



Cuerdale Lane, Samlesbury, Preston, Lancashire, PR5 0XA

Guide Price £675,000







Cuerdale Lane, Samlesbury, Preston, Lancashire, PR5 0XA

Guide Price £675,000



5 Bed



2 Bathroom



Paddock

-
- Exceptional five-bedroom barn conversion
 - Approximately 2,155 sq.ft. of beautifully appointed accommodation
 - One of just four exclusive converted barns
 - Three versatile reception rooms
 - Character-filled kitchen, dining and family room
 - Stunning vaulted lounge with garden access
 - Beautifully presented cloakroom/WC
 - Principal suite with walk-in wardrobe and en-suite
 - Bespoke home office on the first-floor landing
 - Landscaped gardens with access to a fenced paddock



An Impressive First Impression

Approached via a charming cobbled driveway, Arches Barn immediately conveys a sense of quality and exclusivity. The attractive courtyard setting reflects the property's agricultural heritage whilst offering the privacy of a small development comprising just four individually converted barns.

A generous cobbled communal parking area provides convenient visitor parking, whilst a substantial York stone driveway directly in front of the property offers private parking for three to four vehicles.

The stone garage benefits from an electric remote-controlled door together with a useful mezzanine storage area, providing excellent additional storage for bicycles, outdoor equipment or workshop space.

A Warm Welcome

Stepping through the inviting entrance porch, you're welcomed into a bright reception hall where the property's character immediately becomes apparent. Natural light pours through the magnificent full-height glazed opening that once formed the original barn doorway, creating an immediate feeling of space and connection with the building's heritage.

A beautifully presented contemporary cloakroom/WC completes this welcoming entrance.

The Heart of the Home

The kitchen, dining and family room perfectly captures everything that makes barn conversions so desirable.

Filled with warmth and character, exposed original beams frame the room while a substantial handmade brick-built fireplace with inset woodburning stove provides an inviting focal point.

Designed for modern family life, the bespoke kitchen combines timeless style with practicality, featuring polished granite worktops, a SMEG range cooker, integrated dishwasher, integrated fridge freezer and extensive storage.

Generous areas for cooking, dining and relaxed seating make this a wonderful social space where family naturally gathers, whether enjoying everyday meals or entertaining friends beside the fire.

A Beautiful Space to Entertain

Providing a striking contrast to the traditional kitchen is the impressive lounge and dining room.

Beautifully styled with a fresh contemporary feel, this elegant reception room is enhanced by a dramatic vaulted ceiling that floods the space with natural light while creating an exceptional sense of volume.

A stylish woodburning stove provides an attractive focal point, whilst French doors open directly onto the stone patio and landscaped cottage gardens, allowing indoor and outdoor living to flow effortlessly throughout the warmer months.

This is a room equally suited to relaxed evenings, family celebrations or entertaining on a larger scale.





Flexible Living

The fifth bedroom occupies the ground floor and offers exceptional versatility. Currently used as a bedroom, it could equally become a snug, playroom, formal dining room, hobby room or additional home office, allowing the accommodation to evolve with changing family requirements.

Designed for Modern Living

The first floor has been thoughtfully arranged to provide both privacy and practicality.

The spacious landing has been transformed into an exceptional home-office environment with beautifully crafted fitted mahogany furniture incorporating a generous desk and extensive storage.

Positioned beside the impressive full-height glazed barn doorway, this inspiring workspace enjoys wonderful natural light together with attractive views across the original farm courtyard.

The principal bedroom forms an impressive suite with a walk-in wardrobe and spacious contemporary en-suite shower room.

Three further generous double bedrooms are served by a beautifully appointed family bathroom featuring both a free standing bath and separate shower.

The existing layout also offers buyers the opportunity to create a further en-suite to Bedroom Two by utilising part of the adjoining wardrobe spaces, should their requirements change.



Gardens & Grounds

Outside, Arches Barn continues to impress.

The enclosed rear garden has been beautifully landscaped to create a private sanctuary, with mature planting providing colour and interest throughout the seasons.

A generous stone-paved patio offers the perfect setting for outdoor dining, entertaining and family gatherings, while French doors from the lounge create a seamless connection between the house and garden.

Beyond the garden, a pedestrian gate leads directly to the enclosed paddock, extending the property's plot to almost one acre.

Enjoying delightful views towards the historic Hoghton Tower, the paddock benefits from its own independent vehicular access together with a substantial hardstanding area capable of accommodating numerous vehicles, making it suitable for recreational, equestrian or lifestyle use and offering future potential, subject to the appropriate permissions.

A Location That Offers the Best of Both Worlds

Situated on desirable Cuerdale Lane, Arches Barn enjoys immediate access to the beautiful countryside of the Ribble Valley whilst remaining within minutes of Preston, Blackburn and the national motorway network.

Excellent schools, independent restaurants, country pubs and picturesque market towns are all within easy reach, making this an outstanding location for families and professionals alike.

General Remarks

Services: The property has the benefit of mains water, and mains electricity. Sewerage is by way of shared septic tank. Heating is by way of an electric central heating system. There is a shared cost for maintaining the right of way afforded to the house.

Parking allocated and number of spaces : Garage, driveway for 3-4 cars, communal parking to the front . There is also ample parking available next to the paddock.

Construction Type : Stone with slate roof.

Building Safety: There was a 2 storey, and single storey extension built in 2004-2006 .

Restrictive Covenants : None.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : There is a right of access to the property and around the track to the paddock. The neighbours who share the septic tank, also have a right of access to the tank.

Footpaths / Bridleways : None.

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

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None.

Coal field / mining area : None known.

Communications :

Broadband: Ultrafast 1800Mbps available in the area

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

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

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett 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: South Ribble Borough Council **Council Tax:** Band F

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 : ///stub.imprints.cobble

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett 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

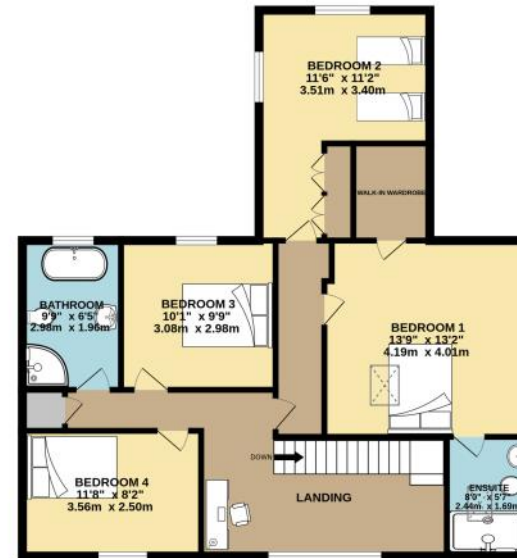
SUBJECT TO CONTRACT



GROUND FLOOR
1299 sq.ft. (120.7 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Amitstead 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 Amitstead 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 Amitstead 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Abarnett.co.uk

North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

