

O.I.R.O. £1,295,000



Armitstead
Barnett

Alston Lane, Alston, Preston, Lancashire, PR3 3BN





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Offers in the region of £1,295,000

- A Fabulous Detached Family Home set within spacious plot.
- Approximately 3.5 acres of fields with a pond.
- Beautifully presented and well maintained throughout.
- Quality Specification including recent new kitchen,
- Four large bedrooms, Large attic space, 4 reception rooms
- Swimming pool Double garage, greenhouse and various outbuildings



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Quietly located on Altson Lane in between Grimsargh and Longridge this substantial family home is located centrally in a spacious plot and has superb rural views. In addition to the house there are fields and paddocks extending to approximately 3.5 acres with separate access from Alston Lane.

The entrance hall is well lit by natural light and provides access to all ground floor rooms and the first floor by an impressive original wide return staircase.

On the ground floor there is a spacious living room with bay window to front elevation, there is a substantial stone fireplace with wood burning stove and high quality fitted laminate flooring. To the opposite side of the hall is a lounge also with bay window fireplace and wood burner, this room is open to the dining room and connects via double door to an orangery at the rear.



There is a rear hall leading to a superb modern dining kitchen which has been recently installed. The kitchen has a central island unit with seating, attractive Quartz worktops with upstands, gloss finished kitchen units, integrated Neff appliances and Antigua flooring.

To the rear of the kitchen is a well-equipped utility room and ground floor shower room / W.C.





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To the first floor is a spacious landing with ornate stained glass window. There is a generous house bathroom and separate W.C. On the first floor are four bedrooms 3 large double rooms all with fitted wardrobes. The fourth room has a staircase to the attic which runs the full length of the house and is currently used as an office and craft room but would make a superb principal bedroom suite.



Externally there is additional extensive accommodation. From the rear entrance porch access is to a large stone patio area with superb views across the fields to the rear and towards Pendle Hill. On the extensive lawn there is a fishpond and there is a gate to the field at the rear. There is a large brick base greenhouse and attached workshop, a separate summer house, double garage with attached coal store, and separate boiler house.



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To the side of the garage there is a swimming pool located in a polytunnel, heated by a separate gas fired boiler. There is a separate kitchen garden seating and BBQ area and chicken shed.

The gardens and grounds are superb with mature shrubs plants and trees. There is a tarmacadam in and out drive way with extensive parking and electric gates.

The land included in the sale is predominantly to the rear of the property and is fenced and drained, and extends to approximately 3.5 acres. It is the intention of the vendor to place a overage agreement or 'claw back clause' on this land in the event of residential development. This will entitle the vendors to 50% of any uplift in value if residential planning were obtained on the land for a period of 25 years.

General Remarks

Services: The property has the benefit of mains water and mains electricity., Central heating is through LPG Gas and solar panels. Sewerage is through a water treatment plant which was fitted in April 2023 and we understand is compliant with current regulations.

Parking allocated and number of spaces : Parking for several cars.

Construction Type : Standard construction. The property is made of Accrington brick and has a traditional slate roof .

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / AONB : The property is not in a conservation area or an AONB.

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

Footpaths / Bridleways : None known to the vendor.

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. No defence has been put in place.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : None known to the vendor. Information is obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Superfast 53 Mbps available in the area

Mobile signal: EE, Three, 02 and Vodaphone available in the area

B4RN : Not currently 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: Ribble Valley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. 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 : [///respects.submitted.change](#)

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.

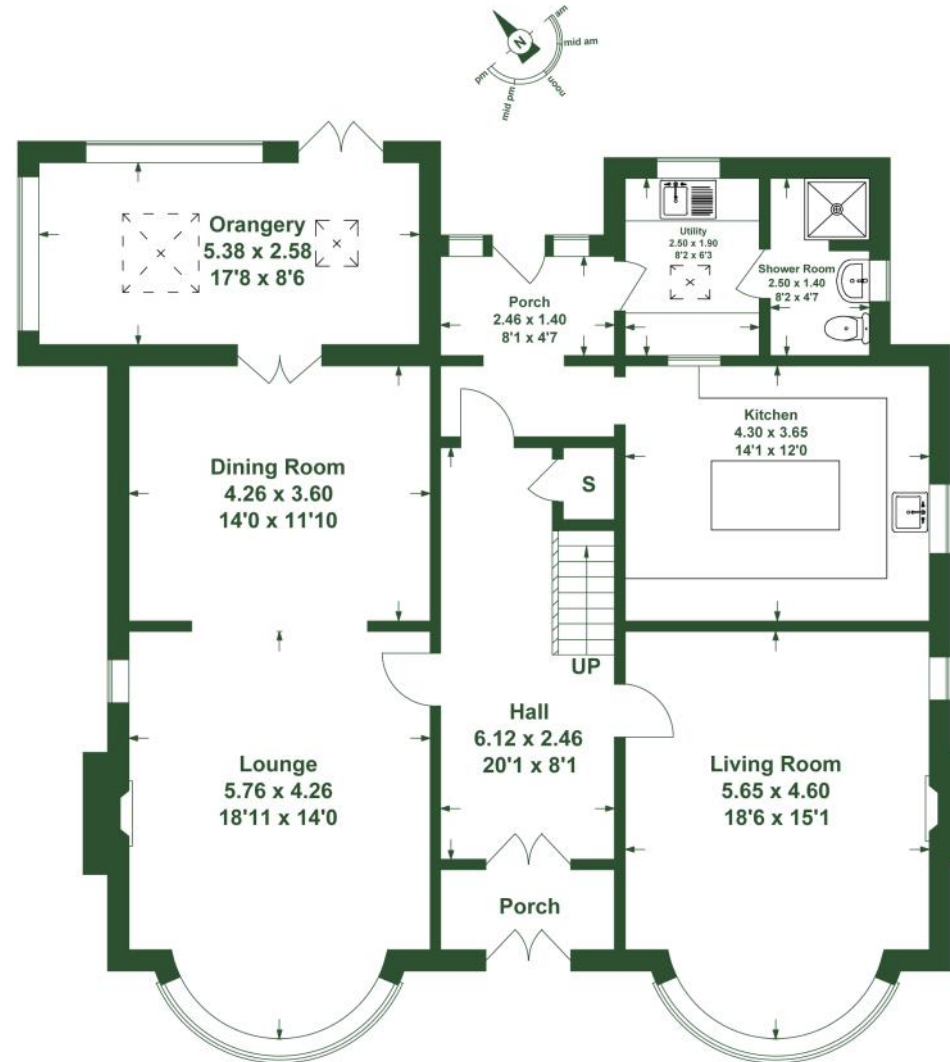
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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



Approximate Gross Internal Area : 128.60 sq m / 1384 sq ft

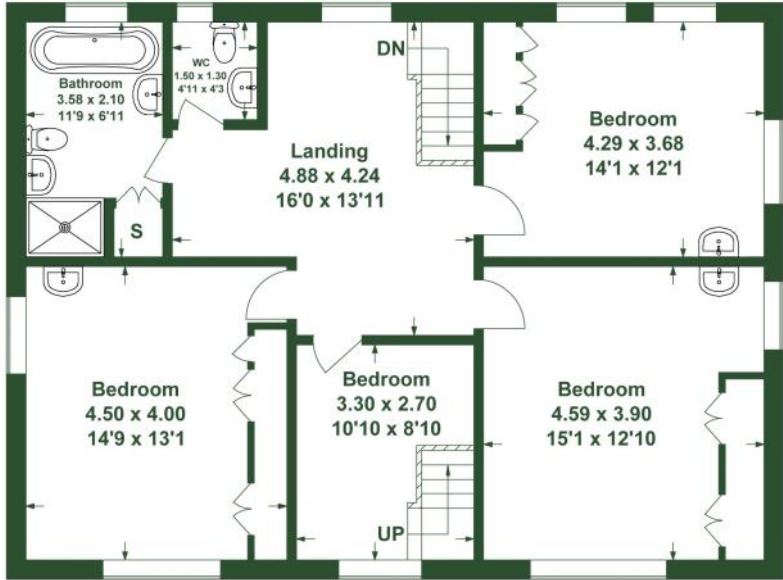
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 93.39 sq m / 1005 sq ft

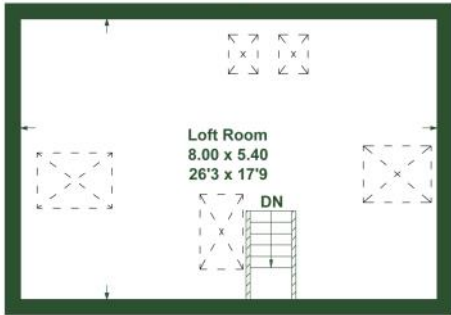
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First Floor

Approximate Gross Internal Area : 43.20 sq m / 465 sq ft

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and orientation are approximate.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	60 D
39-54	E		
21-38	F		
1-20	G		



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