

Asking Price £515,000



Armitstead  
Barnett

Preston Road, Alston, Preston, Lancashire, PR3 3BL





**The Stables, Preston Road, Alston, Preston,  
Lancashire, PR3 3BL**

**Asking Price £515,000**

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- Spacious, modern, contemporary 2 bed bungalow in popular location.
- Long distance views
- Private driveway, Garden and Double garage
- Finished to a high standard ready for immediate occupation
- No onward chain





A truly rare opportunity to purchase a thoroughly stylish home ready for immediate occupation. The stables is positioned in a popular semi-rural location in the village of Alston in between Longridge and Grimsargh in the glorious Ribble Valley

Occupying a private plot in a small hamlet of houses which are set back from the main road there are lovely rural views. The property has been beautifully finished in a contemporary style which has been well thought out. There is spacious accommodation well lit with natural light providing a modern and original feel throughout due to the mixture of traditional and contemporary building materials and textures.

Entrance door to kitchen / dining room, finished in a contemporary style with high ceilings statement lighting and tiled floor with underfloor heating. The kitchen is modern and streamlined with plenty of storage and white worksurfaces as well as quality integrated appliances.





To the rear of the kitchen is spacious living room which can be hidden with pocket sliding doors. The room has a feature slate fireplace and media centre, as well as a distinctive ceiling design.



From the kitchen there is a further atrium like seating area with views over the driveway and garden. This area provides access to the two double bedrooms each with their own ensuite (but connecting) facilities. In between the bedrooms is a handy utility room with all the usual facilities.

At the end of the atrium there is a door leading to the double garage which has an electric roller shutter door.

Externally to the front of the property there is a well-maintained approach road and access to the gravel driveway with ample parking for several vehicles. There is a side garden which is low maintenance and an outside covered timber seating area next to the large double garage.

## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** Yes more multiple cars, which is private and gated. There is also a electric car charging point.

**Construction Type :** Stone and brick.

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

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

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

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

**Unimplemented Planning Consents :** The vendor isn't aware of any that impact the property.

**Planning Consents affecting the property :** The vendor isn't aware of any that impact the property.

**Accessibility adaption information :** N/A

**Coal field / mining area :** The vendor isn't aware of any that impact the property.

## Communications :

Broadband: Superfast 80 Mbps available in the area.

Mobile signal: O2 and Vodafone are available in the area.

B4RN : Is not currently available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.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 Bourough 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 :** ///clicker.resorting.desk

**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.

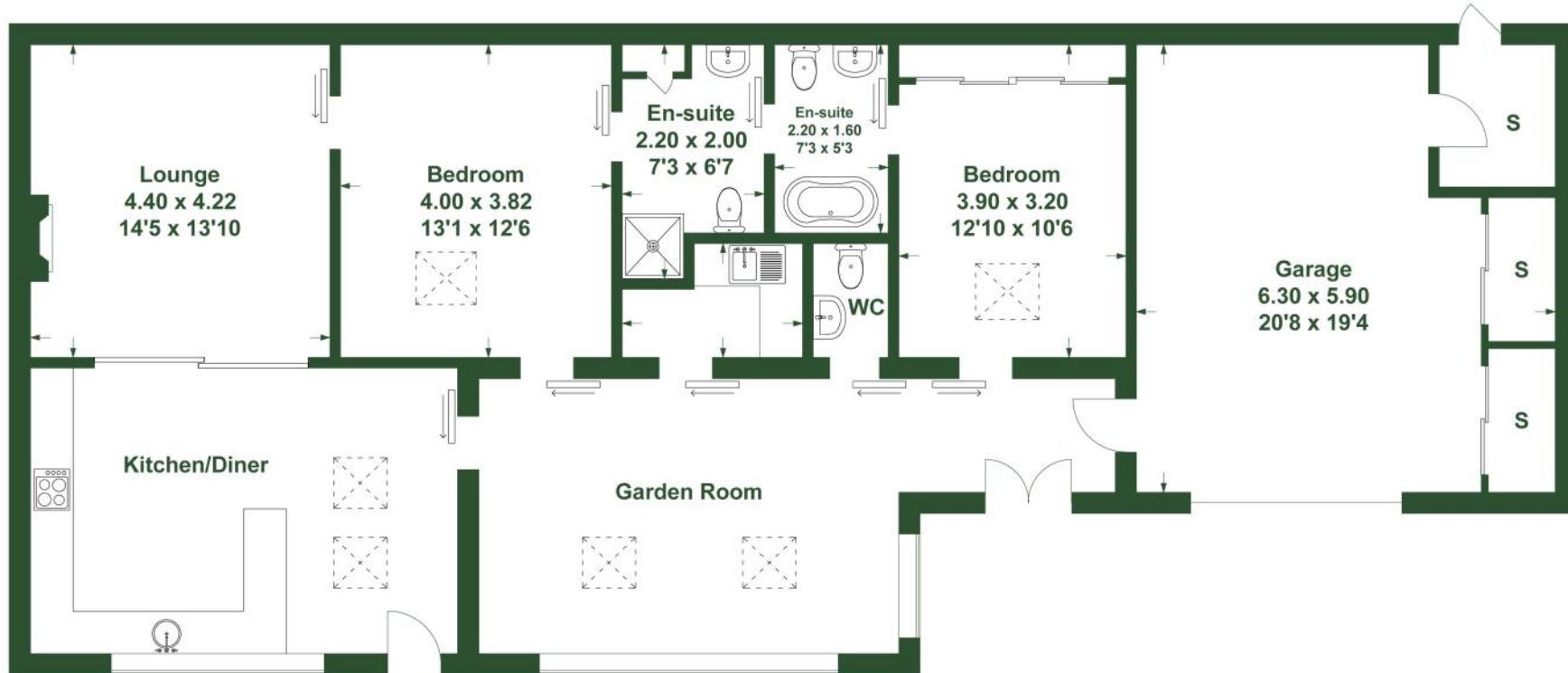
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 124.81 sq m / 1343 sq ft  
 Garage : 37.17 sq m / 400 sq ft  
 Total : 161.98 sq m / 1743 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



**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 to 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	70	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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