



Catterall Lane, Catterall, PR3 0PA

Offers over £750,000







Catterall Lane, Catterall, Preston, PR3 0PA

Offers over £750,000



3 Bedrooms



2/3 Bathrooms



0.47 Acres OTA

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- Superb rural home
 - 3 bedrooms, 2 reception rooms
 - Farmhouse kitchen
 - Range of outbuildings with alternative use potential subject to gaining any necessary consents
 - Lovely position along Catterall Lane, good for those who are looking to live more rurally yet be extremely accessible
 - Exceptional gardens and grounds
 - Good access to the main road and motorway network



Occupying a wonderful position amidst open countryside, Rustic House is an attractive detached residence offering super internal accommodation, a range of outbuildings along with beautifully stocked and maintained gardens. Enjoying super rural views and good levels of privacy at the rear, this exceptional rural home combines versatility and lifestyle appeal in equal measure.

Set within mature grounds and surrounded by picturesque Lancashire farmland, the property provides a rare opportunity to acquire a country home with extensive ancillary accommodation suitable for home working, hobbies, entertaining, wellness facilities or a variety of lifestyle pursuits subject to gaining any necessary consents for that use.

Entered through electric gates via a dual driveway which sweeps behind the property and to the garaging at the rear. The front door opens into the entrance vestibule and a further door opens into the entrance hall where there are doors off to the dining room and to the living room and also a staircase which rises up to the first floor.

The living room is a lovely bright room with a large bay window to the front of the property and windows over to the side ensuring that this a fabulous bright room. A woodburning stove is set in an attractive fireplace adding a cosy focal point to the room.



The dining room is found on the opposite side of the hall and has a large window to the front of the property and a glazed door which leads through to the side gardens. This is a lovely bright room and leads through to an inner hall with a utility room off. The utility room has a range of units and a point for a washing machine with a part glazed door to the rear yard and a Velux window. There is also a downstairs W/C with wash basin.

The farmhouse style kitchen has a range of wall and base mounted kitchen units with a contrasting work surface over, a breakfast bar is also incorporated. There is a range cooker with a warming drawer and an extractor over, as well as a Combi-Micro-Oven. The kitchen is well designed with a pull-out larder, magic corners and a built in ironing board. Integrated appliances include a dishwasher, Leibherr fridge and separate freezer, a 1 ½ bowl Franke sink and a three way Franke tap, providing under the counter filtered water. The porcelain floor has underfloor heating directly from the adjoining boiler house. Views from the kitchen extend out over the rear and side gardens, this room is likely to be the hub of this home.





The staircase rises up to a half landing where there is a picture window to the rear offering views across the countryside. The family bathroom has a Jacuzzi bath with a shower over. Wash handbasin, bidet and WC along with a dual fuel heated towel rail, traditional radiator, electric socket for a toothbrush or shaver. There is also a demister mirror over the wash basin.



The principal bedroom has views out to the rear of the property across the countryside and includes a range of wardrobes, a shower ensuite, dual fuel heated towel rail, electric socket for a toothbrush or shaver and dressing area are also provided.

The second bedroom enjoys a fabulous bay window to the front and also a range of fitted wardrobes. The third bedroom has views to two sides and also has a range of fitted wardrobes.





One of the property's most impressive features is its range of outbuildings and ancillary spaces. A substantial workshop offers excellent potential for hobbyists, craftsmen, vehicle enthusiasts or business use (subject to any necessary consents). Additional facilities include a detached garage, garden shed, cabin and various storage buildings, providing exceptional flexibility for a wide variety of requirements. A sauna is also housed in the outbuilding.

There is a fabulous garden room off which has a superb vine growing within it, a real feature and talking point. A further outbuilding houses the oil boiler, with a separate immersion heater for hot water in the summer and space for a tumble dryer. Next to the boiler house, you'll also find an outside W/C and the Vendors have used the first outbuilding mentioned as accommodation with the shower room across the courtyard area. The brick built garage has a garden store behind. A further timber cabin is also included which makes a fantastic storage space.

The property stands within beautifully landscaped gardens bordered by mature hedging, established trees and attractive planting. The vendors have a vegetable patch which has been productive over the years. Expansive lawns create a wonderful outdoor environment, while paved seating areas provide ideal spaces for outdoor dining and entertaining. The grounds enjoy a wonderful sense of privacy and seclusion, whilst the surrounding countryside provides an ever-changing backdrop throughout the seasons.

The sweeping rural outlook, combined with the property's mature landscaping, creates a peaceful setting that is increasingly difficult to find. The property occupies a lovely rural position within the sought-after PR3 postcode area, enjoying the tranquillity of country living while remaining conveniently accessible to local amenities, schools and transport links.

The surrounding countryside offers numerous opportunities for walking, cycling and outdoor recreation, making this an ideal location for those seeking a lifestyle property within a picturesque setting.

The market town of Garstang is nearby offering a range of facilities including shops super market, schools, places of worship and healthcare providers. Access to the A6 is super and the M6 motorway junctions beyond.





General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is via a sewage treatment plant which the vendor informs us is compliant with current regulations. The property also benefits from CCTV and 3 electricity meters, also known as "Three Phase Electricity".

Parking allocated and number of spaces : Plenty of parking available for several cars..

Construction Type : Red brick lbstock Multi.

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.

Unimplemented Planning Consents : Planning consent was granted under application 02/01/00718 with Wyre Borough Council. Part of this consent has been built, meaning material start has been made, therefore planning is in place for a side extension. The buyer should verify this position with Wyre Borough Council ahead of offering.

Planning Consents affecting the property : None known. 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: EE available in the area

Mobile signal: EE, O2, Vodafone and Three 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.

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: Amitstead 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: Wyre Borough Council **Council Tax:** Band E.

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 : ///hunches.sleepers.blazing

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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



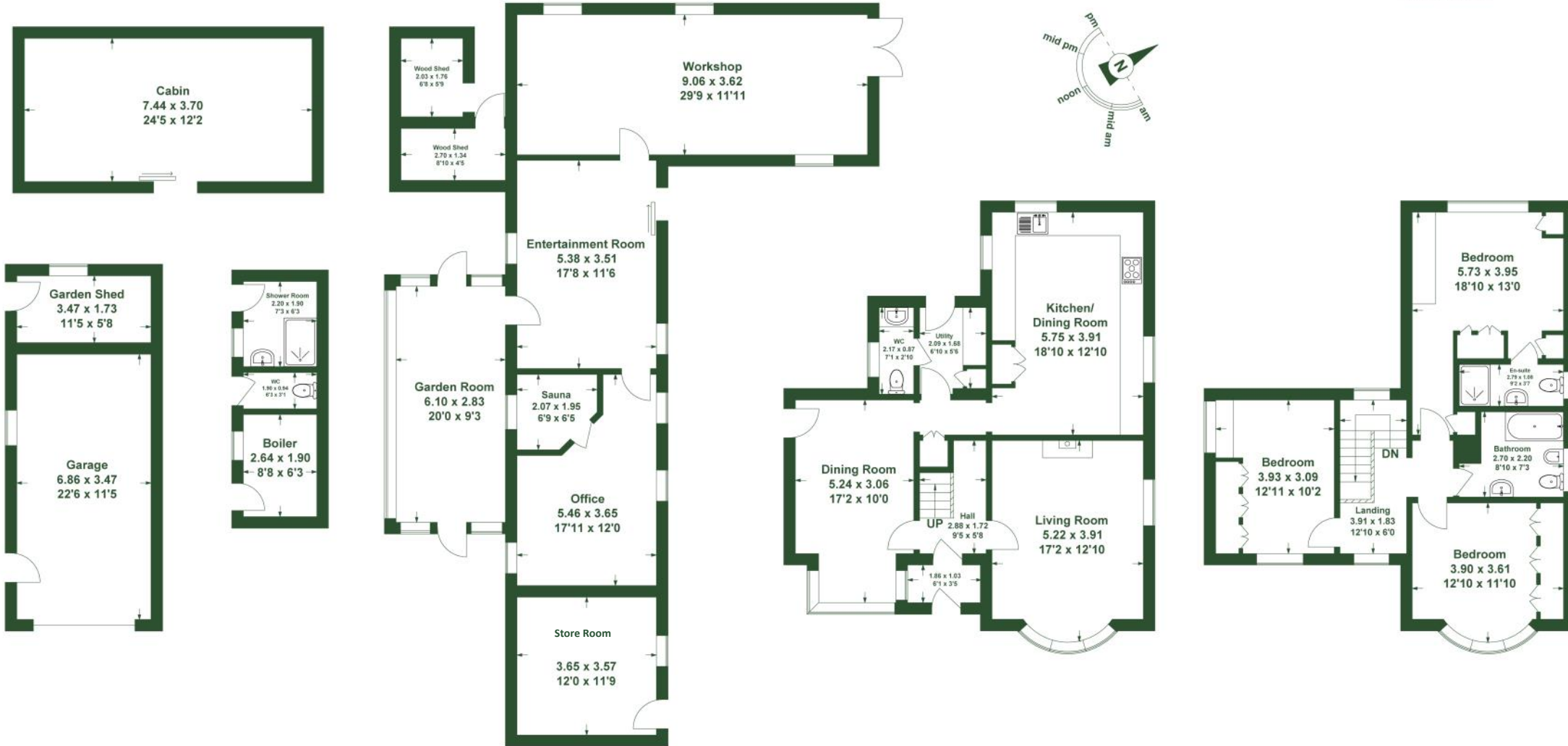
Approximate Gross Internal Area : 137.21 sq m / 1477 sq ft

Garage : 30.84 sq m / 332 sq ft

Outbuildings : 152.35 sq m / 1640 sq ft

Total : 319.36 sq m / 3437 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 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		68 D
39-54	E		
21-38	F	37 F	
1-20	G		



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