



Gregson Lane, Hoghton, Preston, Lancs PR5 0LA

Offers Over £795,000







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4 Bedrooms



2 Bathroom



0.65 acre
Garden

- Exceptional detached four-bedroom home set within approximately 0.65 acres in sought-after Hoghton.
- Extensively renovated and significantly extended to an excellent standard throughout
- Spacious accommodation over three floors with the appearance of a substantial bungalow.
- Impressive open-plan living dining kitchen with vaulted ceiling
- Extensive driveway parking, double garage, mature gardens, summer house and greenhouse.
- Excellent access to Preston, Blackburn and the North West motorway network.



A detached 4 bedroom bungalow style family home set within a plot of approximately 0.65 acres of gardens and grounds which occupies a private position in the sought-after village of Hoghton Nr Preston. This property offers spacious light-filled accommodation with superb open-plan living spaces and modern interiors, outside there is ample parking a double garage and space to extend if required.

Inspection advised.

Occupying a private plot of approximately 0.65 acres, this impressive four-bedroom detached home is hidden from the main road and approached via a private driveway leading to extensive off-road parking and a generous double garage located beneath the property. Situated within the highly sought-after village of Hoghton, the property is arranged over three floors whilst retaining the appearance of a substantial bungalow.

Over the years, the property has been comprehensively renovated and significantly extended by the current owners to create an exceptional family home finished to an excellent standard throughout. Offering spacious and versatile accommodation filled with natural light, the home perfectly combines contemporary open-plan living with practical family space, and an internal inspection is highly recommended to appreciate the quality and scale on offer.





The accommodation briefly comprises:-

Entrance porch leading through to an inner entrance hall with tiled floor which provides access to all principal ground floor rooms. To the left is a generous and beautifully bright living room overlooking the front and rear garden and with feature stone fireplace with wood burning stove. To the rear of the property is a stunning open-plan living dining fitted kitchen which has high ceilings and large patio doors and windows which provide an abundance of natural light. The kitchen occupies part of this room and has a stylish range of modern units and integrated appliances complimented by up to date worktops. There is a separate dining area and a living area enhanced by French doors opening directly onto the rear terrace, creating superb indoor-outdoor entertaining space.





At ground floor level there are three well-proportioned double bedrooms together with a contemporary 4 piece family bathroom. All the bedrooms are of a generous size and have bespoke fitted wardrobes. In the rear corridor there is also fitted storage cupboards.

The impressive master bedroom is located on the first floor accessed from the family room at the rear of the kitchen. The room has Velux windows and benefits from a modern en-suite four piece bathroom.



The property has been thoughtfully designed throughout to create a comfortable and highly functional home ideally suited to modern family living.





Beautifully set within mature gardens, the home enjoys an excellent degree of privacy together with expansive lawned areas to both the front and side. To the rear, there is a paved patio terrace on different levels accessed directly from the dining kitchen this terrace is ideal for outdoor entertaining and enjoying the garden. There is a side lawn, complete with summer house and greenhouse, offering excellent potential for further extension or additional development, subject to the necessary planning consents.



Hoghton is a sought-after village between Preston and Blackburn, offering an excellent blend of countryside living and commuter convenience. Positioned close to the M65, M6 and M61 motorway networks, the area provides easy access across the North West, whilst Preston railway station offers direct services to London, Manchester and Glasgow. The village is also well placed for major business centres including Preston, Samlesbury and East Lancashire.

Popular with families, Hoghton benefits from access to highly regarded schools, excellent leisure facilities and nearby healthcare services. Surrounded by beautiful countryside, including the Ribble Valley and Forest of Bowland, the area offers superb opportunities for walking and outdoor recreation, complemented by golf courses, country pubs, restaurants and excellent shopping amenities in nearby Preston and Blackburn.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. The property shares a pumping station with a neighbouring property in order to better access mains drains. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : double garage and multiple spaces

Construction Type : brick and render

Building Safety : none known.

Restrictive Covenants : none known.

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : The property shares the drive from Gregson Lane with a neighbouring property. This is clearly shown on the title plan.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways.

Flooding : The property has not flooded within the last 5 years and never has.

Unimplemented Planning Consents : none

Planning Consents affecting the property : none

Accessibility adaption information : none known

Coal field / mining area : none known.

Communications :

Broadband: Ultrafast 1800 MBP Fibre broadband available in the area

Mobile signal: Vodafone, EE, 12, Three 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 Bamett 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: South Ribble Borough Council **Council Tax:** Band F

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 : [hobbyists.sedative.onto](https://www.what3words.com/?q=hobbyists.sedative.onto)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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.

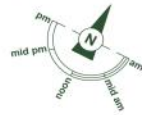
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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

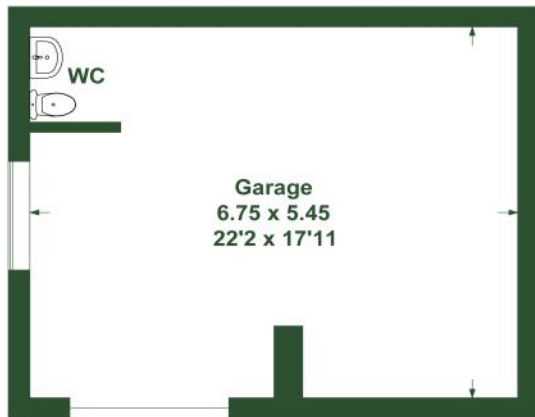
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 204.00 sq m / 2196 sq ft
 Garage : 36.78 sq m / 396 sq ft
 Total : 240.78 sq m / 2592 sq ft



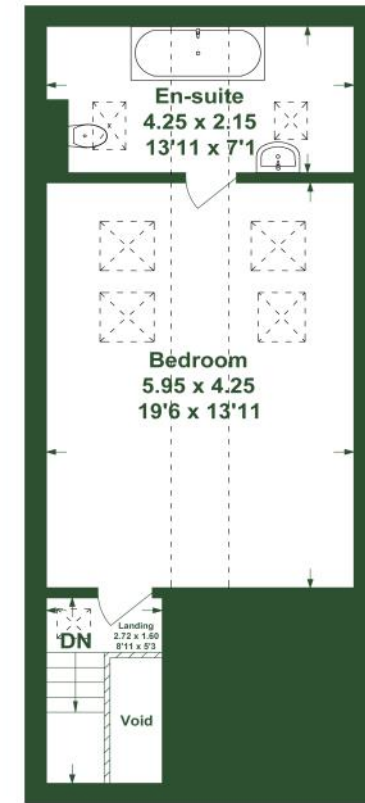
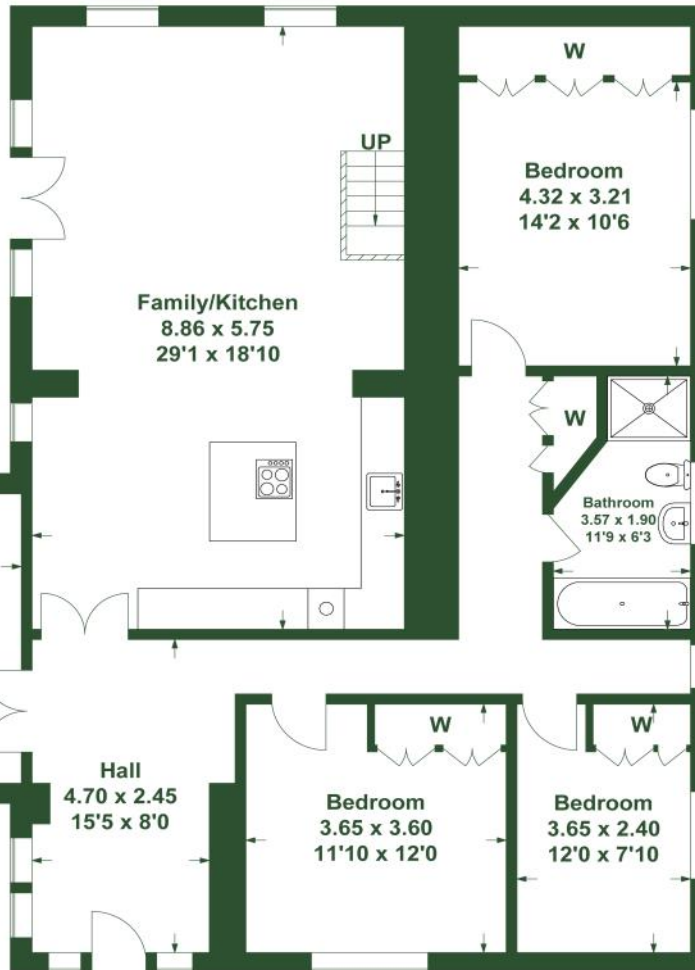
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Garage



Ground Floor



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 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.



Site plan with access



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