

O.I.R.O. £550,000



Armitstead
Barnett

Pinfold Lane, Inskip, Preston, PR4 0UA





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Offers in the region of £550,000

- Gorgeous former farmhouse
- Improved and finished by the current vendors
- Incredible living kitchen
- 4/5 bedrooms, 3 bathrooms
- Spacious plot at the front with plenty of parking
- Lovely semi-rural location
- Good access to the main road and motorway network



4/5



3



This beautiful former farmhouse has been improved and finished by the current vendors to a high standard. The showstopping living kitchen is the centrepiece of this home with a utility room off and there is also a further reception room / bedroom which has a shower room off. There is some annex potential here. To the first floor there are 4 bedrooms and 2 bathrooms.

The property is nestled in a semi-rural location just outside the village of Inskip with rural views to the front. Inskip has the benefit of a primary school and park whilst St Michaels also has the benefit of a primary school, church, village hall and public house. The market towns of Garstang and Kirkham are a short drive away. Senior schools are found in Garstang, Poulton-le-Fylde and Kirkham. There are a range of private schools in the area to include Kirkham Grammar School, AKS and Rossall.

As you pull onto the drive, the property is prominently positioned on the right-hand side with a spacious parking area. The property is entered day to day through the gorgeous farmhouse kitchen which has large sliding doors and windows out to the gardens. There is a range of cabinetry chosen in a timeless style to include a central island incorporating a breakfast bar with a quartz work surfaces. The kitchen was designed and fitted by Coopers Bespoke for the current vendors. The gas fired Aga gives a lovely focal point to the room there is an antique effect mirror at the rear. A point for two large fridge freezers (Fisher Paykel, subject to separate negotiation) are also provided. The kitchen is also equipped with an induction hob, microwave and a fabulous breakfast and pantry cupboard. There is underfloor heating in both the kitchen and utility/boot room.





The utility/boot room has a point for a washing machine and dryer along with a range of units and a WC is found off. The cylinder cupboard is found in the WC. There is a hall between the kitchen and the further reception room / bedroom. This room is a flexible space which has windows to the front of the property and patio doors out to the side meaning that it could potentially be accessed separately subject to a few alterations. There is scope for this area to be used as an annex type accommodation should the purchaser require it or alternatively it could be used as a reception room. The room itself has a stone fireplace providing an attractive focal point to this room. The ensuite has a wet room shower, wash handbasin in a unit, a wall mounted WC and a heated towel rail.

The staircase rises up to the first floor where there are four bedrooms in total, the principal bedroom has views out to two sides of the property, these window openings ensure plenty of natural light. The ensuite includes a wet room shower, wash handbasin set in a unit, WC and a heated towel rail.

There are three further bedrooms in total and the family bathroom has a slipper bath, separate shower, wash handbasin set in a unit and a WC.

The gardens are largely down to lawn and have hedging at the front ensuring some privacy. Planning permission has previously been granted for an open front parking barn in the smaller red lined boundary shown on the following page.

This beautiful home must be viewed to be fully appreciated.





General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of a gas central heating system. The vendor informs us the septic tank is compliant with current regulations.

Parking allocated and number of spaces : Large driveway to the front of the property.

Construction Type : Rendered with stone and timber porch.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : Shared driveway

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 1.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : N/A. Please insert any relevant information

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

Communications :

Broadband: standard available in the area

Mobile signal: EE, Three, O2 and Vodafone are available in the area

B4RN : vendor advised the property is connected to B4RN (add in if available)

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: Wyre Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. 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 : [///hotspot.flick.moved](http://hotspot.flick.moved)

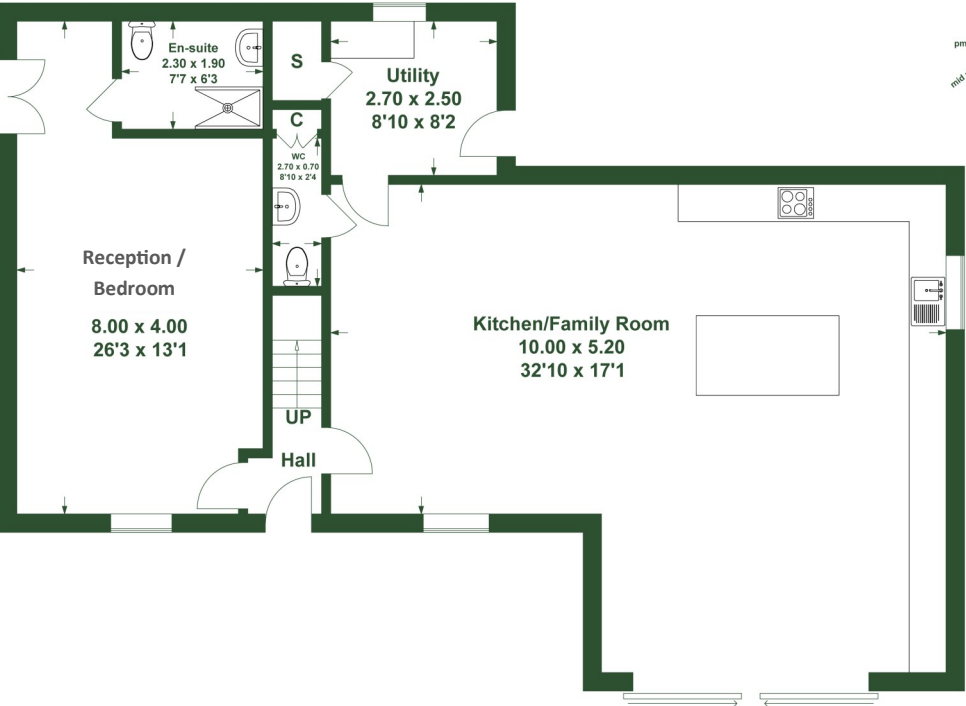
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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.

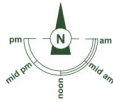
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

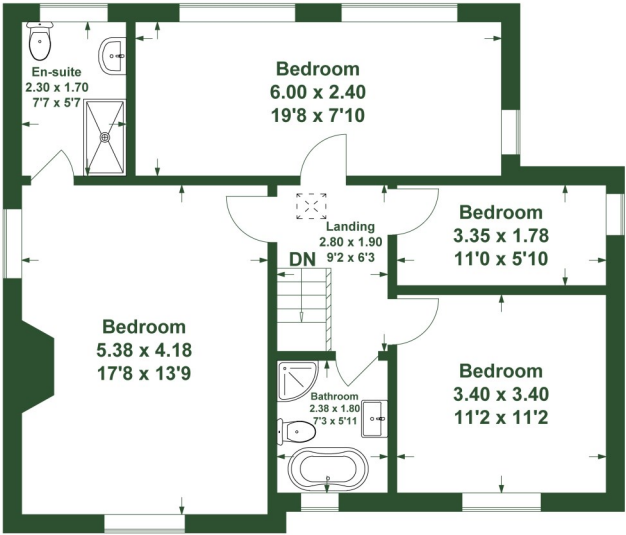
Approximate Gross Internal Area : 185.45 sq m / 1996 sq ft



Ground Floor



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



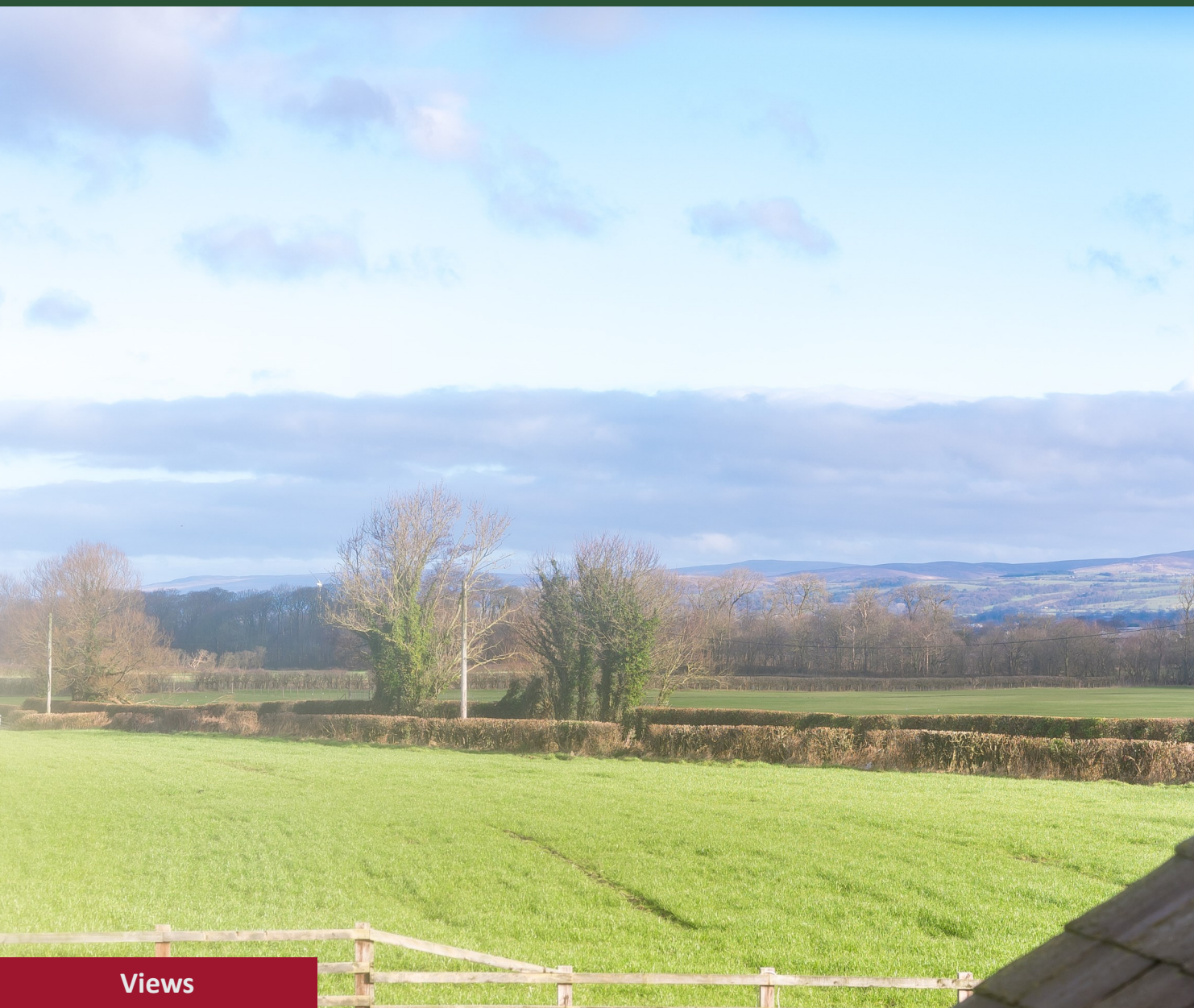
First Floor



Boundary Plan

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+) A		97
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Views

North Lancashire

Market Place, Garstang,
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South Lancashire

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