

£675,000



Armitstead  
Barnett

Weeton Road, Weeton, Preston, PR4 3WA







## Weeton Road, Weeton, Preston, PR4 3WA

Asking Price £675,000

- Gorgeous barn conversion with super views
- Dining kitchen, 3 reception rooms and conservatory
- 4 bedrooms, 5 bathrooms
- Oodles of outdoor space
- Double garage
- Spacious garden, paddock and communal paddock
- Tucked between Weeton and Wesham
- Good access to the main road and motorway network



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With a welcoming feel, this beautiful barn conversion oozes warm and cosy, yet is positioned to enjoy the superb views and spacious gardens. The property boasts many character features to include sandstone sills, feature windows, vaulted ceilings and exposed beams. There is a spacious entrance hall, dining kitchen, utility, 3 reception rooms and conservatory, 4 bedrooms and 5 bathrooms. There are spacious gardens with a paddock beyond along with a further communal paddock. The house also has a double garage. The current vendor has made a range of alterations to include installing fitted wardrobes, painting the kitchen, improving the garage and has continued to maintain this property.

The first of the homes when you arrive at Stanley House Barns, the house is impressive from the outset. Stanley House Barns are found on Weeton Road, nestled in surrounding fields between Weeton and Wesham. Weeton is a lovely village, home to a cluster of properties, a village school, church, village hall and "The Eagle" a popular eating establishment. Kirkham and Wesham provide further amenities to include shops, supermarkets, health care providers and a senior school. There are a range of private Schools in the area to include AKS, Kirkham Grammar School and Rossall. The property is ideally located for those who commute, with good access to the main road and motorway network and the train station is just a short drive away. The open views at the rear of this home are superb and the vendor has enjoyed many sunsets here – simply stunning!



A part glazed door opens into the entrance hall with a window which looks into the courtyard. There are doors off to various rooms and a staircase with an oak balustrade rises to the first floor.

The centrepiece to the house is likely to be the dining kitchen, recently painted, this well-presented kitchen has a relaxed feel. There are granite worksurfaces and a range of integrated appliances to include 5 ring gas hob with an extractor, double oven, low level freezer, full length fridge, dishwasher. A 1.5 bowls sink and drainer is included. There is a part vaulted ceiling with Velux, ensuring that barn feel continues. The utility room has a range of units and a point for a washer and drier. The utility is also home to the boiler.







The downstairs shower room is fully tiled, floor to ceiling and includes WC, wash handbasin and shower.

The lounge is a gorgeous room which has wood burning stove set into an attractive fireplace making a cosy focal point to the room. Views extend over the rear gardens and there are glazed double doors leading out to the patio area and gardens beyond. The study is found off the lounge and is nicely tucked away, this room also enjoys those lovely views to the rear.

The dining room is an atmospheric room and has double glazed doors to the conservatory. The conservatory makes the most of the views across the garden and beyond. There is tiled flooring built in blinds and underfloor heating.

The staircase rises to the first floor landing. There are 3 bedrooms on the first floor, each with a range of fitted wardrobes. The principal bedroom has a superb Juliet balcony providing open views to the side, this room has a double sized shower ensuite with floor to ceiling tiling and underfloor heating. The second and third bedrooms each have a shower ensuite. The fourth is found on the second floor, this room enjoys a circular window along with Velux windows and also has a shower ensuite

The property is set in a court yard type setting but enjoys plenty of its own space. There is an immediate garden area to the rear which includes a large patio and an expanse of lawn. Beyond the garden area is the paddock which extends to 0.24 acres (0.1 ha) OTA. To the side of the property is a lovely, gravelled area suitable for alfresco dining with access to the kitchen. This space is accessed from the courtyard through double gates but could also be used for additional parking.

The property has a double garage which has been improved by the vendors, now having a full span opening and an electric up and over door and built in cupboards with boarded roof space.. A communal paddock area is also provided.



## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an electric central heating system. Foul drainage is via a septic tank which the vendor informs us is compliant with current regulations.

**Parking allocated and number of spaces :** There is parking available in the garage and on the driveway.

**Management Company :** There is a Residents Management Company set up for the 4 bams, there is a service charge of £40.00 per month.

**Construction Type :** Brick

**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 :** 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 :** Please contact the selling agents and take a look on Fylde Borough Council's website for planning consent in the locality. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

**Accessibility adaption information :** Please insert any relevant information

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

## Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Three, O2, Openreach available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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:** Fylde Council

**Council Tax:** Band G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 :** [///visitor.buying.liability](#)

**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.

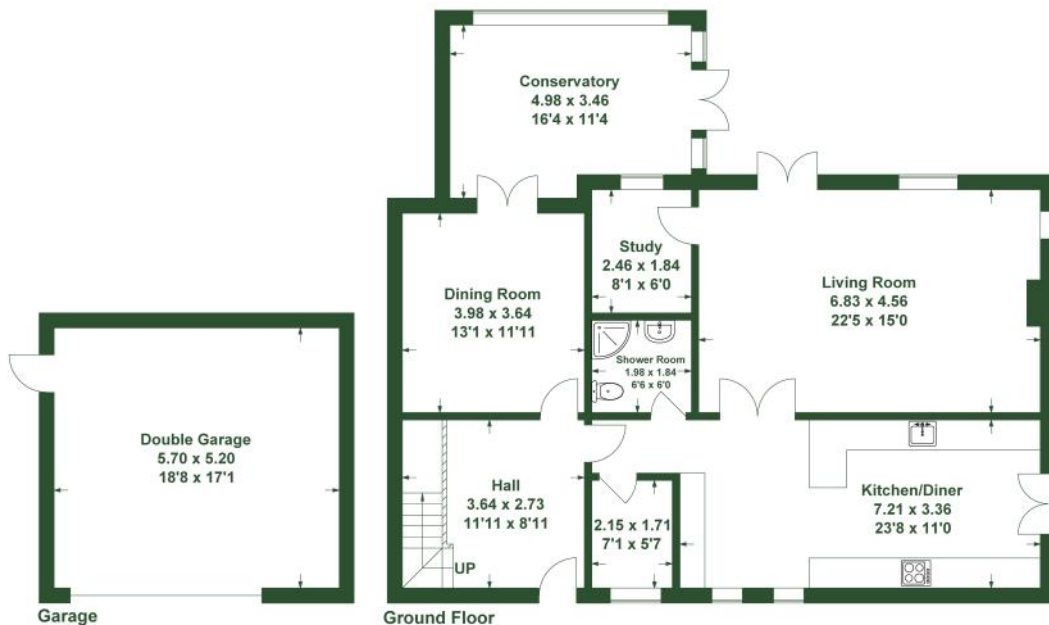
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would 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 : 230.24 sq m / 2478 sq ft  
 Garage : 29.64 sq m / 319 sq ft  
 Total : 259.88 sq m / 2797 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



Second Floor



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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		





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