



Tarnacre Hall Mews, St Michaels, Preston, PR3 0SZ

Asking price £259,950







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2 Bedrooms



1 Bathroom

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- 2 bedrooms, 2 reception rooms
 - Exclusive gated courtyard development
 - Character mews home with exposed beams
 - Spacious lounge with feature fireplace
 - Dining kitchen ideal for everyday living
 - Recently redecorated throughout
 - New carpets and vinyl flooring fitted
 - Double garage, carport and private garden area



Forming part of the exclusive gated development at Tarnacre Hall Mews, this attractive semi-detached home enjoys a peaceful setting on the edge of the highly regarded village of St Michaels. Combining character features with modern comforts, the property offers well-proportioned accommodation ideally suited to a variety of purchasers seeking village living with excellent accessibility.

The accommodation is centred around a welcoming lounge featuring exposed beams and an impressive fireplace, creating a warm and inviting focal point. The adjoining dining kitchen offers ample space for both everyday living and entertaining, with a practical layout and pleasant outlook over the development.



To the first floor are two generously sized bedrooms, including a particularly spacious principal bedroom with vaulted ceiling and fitted wardrobes, whilst the second bedroom provides comfortable guest or family accommodation. A well-appointed family bathroom completes the first-floor layout.



In recent months the property has undergone a programme of cosmetic improvement, including redecoration throughout together with the installation of new carpets and vinyl flooring, allowing prospective purchasers to move straight in and enjoy the home from day one.

Externally, the property enjoys the security and exclusivity of a gated courtyard development. There is a private garden area together with a substantial double garage and adjoining carport, providing excellent parking, storage and workshop potential.



St Michaels is one of the Fylde's most desirable villages, offering a welcoming community atmosphere together with a well-regarded primary school, village pub, church and local amenities. The village is ideally positioned for access to the market town of Garstang, the Fylde Coast and the city of Preston, whilst the nearby A6, A586 and M55 provide convenient road links throughout the region. Rail services are available from nearby Poulton-le-Fylde and Preston, providing direct connections to Manchester, Liverpool and London, making this an excellent location for both commuters and those seeking a relaxed village lifestyle.

General Remarks

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

Parking allocated and number of spaces : Parking available within the courtyard.

Construction Type : Brick built with slate roof.

Building Safety: N/A

Restrictive Covenants : Non known.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : We understand that there are non known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 2.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : The vendor advises that previous planning applications for a small number of holiday homes on land to the rear of the neighbouring commercial premises have been refused. Interested parties should make their own enquiries with the local planning authority.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and ultrafast available in the area

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

Leasehold : The property has a leasehold for a term of 999 years from 25th September 2001. The property forms part of Tarnacre Hall Mews and is understood to be subject to estate management arrangements.

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 Leasehold with vacant possession upon completion.

Local Authority: Wyre Borough council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : ///sending.doubts.join

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 eaming 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

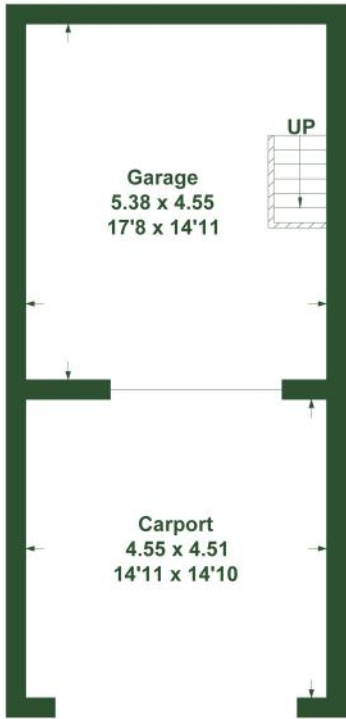
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.



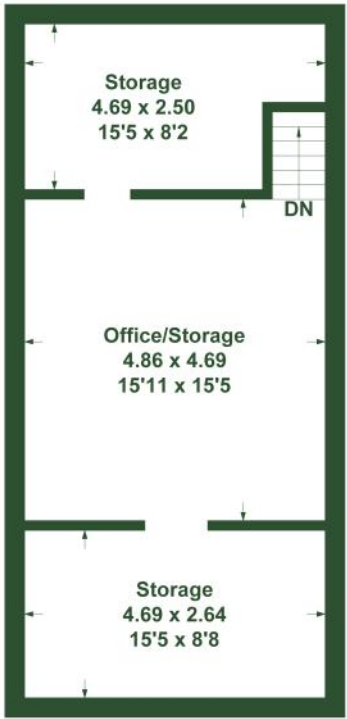
Approximate Gross Internal Area : 77.75 sq m / 837 sq ft
Garage Floor Area: 70.84 sq m / 763 sq ft
Total : 148.59 sq m / 1600 sq ft



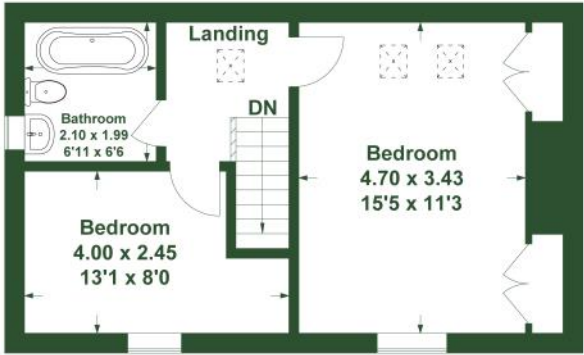
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



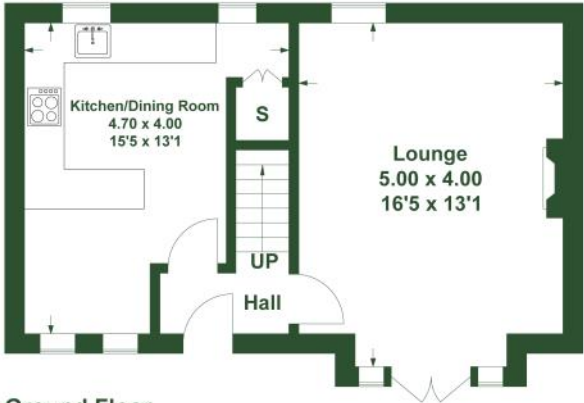
Garage Ground Floor



Garage First Floor



First Floor



Ground Floor

Amritstead 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 Amritstead 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 Amritstead 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	83 B
39-54	E		
21-38	F		
1-20	G		



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