

Asking Price £1,500,000



Armitstead  
Barnett

Dixons Lane, Grimsargh, Preston, Lancashire, PR2 5LG





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PR2 5LG

Asking Price £1,500,000

- Substantial family home with 6 bedrooms set over three floors.
- Private gated driveway with ample parking and two substantial garage buildings.
- Green Energy with Air Source Heat Pump, Solar and Batteries.
- Finished to a superb standard standard rarely seen and inspection will not disappoint.
- Constructed in 2022 to a high quality specification.
- Fantastic location for commuting, schools and rural living.
- Landscaped gardens and grounds.



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Approached by a private driveway alongside open fields Dixons Farmhouse is situated in the most desirable of positions. This 6-bedroom family home has long-distance panoramas over the surrounding countryside from a private and secure location.

Architect designed and built in 2022 by the owner using block and beam floor construction, this impressive detached house is an enviable landmark property extending to 4319 sqft (401.20sqm). The house has been fitted with Underfloor Heating to both the ground and first floor, with each room on an independent thermostat, the underfloor is powered by a Mitsubishi Air Source Heat Pump. The property also has Wi-Fi boosters fitted through out as well as Solar panels with inverter and battery storage in the attic as well as full CCTV.

Accessed via a private lane through a gated driveway leading to a substantial walled parking area. At the front there is access to a separate stone built double garage, as well as the cavernous garage attached to the house.



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The property is set over three storeys and access can be obtained via the ground floor into a substantial hallway providing access to all ground floor rooms and the staircase via the first floor.

A solid Oak entrance door leads to a spacious central hallway with parquet floor, which provides access to all ground floor rooms, and the first and second floor via an impressive feature staircase. Off the hallway is a spacious Study / Gym, large family lounge with a modern Inglenook style fireplace containing a wood burning stove. To the rear of the property is an impressive living, dining kitchen, fitted with integrated high quality modern appliances. There is a large island with breakfast area overlooking a modern living space / family room, perfect for entertaining, and with sliding glass doors to the terrace. To the front of the house is a utility room which has plenty of storage space and has access to the rear hall with a ground floor W.C.



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### First Floor

The first floor comprises of four bedrooms in total. All are double bedrooms, each with different out looks. The principal bedroom suite is located to the rear of the house, with a superb bedroom, including French doors to a first-floor balcony area. There is a substantial dressing room with bespoke fitted wardrobes with matching furniture. The ensuite bathroom is beautifully presented and is finished in a contemporary style, it has a separate bath and walk in shower.



### Second floor

To the second floor there are two large bedrooms, one currently used as a games room, the other as a bedroom, there is lots of eaves storage space, the inverter and battery storage is located on the top floor.



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The gardens and grounds are superb. The rear terrace is porcelain tiled and wraps around the exterior of the house overlooking the lawn. There is a path leading to a substantial gazebo as well as a generous outbuilding. There is a large lawn and there is vehicular access to the garden outbuilding.



Dixons Farmhouse is located in the attractive village of Grimsargh, nestled between Longridge and Preston. There are amenities in the village to include, village green, pub and shops.

Preston and Longridge have an extensive range of amenities to include shops, supermarkets, healthcare providers, and schools. Private schools in the area include; Westholme, Stonyhurst, Kirkham Grammar School and AKS.

There is good access via main roads and national Motorway network via the M6 which is a short drive away, along with a mainline Railway station at Preston, making this an ideal location for those who commute further afield.

## General Remarks

**Services:** The property has the benefit of mains water, mains sewerage and mains electricity. The central heating is by way of an air source heat pump. The property is also fitted with solar panels and under floor heating.

**Parking allocated and number of spaces :** Parking for over 6 cars.

**Construction Type :** Steel frame. Block and beam floors with stone finish.

**Building Safety :** None known to vendor.

**Restrictive Covenants :** None known to the vendor.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** None known to the vendor.

**Easement, and Wayleaves or Rights of Way :** The neighbouring properties have right of way over the concrete track off of Dixons Lane down to Dixons Farm House.

**Footpaths / Bridleways :** There is a public footpath over the properties driveway. Please ask for further information.

**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 :** Information obtained from the Local Authority and British Geological Survey.

Communications :

Broadband: Superfast 80 Mbps available in the area

Mobile signal: EE, Vodafone, Three and O2 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.

**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 E

**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 :** ///hawks.circle.type

**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.

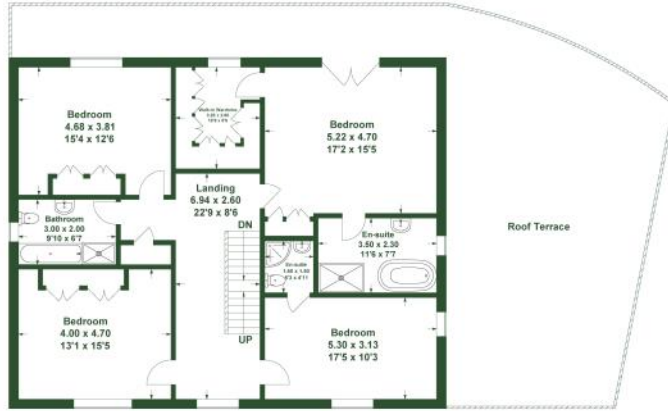
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 401.26 sq m / 4319 sq ft  
 Garage : 163.06 sq m / 1,755 sq ft  
 Total : 564.32 sq m / 6074 sq ft



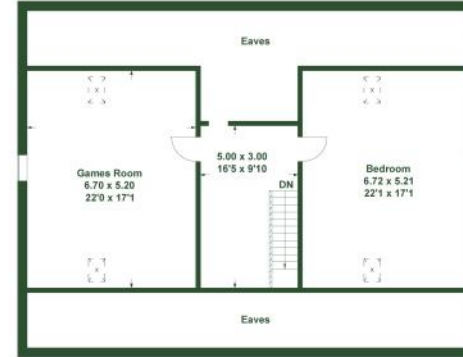
This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements of floor areas (including any total floor area) and orientation are approximate. Produced by Linfo Media.



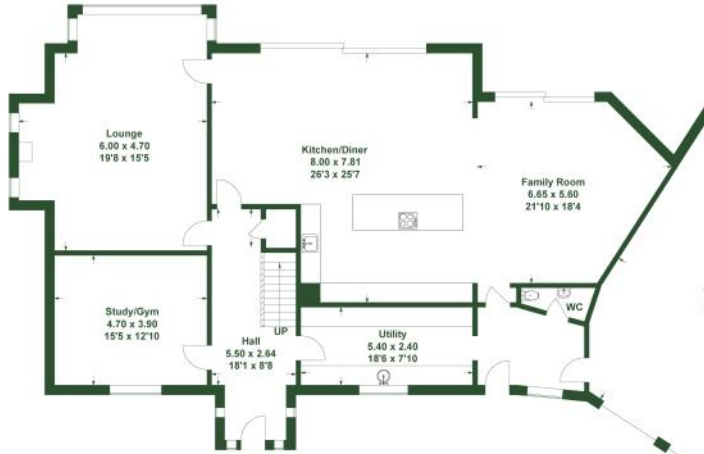
First Floor



Garage First Floor

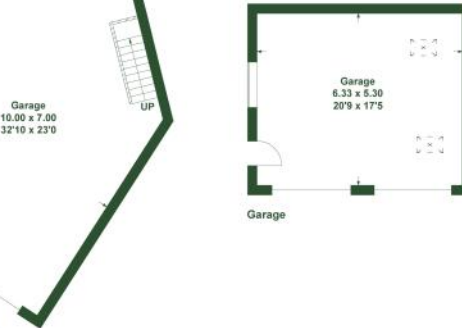


Second Floor



Ground Floor

First Floor



Garage Ground 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 to 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>66</b>
(39-54)	<b>E</b>	<b>40</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### **North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA  
01995 603 180  
garstang@abarnett.co.uk

### **South Lancashire**

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Burscough, Lancashire L40 0SA  
01704 895 995  
burscough@abarnett.co.uk

### **Cumbria**

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01539 751 993  
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### **Ribble Valley**

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