

Asking Price £650,000



Armitstead
Barnett

Preston Road, Alston, Preston, Lancashire, PR3 3BL





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- Beautifully maintained stone-built barn style property (constructed 2012), extending to approx. 1,933 sq ft over two floors.
- Quiet location, ideal for commuting and close to local schools; only available due to owners relocating south.
- Gated driveway with extensive parking, plus a substantial detached double garage with power and light and large boarded loft area for storage.
- Spacious tiled entrance hall with under stairs storage, utility room, and ground floor W.C. finished in a contemporary style.
- Large sitting room with feature barn-style French doors, rear garden access, and wood-burning stove.
- Modern showpiece kitchen with feature island unit, quartz work-tops, and quality appliances, opening to a generous dining room.



4



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A beautifully presented, fully modernised light airy and spacious semi-detached barn style property. This 4-bedroom stone-built property is conveniently located between Longridge and Grimsargh and has been subject to extensive improvement works in recent years, inspection will not disappoint.

This property is a beautifully maintained family home, in a quiet location, good for commuting and local schools. Constructed in 2012 this stone-built barn style property extends to approximately 1933 sqft (179sqm) over two floors. In recent years the house has been subject to extensive modernisation and improvement and is only for sale due to the owners moving further South to be close to family.

Approached from the road by a shared accessway into a private gated driveway which is set back from the main Longridge to Grimsargh Road the property sits well within its plot. Parking to the front is extensive and provides access to a substantial double garage detached from the main property. The property and its garage have the benefit of an alarm and PIR detection system with front and rear CCTV coverage.



Internally, access is via a wooden style entrance door into a spacious tiled hallway which provides access to all ground floor rooms and the first floor via an attractive staircase. Off the Hall is a utility room set up with washer and dryer and the gas central heating boiler, there is also a separate ground floor W.C. finished in a contemporary style.



To the rear is a spacious sitting room, with contemporary wood burning stove and feature barn style windows and arched French doors giving access to the rear garden. The kitchen is a real show piece for this property with a feature island unit and finished in a modern style with high quality appliances and LVT herringbone floor this is the true hub of the home. The island unit has seating and has an attractive veined quartz countertop. The surrounding units have contrasting quartz work tops.

Off the kitchen and located at the front of the house with access from the hallway as well as the kitchen is a pleasant dining room, plenty big enough for entertaining.



To the first floor there is a spacious landing providing access to the four bedrooms.

All the bedrooms are doubles and have Velux roof windows, recently upgraded to include triple glazed units and white UPVC frames making the rooms light and airy, one of these rooms is currently used as a craft room.

The principal bedroom is large with fitted wardrobes and has an ensuite shower room. The main bathroom located off the landing with four-piece suite, is half tiled and in superb condition.

The rear garden is substantial and private, it is well planted with mature shrubs and trees and plants and has an impressive partial circle shaped garden divider creating a break between the two areas, the latter of which has fruit trees and a green house, shed and kitchen garden area with raised beds enclosed by protective netting.



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The double garage is also stone built and has extensive loft storage, as well as an electric up and over door, a separate consumer unit for power and light serves this area and the rear door has alarm protection.

Externally to the rear there is a patio accessed from the lounge, which leads to a substantial log cabin housing a hot tub, but equally suitable for a home office or garden room. The building has power and light and an independent hot tub electrical supply.

Alston, Grimsargh, and Longridge offer a charming mix of rural life with modern amenities. Longridge boasts a bustling high street with independent shops, cafes, and restaurants, Grimsargh is a picturesque village known for its annual agricultural show and Grimsargh wetlands, a haven for wildlife enthusiasts. Alston is a quieter hamlet surrounded by rolling countryside, ideal for walking and cycling.

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. Sewerage is by way of a shared septic tank. We understand the septic tank to be compliant with current regulations.

Parking allocated and number of spaces : Parking for 4 cars.

Construction Type : Standard construction.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

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 : None known to the vendor.

Footpaths / Bridleways : None known to the vendor.

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 : None known to the vendor.

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : None known to the vendor.

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

Communications :

Broadband: Superfast 80 Mbps available in the area.

Mobile signal: Vodaphone, EE, O2 and Three 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: Ribble Valley Borough Council **Council Tax:** Band E

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 : //enrolling.bam.endings

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



Roadside Farm Cottage

Approximate Gross Internal Area : 178.47 sq m / 1921.03 sq ft

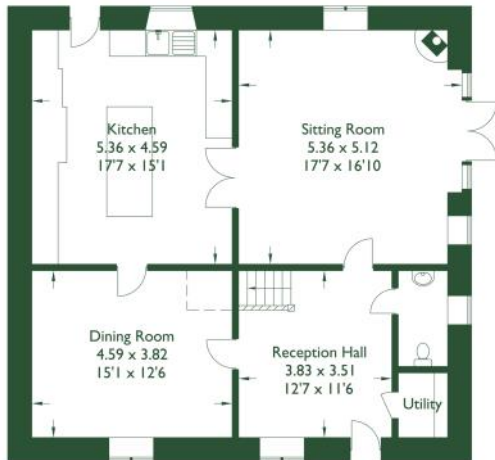
Garage Gross Internal Area : 28.32 sq m / 304.83 sq ft

Outbuildings Gross Internal Area : 27.63 sq m / 297.40 sq ft

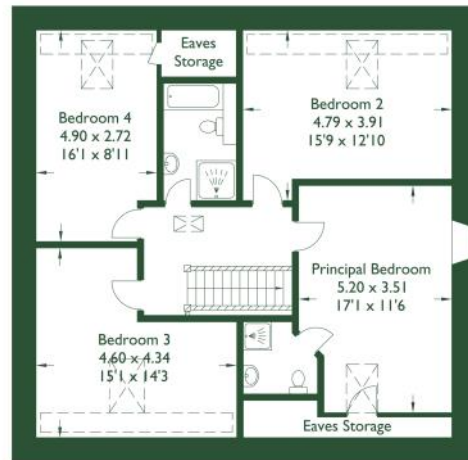
Total : 234.42 sq m / 2523.27 sq ft



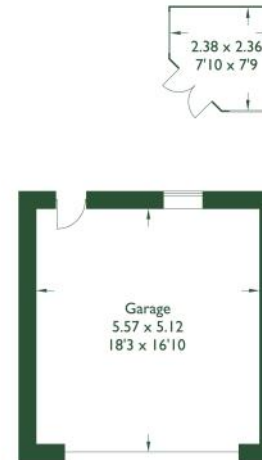
Restricted Head Height



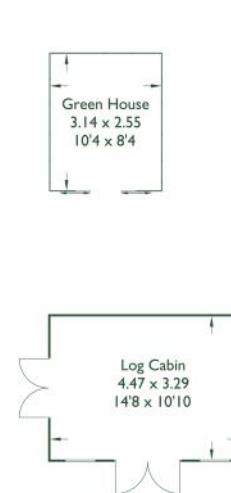
Ground Floor



First Floor



Garage



Outbuildings

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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