



Chain House Lane, Whitestake, Preston, Lancashire, PR4 4LB

Offers Over: £750,000







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4 Bedrooms

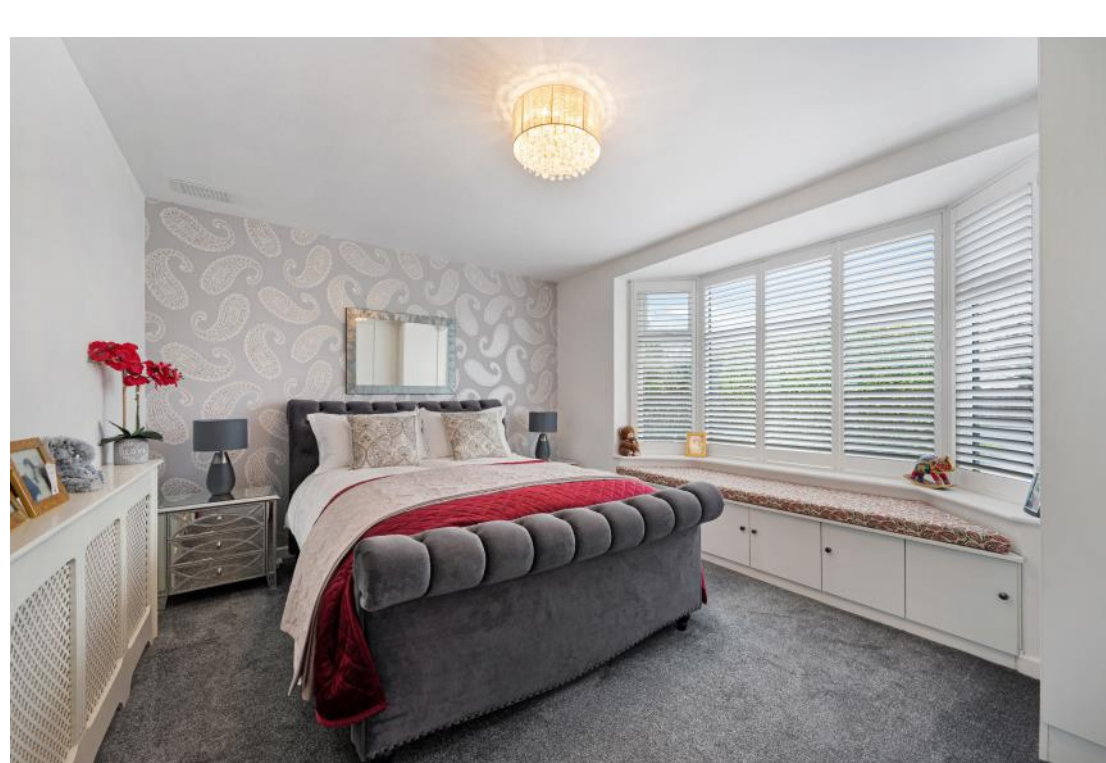


3 Bathrooms



Spacious Gardens

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- Spacious four-bedroom bungalow with versatile layout.
 - Expansive open-plan kitchen/dining/living space.
 - Separate living room with generous proportions.
 - Additional study/bedroom offering flexible use.
 - Detached outbuilding/gym with shower room.
 - Large family bathroom and separate utility room.
 - First-floor bedroom suite with substantial storage and ensuite bathroom.
 - Outside entertaining area ideal for social gatherings.
 - Semi-rural setting with excellent transport connections.





Positioned within an attractive semi-rural setting, this substantial and beautifully proportioned four-bedroom property offers an outstanding standard of living, combining elegant interiors with remarkable versatility. Extending to over 3,000 sq ft, including a detached annexe, this is a home designed to adapt effortlessly to modern lifestyles while maintaining a sense of comfort and sophistication.

Offering the rare balance of countryside charm and convenience, the property enjoys a peaceful semi-rural position while benefiting from excellent transport connections and access to nearby amenities, schools, and commuter routes.



At the heart of the home lies a magnificent open-plan kitchen, dining, and living area—thoughtfully designed to create a seamless flow of space and light. This impressive setting is perfectly suited to both everyday family life and refined entertaining.

A separate living room offers a more intimate environment, ideal for quieter moments, while the additional ground floor rooms provide flexibility for home working and family bedroom accommodation.



The first floor presents a superb private suite, complete with a spacious bedroom, well-appointed bathroom, and extensive storage – perfect as a principal retreat or independent living space.

Enhancing the property's appeal is a detached garden room, finished to a high standard and complete with its own shower room. This valuable addition is ideal for multi-generational living, guest accommodation, or a sophisticated home office or studio.



The external spaces have been carefully considered to provide an inviting and private setting for outdoor living. The dedicated entertaining area is perfect for hosting, dining, or simply enjoying the tranquillity of the surroundings.

This exceptional property presents a rare opportunity to acquire a home of true scale, flexibility, and quality—perfectly suited to discerning buyers seeking both elegance and practicality.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system with underfloor heating throughout the ground floor.

Parking allocated and number of spaces : Driveway parking for multiple vehicles.

Construction Type : Brick under tile.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

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

Footpaths / Bridleways : N/A

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.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor/variable in home signal 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.

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 E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 : unions.towns.dwell

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.

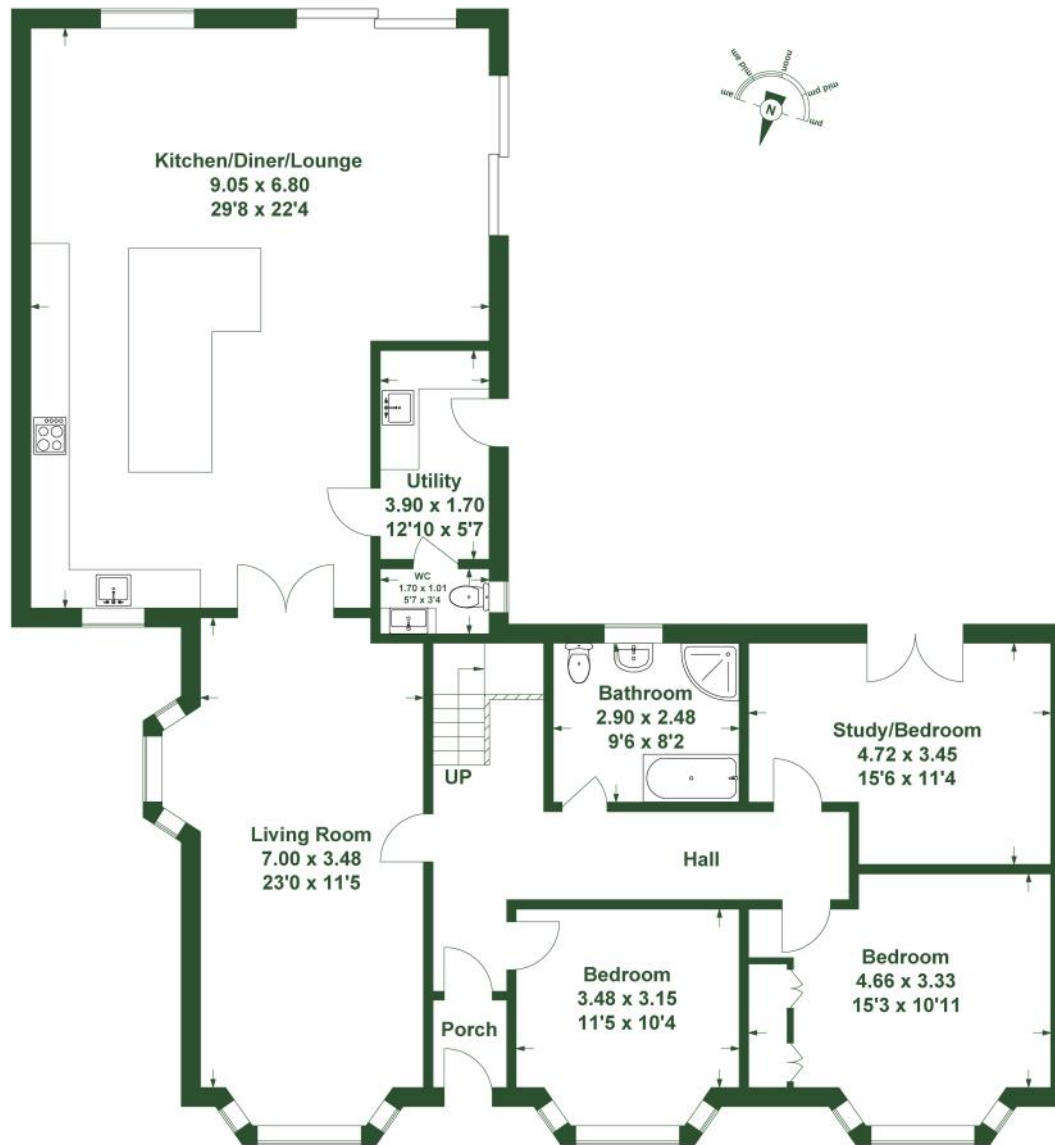
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

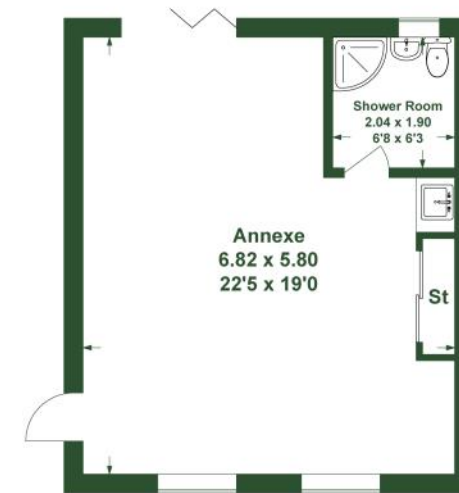


Approximate Gross Internal Area : 245.70 sq m / 2645 sq ft
 Annexe : 39.55 sq m / 426 sq ft
 Total : 285.25 sq m / 3071 sq ft

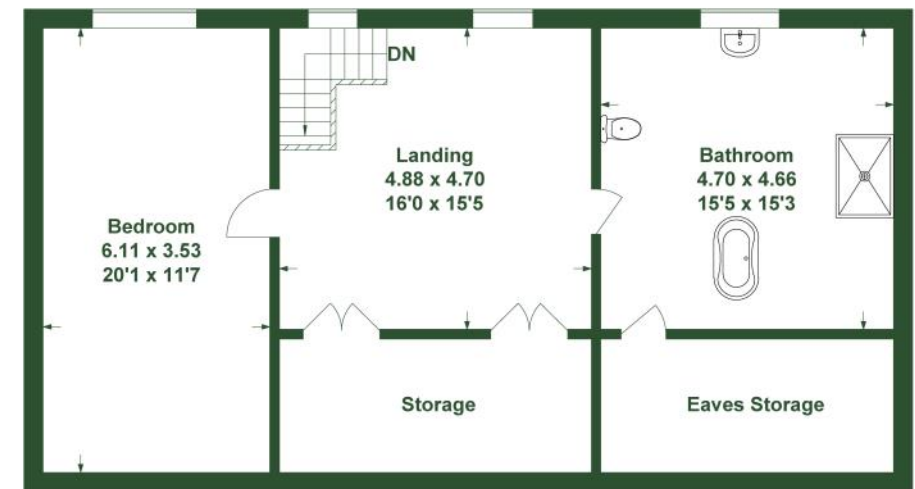
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Ground Floor



Annexe



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.



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