

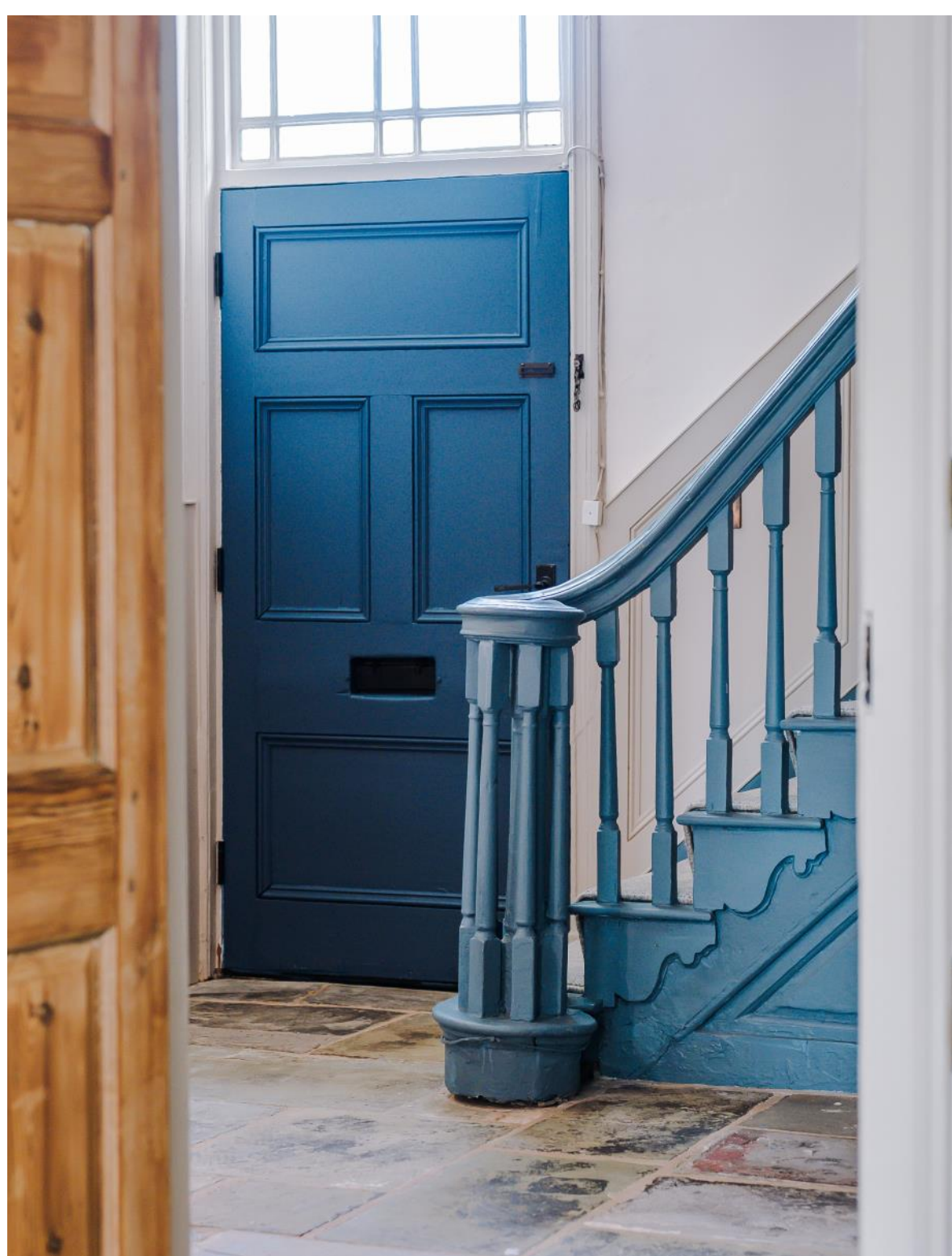


Garstang Road, Broughton, Preston PR3 5JA

£2,500 PCM







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£2,500 PCM

Security Deposit- £2,884.61



4 Bedrooms



2 Bathrooms

-
- Beautiful Grade II listed home
 - Four Bedrooms and two bathrooms
 - Recently restored preserving historical character
 - Finished to an exceptional standard throughout
 - Expansive garden and outdoor entertaining area
 - Good access to the M6 motorway and A6
 - Catchment area of nearby primary and senior schools



Take a look at this gorgeous Grade II listed farmhouse. Recently completed a sensitive renovation, preserving its rich heritage while ensuring modern comfort. Original floors, fireplaces, windows, and woodwork have all been beautifully restored, offering a blend of character and craftsmanship and a property that tells the story of generations gone by.

As you enter you are greeted by the welcoming entrance hall with the original stone flooring and Victorian staircase all newly decorated showing the blend of beautiful period features and modern luxuries. Off this you have your main living room with a traditional stone fireplace, restored sash windows and double-glazed French doors leading to the patio and gardens. The room is laid with under floor heating under engineered wood floor.

Off the living room and hallway is another reception room with the original re-laid stone flooring and the original fireplace recently refit with a kiln dried wood burner. This room boasts all the original cupboards and storage. Off this room you will find the entrance to the brick vaulted cellar; it has large stone slabs that are part of the listing. The cellar is designed to let water run-off from the garden come in and track around the outside of the room into a small well containing a sump pump.

The room to the left of the basement will be locked and occupants will have no access

Through the reception room you will find the heart of this home with the open plan kitchen – living diner blending the exposed beams and red brick with the modern newly fit kitchen. Integrated appliances include, two Bosch ovens, warming draw, large 5 burner gas ring hob, Quooker hot tap and filtered water, fridge and freezer. The kitchen leads round to a small utility equipped with a dishwasher, washing machine and dryer with access onto the patio through a stable style door. There is also a downstairs w.c.

The kitchen-diner benefits from a vast amount of natural light through the large skylight and Crittall steel framed windows and double doors leading to the patio.

Another living room presents what is believed to be Georgian panelling, with a hidden deep shelving encapsuled in the wall, decorative original fireplace and original sash window and underfloor heating.

As you make your way up the Victorian staircase you will see more of the beamed framework and characteristic steps only to add to the property's charm.





The 'principal suite' was originally two rooms and now showcases part of old hay loft of what would have been the end of the building in the 17th Century. Both fireplaces are decorative and are fitted with draft excluders. Magnetic shutters cover the double-glazed sash windows at the front of the house. The room has newly fitted wardrobes and a modern open bathroom suite comprising of a large bath, shower, free standing sink basin and w.c.

Bedroom two is filled with character with a slightly slanted original floor, exposed original beams; believed to be part of an old wall connected to the original frame; decorative fireplace and a double-glazed sash window with magnetic shutters.

Bedroom three has a re-established sash window and the old panelling with remnants of wallpaper and paint has been left in place above the exposed beam. The wardrobe in this room can be moved to somewhere else in the house if necessary.

Bedroom four has another uncovered decorative fireplace and double-glazed window.

The family bathroom comprises of an open shower, towel rail, sink basin and w.c. An original window onto staircase allows natural light to flood the stairs and a double-glazed sash window with magnetic shutters on the front of the house.

Externally the property has a large patio with a stone seating area that is accompanied by stored cushions, a large table and benches made from scaffold board perfect for relaxing or entertaining. There is an outside fireplace for use with kiln dried wood along with a wood store to the left of the property. The right of the patio is outdoor access to the cellar.

The patio opens to the large garden in all the grounds extend to 0.44 acres or thereabouts and is ideal for someone who wishes to enjoy the outdoors and nature. There is a well over 100-year-old damson orchard for the occupants benefit. The property comes with a gardener to mow the lawn and maintain the edges; they have sole access to the end section of the shed to the right of the garden. The occupants will have use of the glass panelled middle section only.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of gas. Foul drainage is by way of a water treatment plant.. Sump pump in the basement to be running at all times.

Parking allocated and number of spaces : Driveway at the front of the property for 4 cars and gravel space at the rear.

Construction Type : Rendered brick.

Building Safety : Upstairs Sash windows have jams on so they have limited opening in the master bedroom and bathroom due to low fitting. Sump pump in shallow well in cellar, children must not be near it at any time.

Restrictive Covenants : The property has a covenant preventing any restriction of farm vehicles passing down the track in front of the property and along past the Barns parking.

Listed building : The property is Grade II listed.

Conservation Area / National Landscapes : Insert relevant info

Easement, and Wayleaves or Rights of Way : There is a right of way to the side of the property for access to the barn building. The barns have a pump for their treatment plant buried in the far right corner of the rear garden. They may occasionally need access to this for maintenance. The neighbour is also granted access to the garden and shed for maintenance and gardening.

Footpaths / Bridleways : We understand no footpaths or bridleways near the property.

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 : No

Communications :

Broadband: Standard & Superfast available in the area.

Mobile signal: Outdoor and indoor mobile signal available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : N/A

Local Authority: Preston City Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy Fish.

What3words Location : eeps.likes.rating

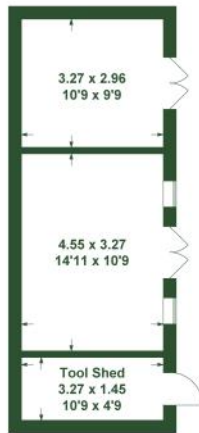
References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

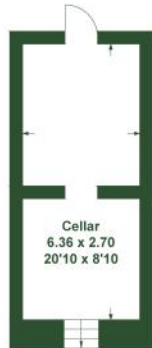
Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date



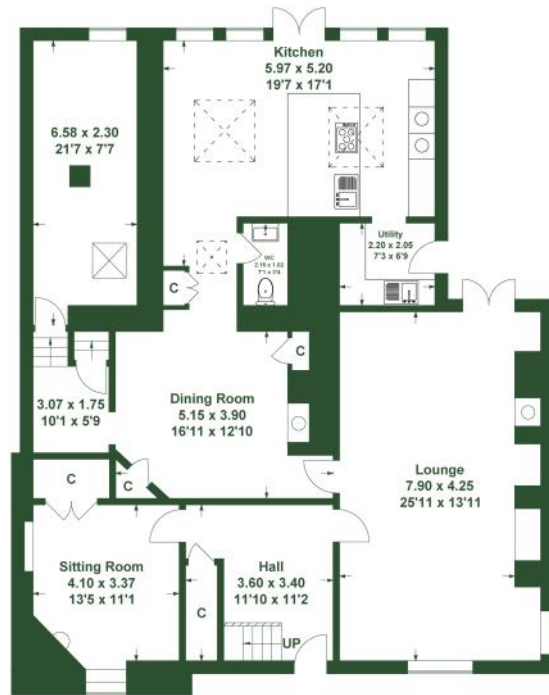
Approximate Gross Internal Area : 263.04 sq m / 2831 sq ft
 Outbuilding : 30.28 sq m / 326 sq ft
 Total : 293.32 sq m / 3157 sq ft



Outbuilding



Cellar



Ground Floor



First 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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