

Offers over £2,000,000



Armitstead  
Barnett

The Greenside, Wrea Green, Preston, PR4 2NN





## The Greenside, Wrea Green, Preston, PR4 2NN

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- Iconic greenside property
- Fabulous commanding position
- Stylish contemporary home
- Inspired by the Architect Frank Lloyd Wright home he built in Arizona called Flowing Water
- Living kitchen, snug, office, lounge with fabulous terrace
- Superb principal suite
- Four further bedrooms, each with ensuite
- Stunning pool room, gym and cinema room
- Integral double garage
- Gorgeous landscape gardens



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Iconic greenside property set in a commanding position overlooking 'the green'. Combining style and luxury, this property has been carefully planned to create a truly beautiful home. Lovingly built for the vendors, care has been taken in design and this is easy to see from the outset. The use of incredible natural materials can be seen throughout to include slate, stone and timber. The blend with contemporary fittings works seamlessly for example velfac external windows and doors, branded appliances and fittings : Gaggenau, Miele, Durafit, Lutron lighting, Sonos sound system along with Bang & Olufsen wall mounted televisions, optoma projector and cinema screen.

The layout is incredibly flexible with some fantastic entertaining spaces both inside and out. Internal accommodation includes a reception hall, living kitchen, utility, study, main lounge with terrace, incredible principal suite with balcony, four further bedrooms each with an ensuite, a stunning pool room, gym and cinema room along with an integral double garage. There is plenty of space for parking and the beautifully landscaped gardens complete this incredible home.

There is more – the location is superb and is found in Wrea Green arguably one of the most attractive villages in the Fylde coast. There is plenty going on in the village with a pre school, primary school, church, shop, hair salon, hotel, public house, 'the institute', restaurant along with Dizzy Ducks Bistro ! The village has a wealth of sports to join in with ; cricket and football are played on the village green and the village also has a tennis club. Ribby Hall Leisure Village has an excellent range of leisure facilities and spa. Senior schools are found in both Lytham and Kirkham, a range of private schools in the locality include AKS, Kirkham Grammar School and Rossall School. There is good access to the main road and motorway network and there is a train station at Kirkham and Wesham and the main line station runs through Preston. The upmarket coastal town of Lytham is just a short drive away where there is plenty of opportunity to enjoy the further social scene.

The beauty of Norcroft is that the property feels cocooned and whilst there is so much going on around it, once you land it feels like a haven, a place to enjoy and relax should you choose.



Electrically operated gates open to reveal a large parking area ahead of the front of the property and also beautifully landscaped gardens. This stylish home has a walkway to the front door which sits over a lower floor patio with glazed balustrade and leads up to the front door.

The substantial front door opens into a superb entrance hall where the light floods in. The entrance hall enjoys a Burlington slate feature wall with Burlington lime stone hand cut tile flooring and modern concrete staircase with glass balustrade giving a real contemporary edge to the room which continues through the theme of the property. This space has a range of fitted storage for coats and shoes along with contemporary shelving and a wall mounted multi disc CD player. Doors lead off to other rooms on this floor.

The entrance hall is open to the snug, this also has picture windows and a secured door leading to a raised patio area. An inset wood burning stove is set in a stone tiled chimney breast found in here giving a cosy feel to the room. The flooring in here is in olive wood and there is a wall mounted Bang & Olufsen television.



The dining kitchen is likely to be the hub of this beautiful home, a place for family and friends to gather and enjoy. Bi-fold doors can be thrown open to let the outdoors in, making this a great entertainment space. There is a Siemens kitchen with a contrasting central island offering both glass and corian work surfaces. A breakfast bar is included at the work surface. There is a single bowl sink, Quooker instant hot water tap and a pull out hand held dish rinser. Miele integrated appliances include two oven/grills, coffee maker, microwave, two warming drawers, refrigerator, dishwasher, combined five ring gas and induction hob with built in illuminated extractor above. There is plenty of space for dining or lounging to suit the buyers. The utility room is found just off and has a range of units that compliment the kitchen. There is a sink with a Insinkerator waste disposal, integrated fridge freezer and full height wine cooler.



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The office has views out to the front of the property and includes a wall mounted desk and fitted storage, this room is nicely tucked away from the hustle and bustle of the home.

The inner hallway leads through to the ground floor WC and laundry room. The laundry room also has a range of siematic fitted units along with a single bowl sink, point for a washing machine and tumble dryer. Beyond is the guest bedroom, again nicely tucked away from other bedrooms in the house, giving privacy to guests. There are a range of fitted wardrobes and there is a fitted head board with a inset bedside shelves and lighting. There is a shower ensuite.

The staircase rises up to the first floor galleried landing where the Burlington slate feature wall continues along with the olive wood flooring. The principal lounge is on this floor and has those fabulous views across the green. There is Bang & Olfsen wall mounted TV in this room, olive wood flooring and glazed doors which lead out to the decked balcony which has external lighting and views out over the gardens. From this balcony there are steps down to the main garden, again making a wonderful feature and great for entertaining. Centrally within the lounge is an original Gyrofocus central suspending rotating fireplace creating a fabulous feature within the room.

The principal bedroom is also found on this floor and enjoys one side of the house front to back. There are fabulous views over the green and also the gardens to the rear. This room also has a Bang & Olufsen wall mounted. There are electric blinds and curtains along with wall mounted beside units and a central bank of wardrobes, this is open to a truly stunning ensuite. A four piece suite includes a hot tub bath, wet room style shower with an overhead rain shower and also a hand held shower attachment, there is a wall mounted vanity unit with inset Alape 'his and hers' wash handbasins. There are built in mirrored vanity cabinets incorporating lighting and shaving points, marble tiled walls and flooring giving an extra luxury feel to the room. An opaque glass privacy door leads to the WC.



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The lower ground floor is a fabulous space, there are three further bedrooms, each with an ensuite, thereafter the rest of the ground floor is down to entertaining space. A stunning pool room has glazed doors which lead out to the rear lower patio area and from here there is a door to the gym and to the cinema room. This is a great place for a family to gather and enjoy. An amazing original cedar wood hot tub is set into the floor. Changing room and facilities along with a WC are also offered. The gym is air conditioned and has a wall mounted mirror and Bang & Olufsen wall mounted TV and non-slip flooring. The cinema room has an optoma projector and cinema screen, this room also has air conditioning and a sound system.

The property enjoys an integral double garage which has electronically operated gates at the front along with automatic welcome lighting and power. Doors lead through to store rooms and a plant room which houses two boilers and the hot water cylinder.



Outside there are electrically operated gates opening to reveal a block paved driveway with plenty of space for parking ahead of the double garage and the front door. This sweeps through the immaculately presented front landscaped gardens which include a suspended walkway with glass balustrade which leads to the front door. There is a lawned garden area with a variety of plants and shrubs and steps leading down to the lower ground floor private external patio area.

To the rear, the garden also continues over different levels making this an interesting garden space. The main garden is laid down to lawn with a variety of bordering plants, trees and shrubbery as well as paved patio areas and staircases leading to the ground floor patio area and the first floor terrace. A partly covered decked seating area from the dining kitchen offers the perfect place to relax and enjoy the view. We understand that there is external power, lighting and water.

## 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. Electronic under floor zone controlled heating throughout. Lutron lighting throughout. Warm air in the pool room is recirculated to heat the pool. Gym equipment available to be purchased by separate negotiation. Solar panels on the roof. Blinds and curtains to the master bedroom and snug. Sonos sound system throughout. Security cameras

**Parking allocated and number of spaces :** Available on the garage and driveway

**Construction Type :** Rendered / slate covered block under slate roof.

**Building Safety :** N/A

**Restrictive Covenants :** None known

**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 :** See below

**Planning Consents affecting the property :** The property is sat overlooking the village green and whilst there is development activity locally, we don't believe this will effect the immediate area.

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A

## Communications :

Broadband: Openreach and Virgin Media available in the area

Mobile signal: EE, Three, O2 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 / is not 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 Borough Council      **Council Tax:** Band H

**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 :** ///hoped.viewer.super

**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.

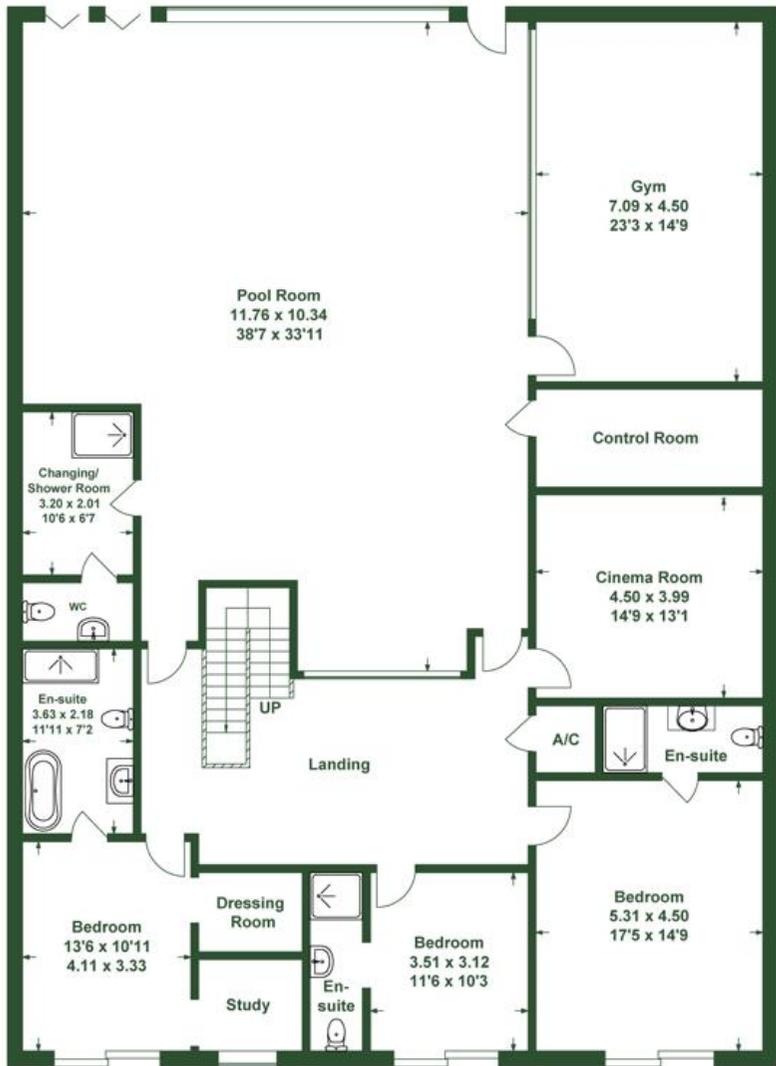
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**Images :** Taken June 2020

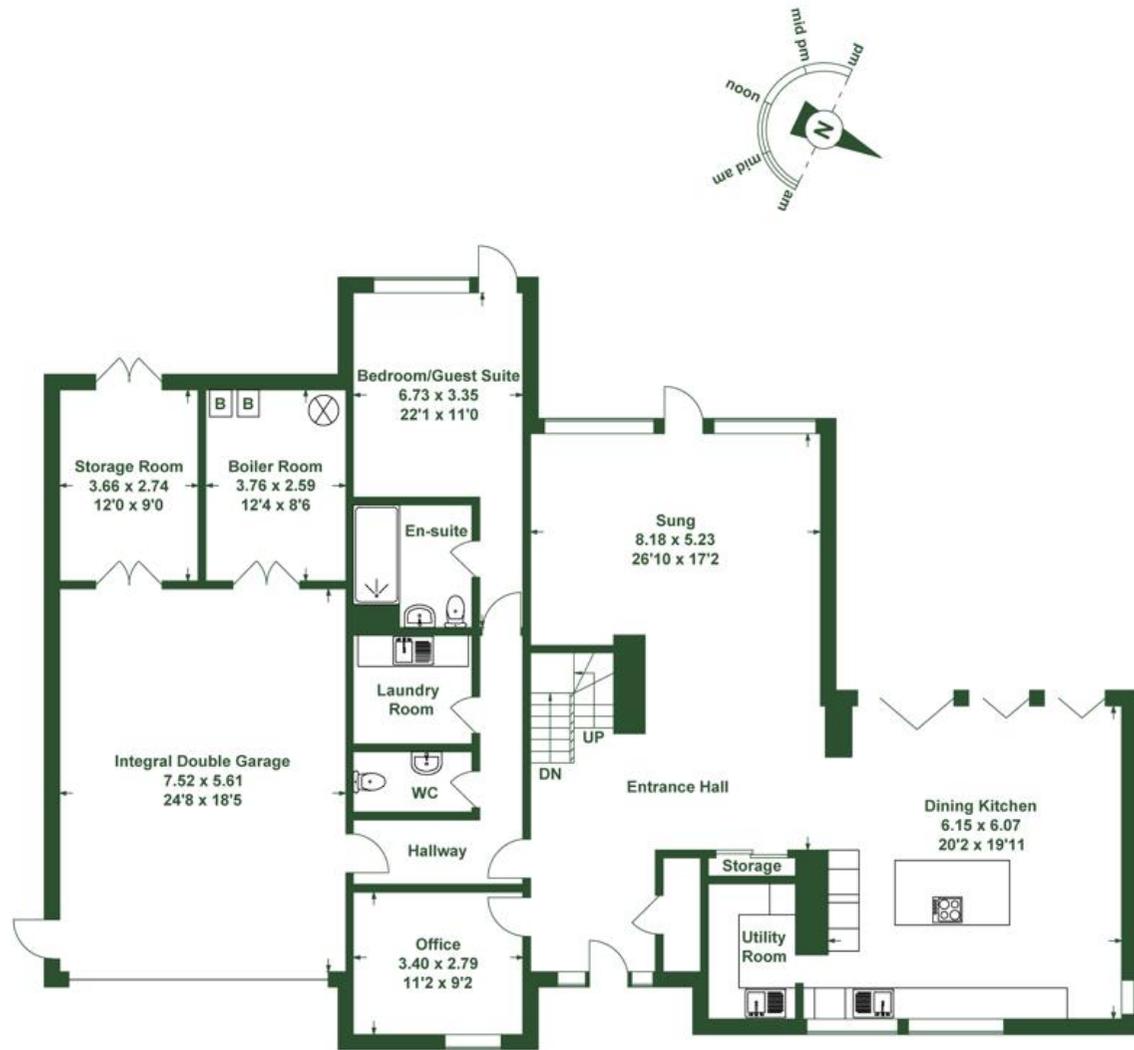
**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 550.72 sq M / 5928 sq ft  
 Garage : 64.75 sq M / 697 sq ft  
 Total : 615.47 sq M / 6625 sq ft

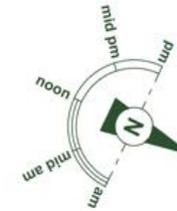
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media

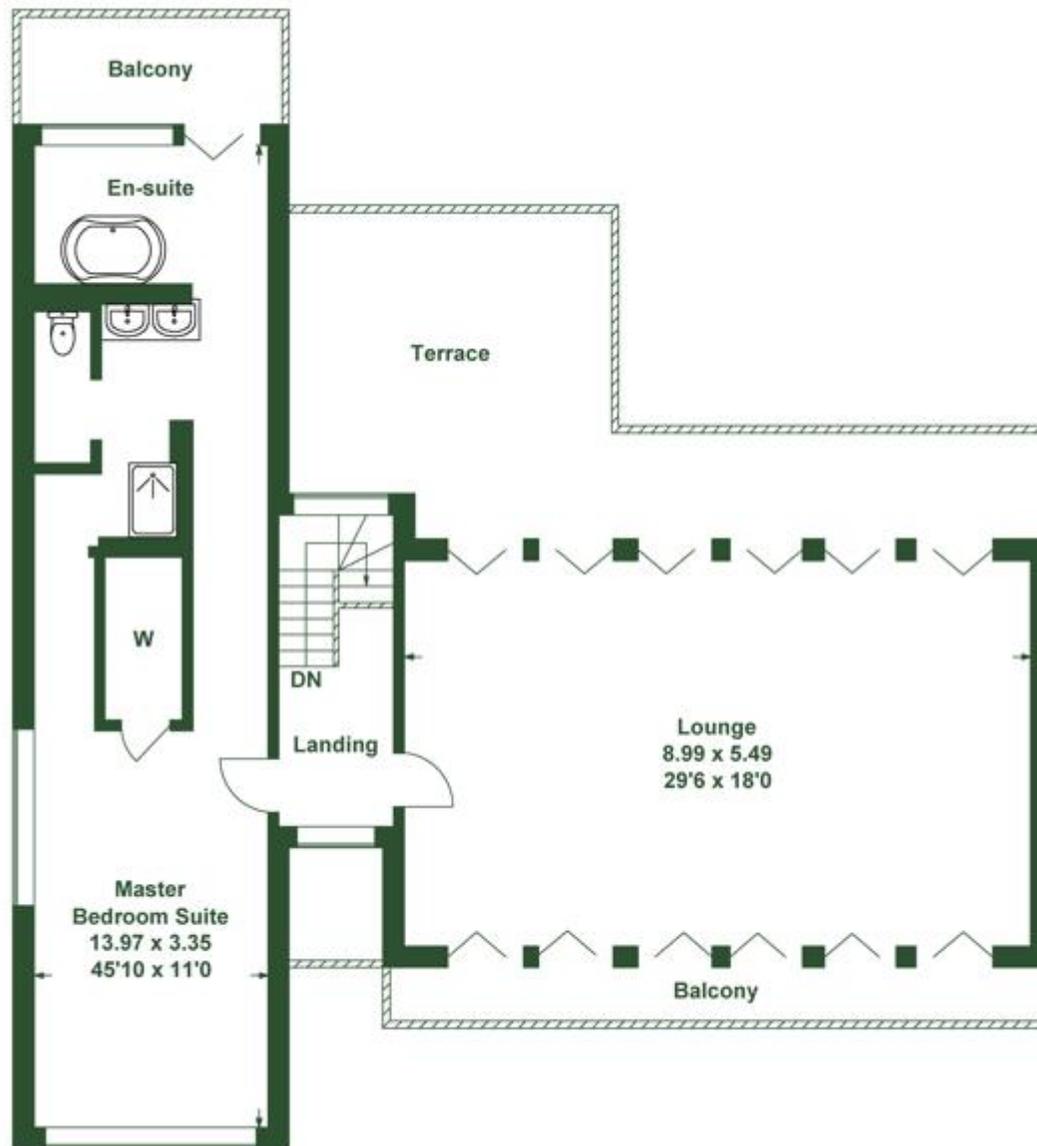


**Lower Ground Floor**



**Ground 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 B	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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