Asking Price £1,450,000



Armitstead Barnett

Kirkham Road, Freckleton, Preston, PR4 1HX





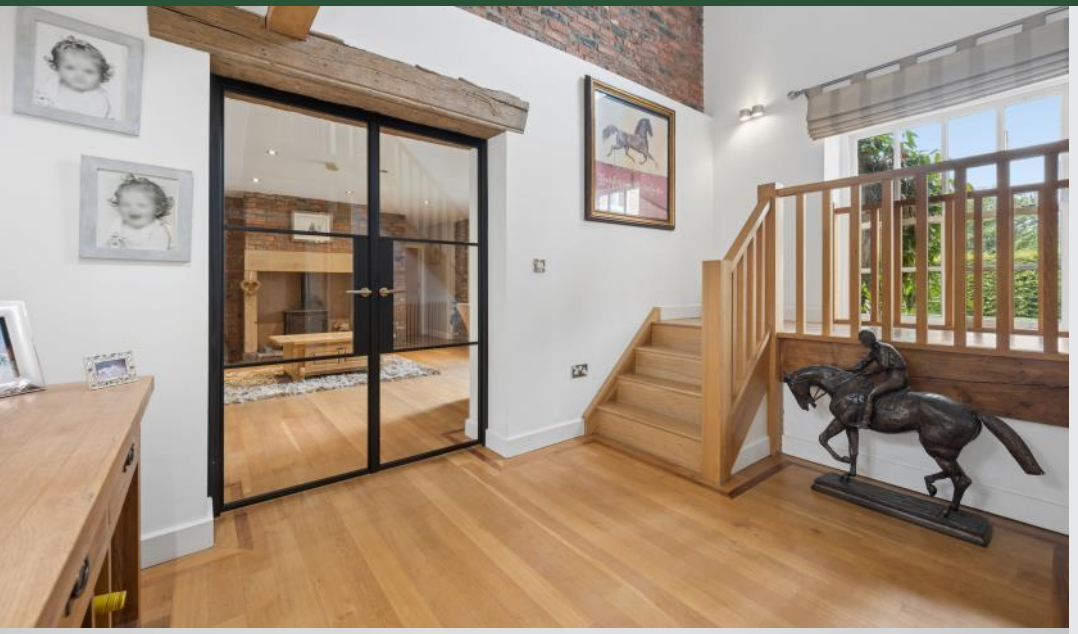
Kirkham Road, Freckleton, Preston, PR4 1HX

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- Charming country home with equestrian facilities set in 5.8 acres (2.3 ha) or thereabouts
- Beautifully restored former farmhouse incorporating a converted barn
- Potentially to develop further traditional barn space
- Extending to 5918 sq. ft, 549 sq.m including house and buildings
- Breakfast kitchen, 5 reception spaces, 4 bedrooms, 4 bathrooms
- Equestrian facilities including stables, menage and turnout paddocks
- Good access to the main road and motorway

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Charming and impressive, this 5918 sq ft (549 sq mts) home is set in around 5.8 acres (2.3 ha) and depicts an idyllic country home. The highly attractive former farmhouse was lovingly and respectfully restored by the current vendors using materials such as exposed brick and beams, oak joinery, vaulted ceiling and retaining many window openings ensuring this home oozes character. The outdoor areas match, with a large gravel driveway, garaging with space over giving further potential for a buyer to unlock along with brick built stables for five horses and a menage along with grazing paddocks. The perfect place for those with equestrian interests or other rural interests. The property also has the benefit of expanses of attractive gardens which are tucked behind a high brick wall giving a walled garden feel. An orchard area is found beyond.

Nestled between Kirkham and Freckleton in the hamlet of Hall Cross, the house enjoys being close to the amenities to include shops, schools, healthcare providers and parks. The upmarket coastal town of Lytham gives a fabulous social scene, there are also some lovely shops. You are never far away from a coastal walk in this location. Ribby Hall leisure village is just a short drive away for those who enjoy leisure activities. For those with equestrian interests, Myerscough College and Penny Farm are within just a short drive. There are both primary and secondary schools within just a short drive. Private schools include AKS Lytham, Kirkham Grammar School and Rossall School. There is good access to the main road and motorway network and a train station is provided in Kirkham and Wesham with a main line station being available in Preston.

This home lends itself to entertaining, blending traditional reception spaces yet with more modern large spaces making a wonderful home to gather family and friends alike. Glazed double doors open into the reception hall which is a large impressive double height room with vaulted ceilings and exposed beams. The picture window to the front and windows overlooking the front gardens provide plenty of natural light into this bright and welcoming space. A wood burning stove is set on a stone hearth giving a cosy focal point to the room.







The dining room has a wood burning stove set in a brick feature chimney and opens through to the lounge where there are also exposed beams and oak joinery. There are two sets of patio doors out to the rear gardens, this really is a beautiful space. The study has windows to two sides providing plenty of natural light and a brick fireplace giving a feature focal point to the room.

The breakfast kitchen includes a range of wall and base mounted kitchen units with a granite work surface over and a complimentary central island which incorporates a breakfast bar. The kitchen is equipped with a double sink, dishwasher and an oven along with an Aga which provides a warm and welcoming feel to this room.

The snug is found off the breakfast kitchen, giving this a living kitchen feel yet retaining a lovely traditional element to the property. The inner hall has exposed brick and an oak staircase which rises up to the first floor and a picture window to the front of the property along with views over the rear, ensuring that this is a fabulous bright space.

This beautiful home is entered day to day through a stable style door into the very practical boot room which leads through to the kitchen. The boot room has a range of wall and base mounted units, point for a washing machine and sink with a WC found off.







As the staircase rises up to the first floor, the principal bedroom is something to behold. There is a window to both the front and rear of the property along with a door which overlooks the converted barn area. There is a separate dressing room and an ensuite which includes a Villeroy & Boch oval bath, wall mounted wash handbasin, WC and wet room shower.

The second and third bedrooms each have an ensuite. The recently redecorated fourth bedroom enjoys views out to the front of the property and includes a range of fitted wardrobes and an access to the loft. The family bathroom also has a Villery & Boch double ended bath along with a shower, WC and pedestal wash handbasin.







Attached to the house is a brick under slate built barn, this is currently used for storage / garaging and has electric 'up and over' doors. A staircase rises up to a space on the first floor creating two further floors and accommodation linked to the house. This area has been re-roofed by the current vendors and has the potential to create further space to suit the buyer.

The gardens and grounds are fabulous with large expanses at the front, rear and side of the property together with patio seating areas at both the front and the rear. There are a range of equestrian facilities to include five stables with plenty of space to store. There is a well drained menage which extends to approximately 30 x 20, but there is some space to increase the area to suit the buyers requirements and subject to a buyer gaining any necessary consents and completing any additional space on the menage.

The remainder of the land is agricultural land and has been used for the grazing of horses for many years. In total, the property sits in 5.8 acres (2.3 hectares) or thereabouts.

The attached barn with garaging/storage has planning consent under application 14/0567 for the part rebuilding of the property (which has been done) and its use as two storey residential annex. The details of the planning consent can be found in Fylde Borough Councils website.



General Remarks

Services: The property has the benefit of mains water, mains gas, and mains electricity. Heating is by way of an gas central heating system. Foul drainage is via a sewerage treatment plant. The property has the benefit of an alarm system and an electric vehicle charging point.

Parking allocated and number of spaces : Garage parking for 3 spaces with adjacent large parking areas at side of house.

Construction Type : Brick with slate roof and timber windows and doors.

Building Safety : There is an historic well at the property , never used.

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : There are electric cables and a pylon at the rear in an orchard area and is there by way of an easement
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.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :
Broadband: EE and Three available in the area
Mobile signal: Vodafone, EE, Three, O2 available in the area
B4RN : Not available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4rn.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: 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 G

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 : ///loss.outlooks.braved

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.

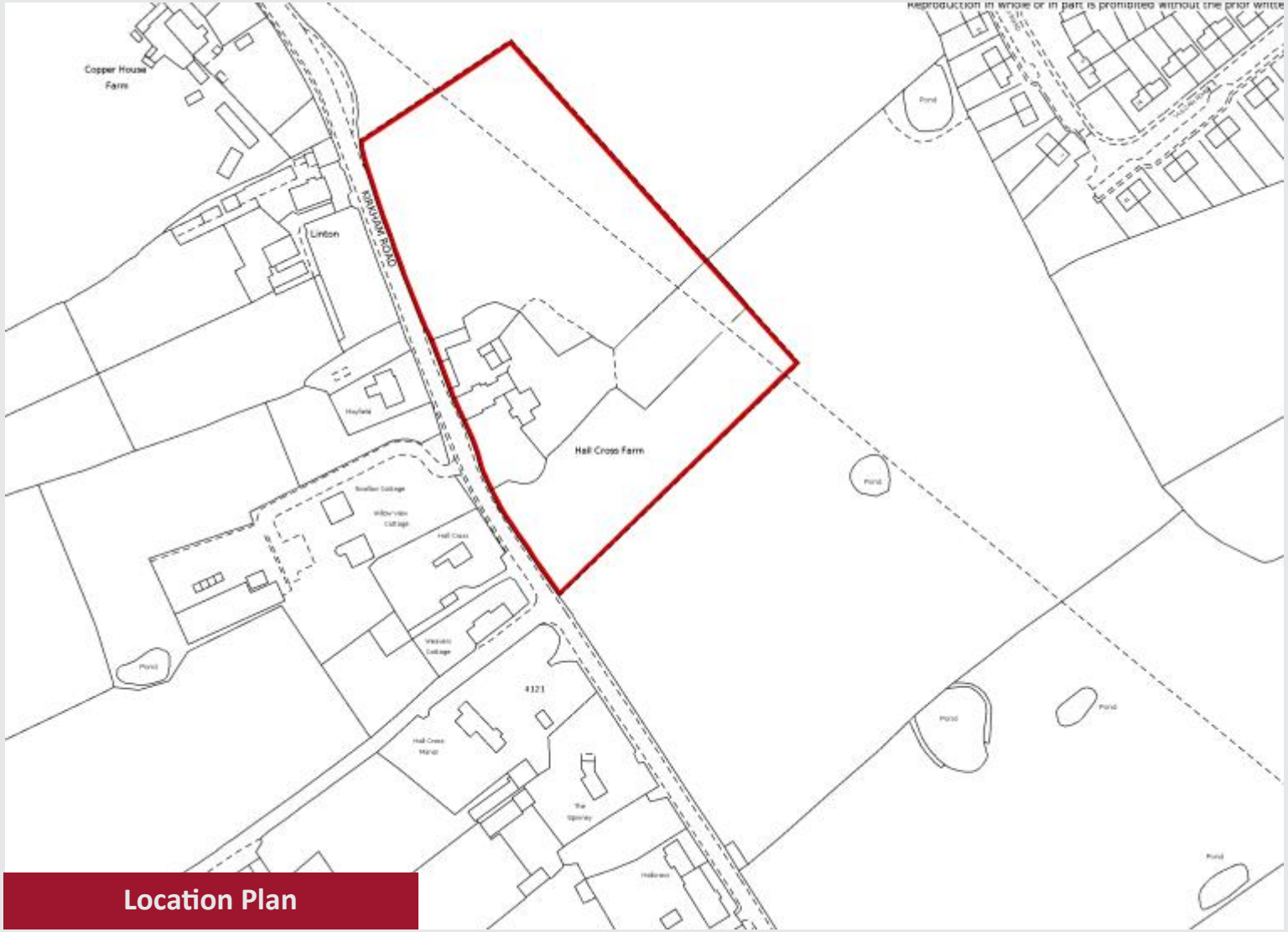
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

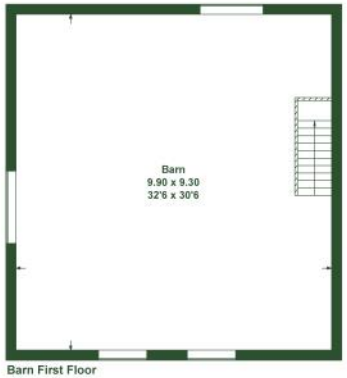


Location Plan

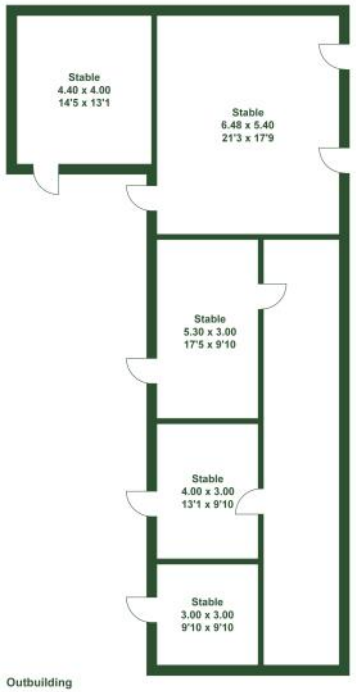
Approximate Gross Internal Area : 357.04 sq m / 3843 sq ft
Garage : 24.78 sq m / 267 sq ft
Outbuilding : 122.10 sq m / 1314 sq ft
Barn : 185.07 sq m / 1992 sq ft
Total : 688.9 sq m / 7416 sq ft



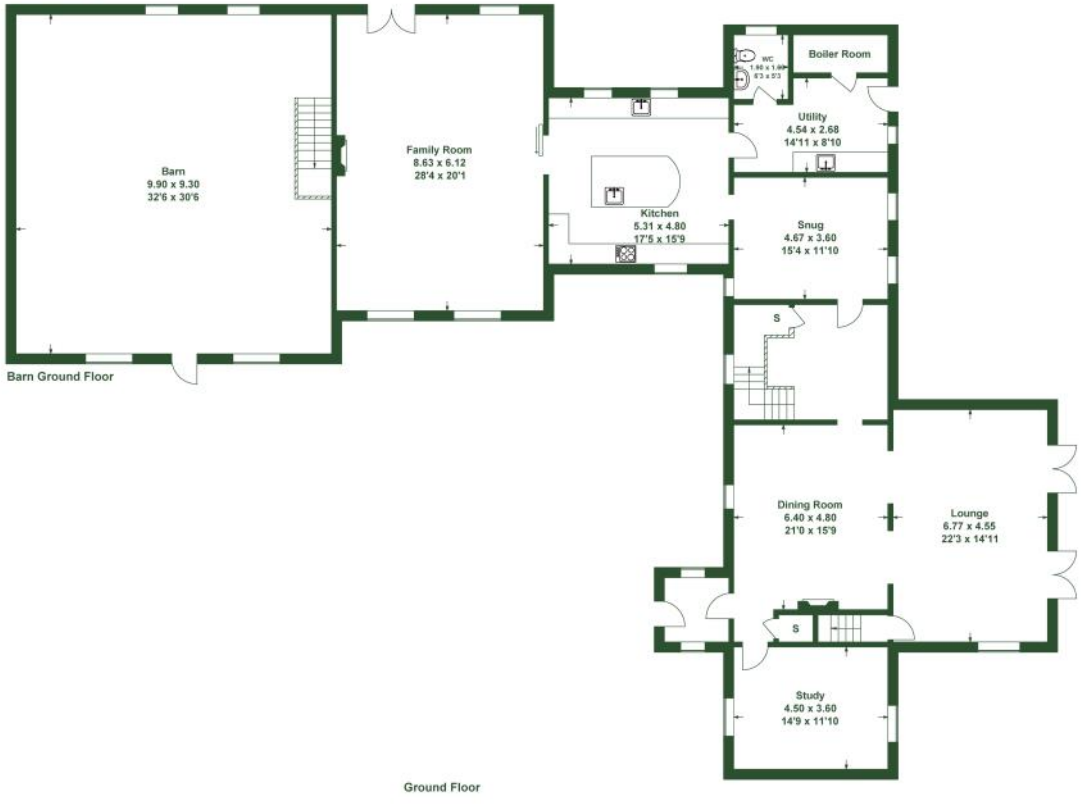
Garage



Barn First Floor



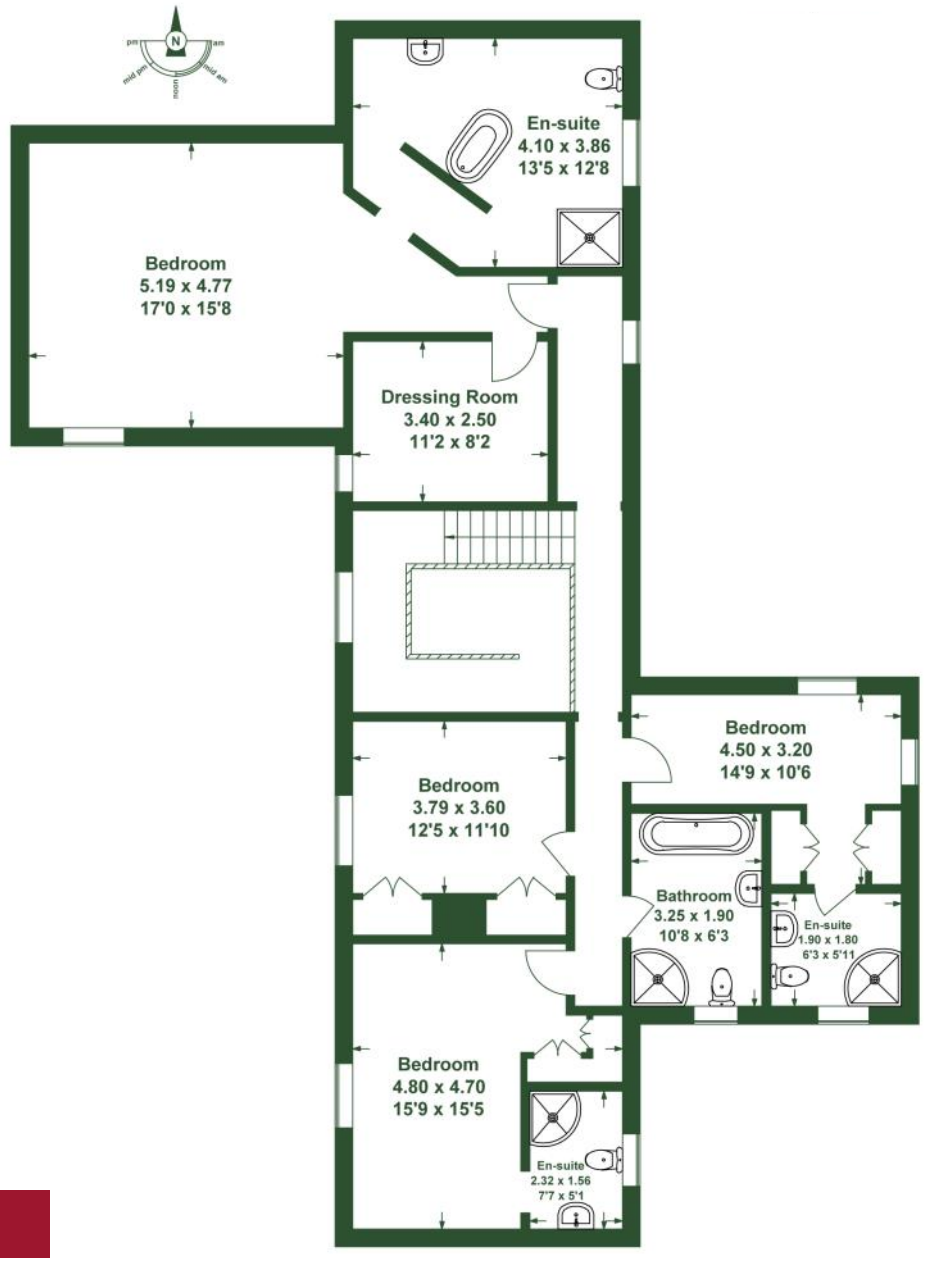
Outbuilding



Barn Ground Floor

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 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





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