

O.I.R.O. £1,000,000



Armitstead
Barnett

Bartle Lane, Lower Bartle, Preston, PR4 0RU





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Offers in the region of £1,000,000

- Superb detached home in an exclusive development
- Showstopping living kitchen, 2 further reception rooms and an impressive entrance hall
- Fantastic principal bedroom suite with Juliet balconies
- 5 further bedrooms and 4 further bathrooms
- Double garage with studio style area above with annex potential (subject to gaining planning consent)
- Plenty of parking at the front, patio and lawned gardens to the rear
- Good access to the main road and motorway network making it ideal for commuters



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Built for the current vendor this home has been created with fantastic attention to detail and the layout carefully planned. Impressive and imposing from the outset, it is clear on entry that this is a welcoming substantial family home with plenty of kerb appeal. A superb living kitchen, utility, 2 further reception rooms and a striking entrance hall along with 6 bedrooms, 5 bathrooms and a double garage with a studio over... what more could you need !

Situated in the hamlet of Bartle, around 5 miles from Preston City Centre. This is a superb place to live located in a semi-rural position yet with fantastic local amenities as well as superb access onto the main road and motorway network with the new Preston Western Distributor Road now open.

A short walk away is the prestigious Bartle Hall which is set in 16 acres of landscaped gardens where there is a superb restaurant, bar and hotel facility. At the other end of Bartle Lane we see Woodplumpton and District Club which has a bowling green and two all-weather tennis courts along with a community hall. The popular Guild Wheel 21 mile circular walking and cycle route, which is largely off-road and traffic free.

Ashbridge Day Nursery at Maxy Farm and the café at Maxy Farm provides nursery care and a café facility. The popular seaside town of Lytham is a short drive away along with all of the associated activities. There are many local golf courses in the area, Ribby Hall Holiday Village is found in Wrea Green with a wealth of amenities and is tucked just outside Kirkham. A useful facility for so many.

There are a range of primary and senior schools in the area and private schools commonly used in the area include Highfield Priory, Kirkham Grammar School, AKS, Rossall and Stonyhurst.



There is plenty of parking at the front of the property and ahead of the double garage.

The front door opens to the stunning entrance hall, with its oak staircase which rises to two floors and doors off the various ground floor rooms. Complimentary oak doors are also used with Amtico flooring throughout the property together with fabulous Astley lighting. The WC and utility room can be found off the entrance hall

Either side of the entrance hall is the study and snug, each having views out to the front of the property and are nicely tucked away to enjoy a quieter space in the house.

Day to day life is likely to centre around the living kitchen, a place to gather and enjoy. This incredible room has bifold doors out to the rear tiled patio and allows plenty of natural light into the room whilst enjoying the gardens from here. The kitchen has a range of kitchen units and a complimentary central island with a highly sociable breakfast bar. Work surfaces are in quartz. A rear hall gives day to day access and houses the cylinder cupboard.

There is a point for a range cooker with an extractor over, integrated dishwasher, wine cooler and microwave. A 1 1/2 sink is found in the central island.





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The first floor landing is spacious and gives views out to the front, a real feature. The remarkable principal bedroom has doors to a balcony offering views to the rear. The principal ensuite will make you ooh and ahhh ! This beautiful space has a double ended free standing bath, walk in shower, twin wash basins set in shelving and a wall mounted WC. The dressing room beyond has been fitted with shelving and rails. Doors also lead to the balcony making this a great space to enjoy an giving plenty of natural light too.

The second bedroom enjoys views to the front, has a dressing area and includes a bath ensuite. Bedrooms three and four share a 'jack and jill' style shower ensuite.

The staircase rises again to the second floor where there are two further bedrooms each with built in wardrobes under the eaves. Each has a spacious ensuite with a bath with a shower over, wash basin in a unit, sink and heated towel rails.







The double garage has electric up and over doors and a studio area has been created above which has a kitchenette and shower facility.

Plenty of parking is provided at the front and ahead of the double garage, a porcelain patio at the rear and lawns beyond, with a close board fence delineating the rear boundary.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump. There is a electrical vehicle charging point available in the garage. Foul drainage is via a septic tank which the vendors inform us is compliant with current regulations.

Warranty: The property benefits from a 10 year warranty with ABC+ which started in August 2024.

Parking allocated and number of spaces: Ample parking available on the drive and in the garage.

Construction Type: Stone, block and slate roof.

Building Safety: N/A

Restrictive Covenants: None known.

Listed building: The property is not listed.

Conservation Area / National Landscapes: N/A

Easement, and Wayleaves or Rights of Way: None known.

Footpaths / Bridleways: None known.

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

Unimplemented Planning Consents: N/A

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: Vodafone, EE, Three 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.

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 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: ///hopes.museum.rushed

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.

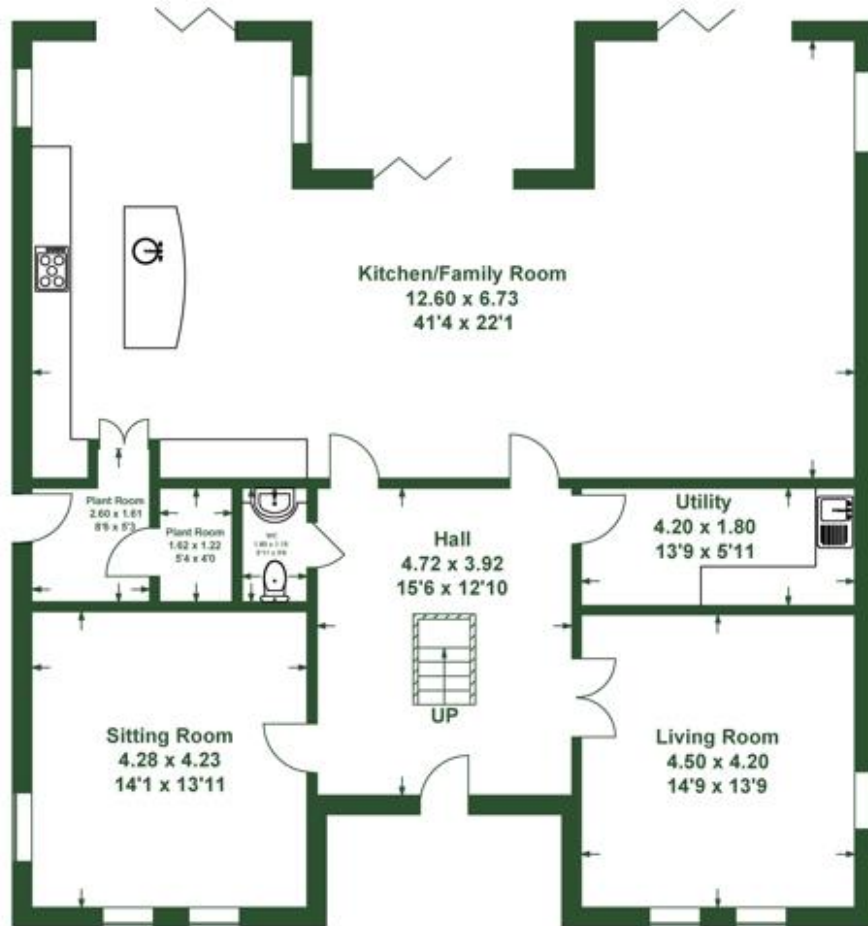
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

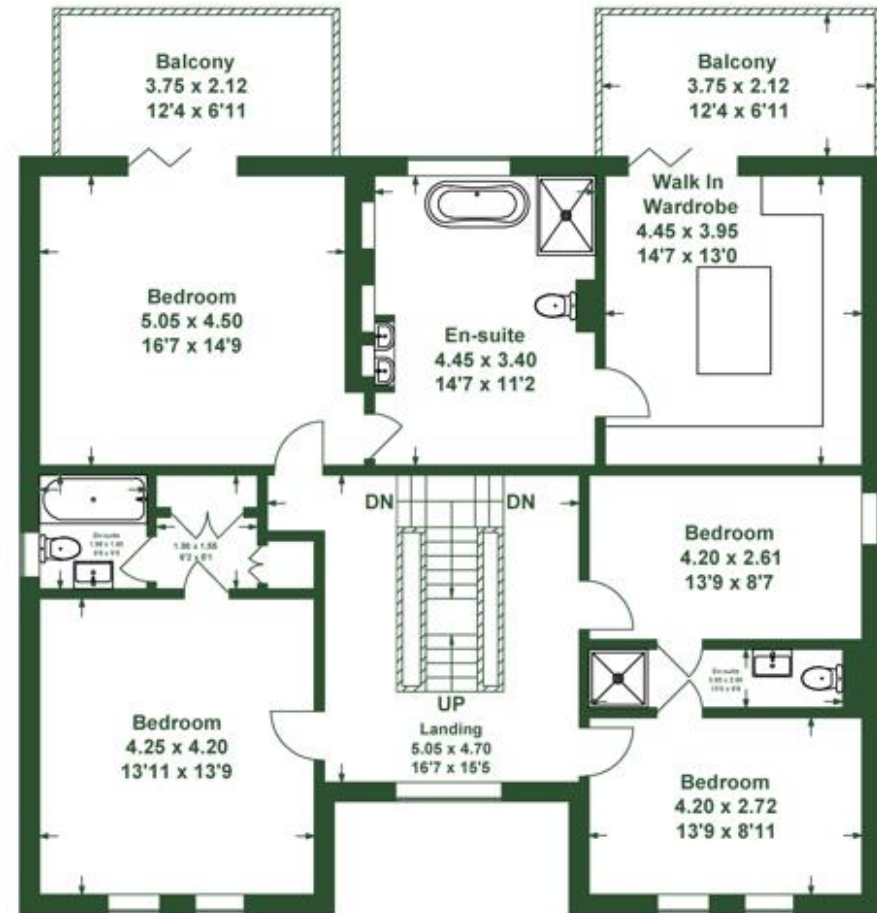
Approximate Gross Internal Area : 372.13 sq m / 4006 sq ft
 Garage : 77.42 sq m / 833 sq ft
 Total : 449.55 sq m / 4839 sq ft
 (Excluding Void)



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



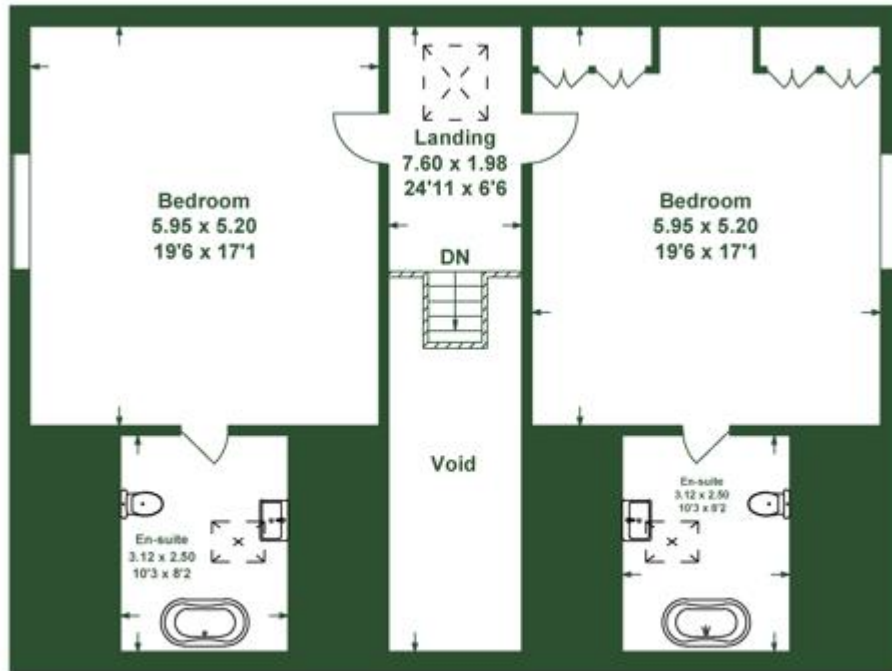
Ground Floor



First Floor



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Second Floor



Garage First Floor



Garage Second 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 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.



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