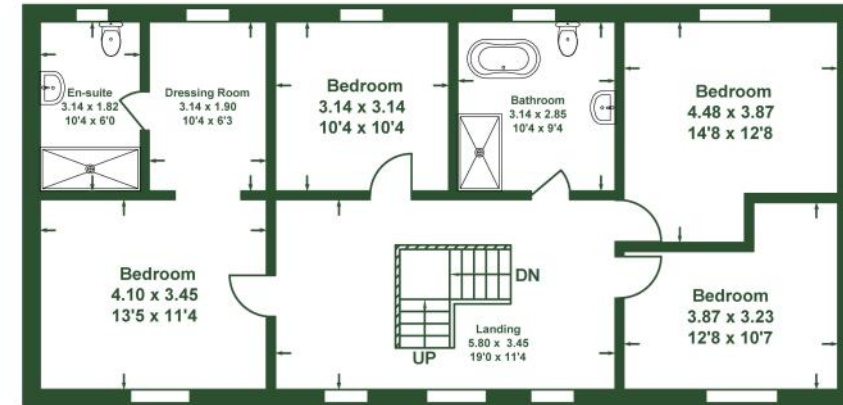
Garage



Ground Floor



Second 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 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.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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