



The Vines, Lea Town, Preston, PR4 0RF

Asking Price £765,000







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4 Bedrooms



2 Bathroom

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- Exclusive gated development of just four individually designed homes
 - Four double bedrooms including luxurious principal suite with dressing room
 - Stunning open-plan kitchen, dining and family living space
 - High-specification kitchen with Neff appliances and quartz worktops
 - Underfloor heating, solar panels and premium finishes throughout
 - Professionally landscaped rear garden with porcelain patio areas
 - Integral garage, widened driveway and ample offroad parking
 - Semi-rural Lea Town location with excellent access to Preston and motorway links



Occupying an enviable position within The Vines, an exclusive gated development of just four individually designed detached homes, this exceptional family residence offers contemporary luxury in a peaceful semi-rural setting. Constructed in 2023 to an outstanding specification and benefiting from the balance of its new build warranty, the property combines striking architectural design with practical family living.

Approached through electric security gates, the property immediately creates a lasting impression with its attractive double-fronted façade, widened driveway providing ample off-road parking, integral garage with remote-operated electric door and beautifully maintained frontage. The attention to detail continues throughout, with quality finishes and thoughtful design evident at every turn.

A spacious reception hall with its impressive galleried landing creates a wonderful sense of space and natural light, setting the tone for the accommodation beyond. To the front of the property is a comfortable sitting room, ideal for quieter evenings, whilst a stylish cloakroom/WC and integral garage complete the ground floor.



Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family living space. Designed with both entertaining and everyday family life in mind, this exceptional room enjoys an abundance of natural light through floor-to-ceiling glazing and large sliding doors opening directly onto the rear garden. The contemporary kitchen is beautifully appointed with quartz work surfaces, an oversized central island with breakfast seating, high-quality Neff integrated appliances including double ovens, induction hob, wine cooler and full-height fridge and freezer, whilst a separate utility room keeps everyday essentials neatly tucked away.



The first floor continues to impress with a spacious galleried landing leading to four generous double bedrooms. The principal bedroom enjoys a luxurious dressing room together with a beautifully appointed en-suite featuring a freestanding Lusso bath, separate walk-in shower, twin vanity wash basins and premium sanitaryware. The remaining bedrooms are all excellent doubles, served by a stylish family bathroom finished to the same exacting standards with quality porcelain tiling and contemporary fittings.

The specification throughout is exceptional, with underfloor heating across the ground floor, glass balustrading, bespoke media wall, premium flooring, solar panels helping improve energy efficiency whilst generating electricity back to the grid, quality internal doors and a host of carefully selected upgrades that elevate this home well beyond the standard new-build finish. The development itself has received industry recognition for its design and quality, reflecting the exceptional standard of construction throughout



Externally, the property is equally impressive. The rear garden has been professionally landscaped to create a private and peaceful outdoor space, featuring extensive porcelain tiled seating areas, an attractive lawn and well-planned borders, making it an ideal setting for outdoor entertaining, family life and relaxing throughout the year.

Situated within the sought-after village of Lea Town, The Vines offers the perfect balance between rural surroundings and everyday convenience. Beautiful countryside walks are quite literally on the doorstep, whilst excellent local schools, village amenities and Royal Preston Hospital are all within easy reach. Preston city centre is only a short drive away, with excellent road links via the A583, A59 and M55 providing convenient access to Blackpool, Lancaster, the Fylde Coast and the wider motorway network, making this an ideal location for both families and commuters alike.

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.

Parking allocated and number of spaces : Garage and space on drive for 6 cars.

Construction Type : Brick and block with a timber frame and concrete-tiled roof

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : 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 Agencys website the property sits in flood zone 1 (lowest risk)

Unimplemented Planning Consents : None Known

Planning Consents affecting the property : None known.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach is available in the area

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

B4RN : vendor advised the property is connected to B4RN (add in if available)

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.

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: Preston City Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : ///neck.patio.affair

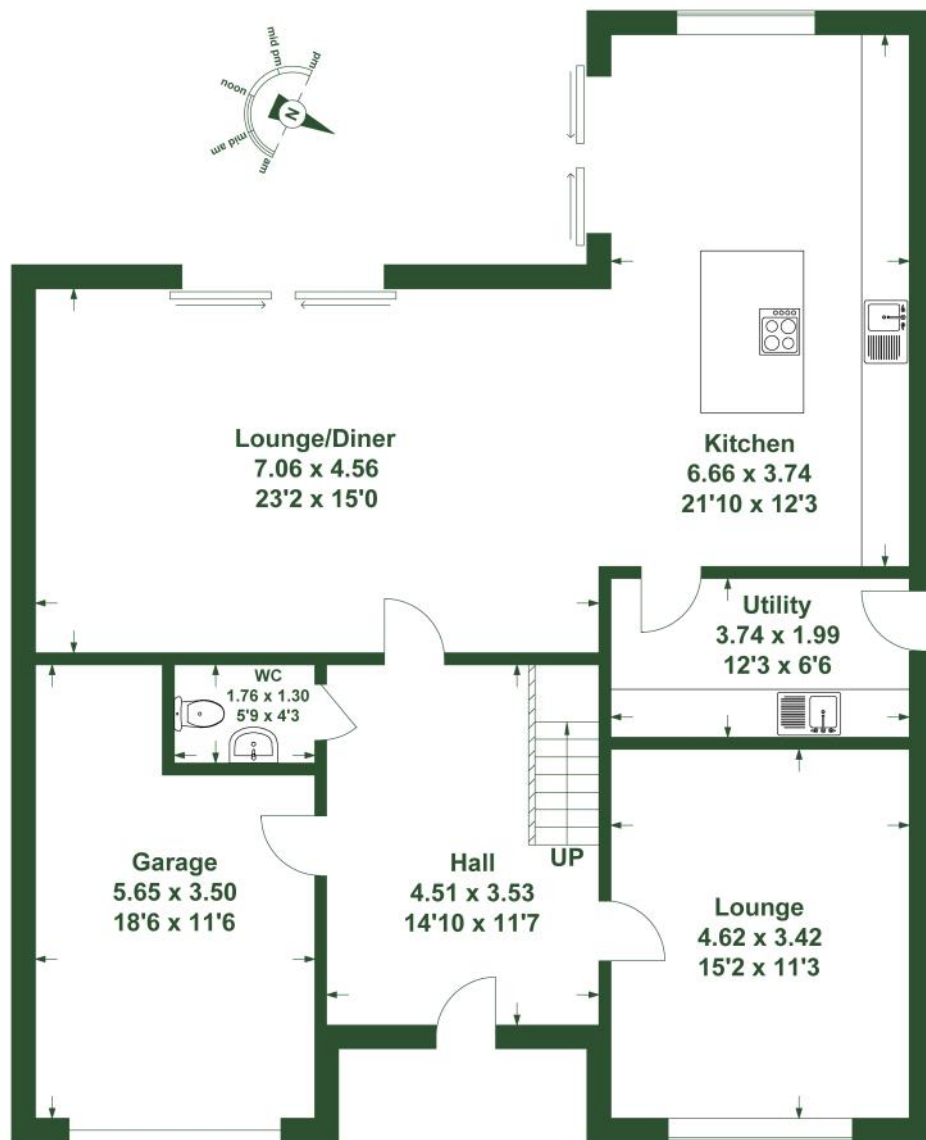
Money Laundering Regulations Compliance: Please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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.

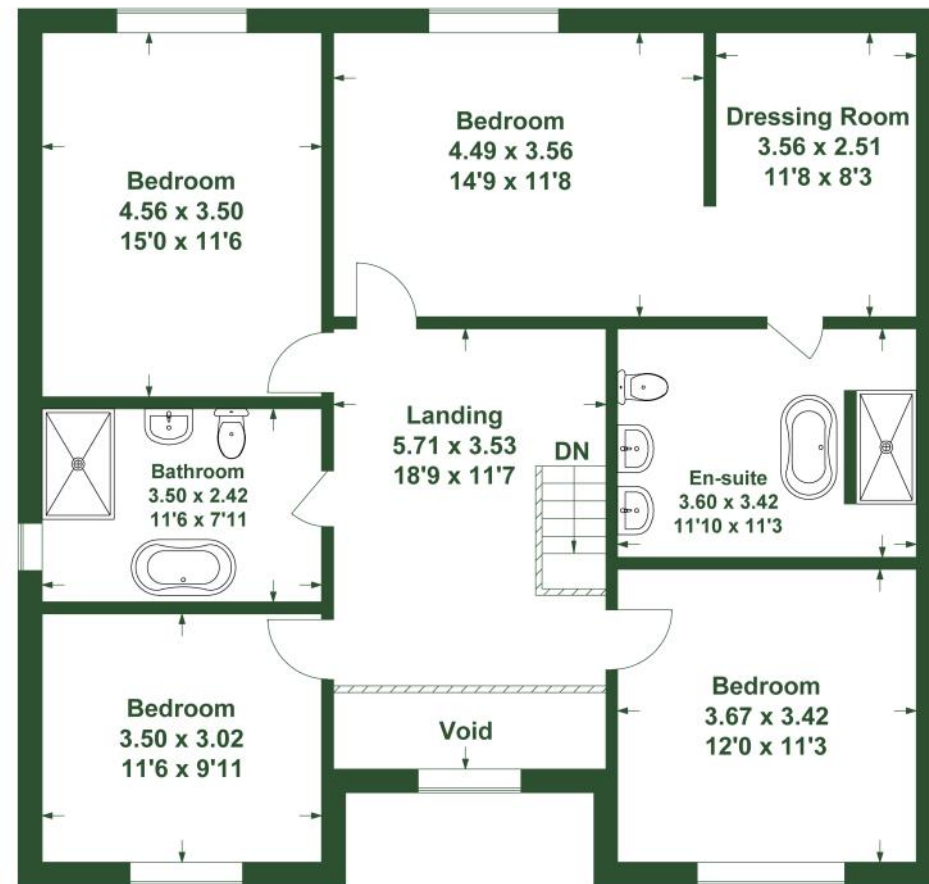
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT





Ground Floor



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 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 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	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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