

O.I.R.O £735,000



Armitstead
Barnett

Lightfoot Lane, Higher Bartle, Preston, PR4 0LA





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Offers in region of £735,000

- Substantial stone built barn conversion
- Incredible entrance hall with bespoke staircase
- Spacious accommodation
- 2 / 3 reception rooms, 4 bedrooms, 2 bathrooms and an attic room
- 2 large car ports either side of the property
- Large stone flagged driveway with space for multiple vehicles
- Sought after location found off Lightfoot Lane
- Good access to the main road and motorway



4



2



Set back from Lightfoot Lane, this fabulous barn conversion is highly attractive and substantial in nature. The property is entered from the driveway into a large stone flagged parking area at the front of the property where there is a low stone wall. It is evident to see the excellent levels of privacy at the property demonstrated by the mature planting.

The substantial double doors are set within a picture window and open into an incredible entrance hall. On entry, the stunning bespoke staircase splits at half level with a galleried landing overlooking this impressive space. The ceiling is double height and there is a fabulous Italian porcelain tiled floor along with exposed beams. A gas fired wood burning style stove is set in an impressive limestone surround.

The dining room is found at the rear of the property and there are oak floors.



Glazed double doors open into the spacious lounge which has a gas fired wood burning style stove set in a ceiling to floor bespoke large punch faced stone fireplace with oak beams, there are also exposed beams to the ceiling and also an oak floor. Windows are found to three sides of the property ensuring natural light into the room. The lounge is a wonderful quiet space due to the enhanced insulation and triple glazed windows which also improve energy efficiency.

The kitchen includes a range of wall and base mounted kitchen units with a granite worksurface over and a complimentary central island. There is a Belfast sink and a point for a large Rangemaster classic double oven with an extractor over. Integrated appliances include an undercounter fridge and freezer, along with a full length fridge and a Miele dishwasher (these integrated appliances are included with the sale).

The utility room has a Miele washer and dryer and a range of storage shelves.

Positioned at the front of the property the snug enjoys windows to two sides, there is a wood burning effect electric fire which sits on a marble fireplace giving a lovely focal point to the room.



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Those fabulous stairs rise up to the first floor galleried landing where there are four bedrooms in total.

The principal bedroom enjoys views out to the side of the property which faces south and includes a range of Sharps fitted wardrobes. The ensuite has a shower, wash handbasin set in a unit, WC, heated towel rail and storage cupboard.

Bedroom two has views out to the front of the property and also includes fitted wardrobes along with under eaves storage. Bedroom three has views over the rear gardens and includes fitted wardrobes. Bedroom four has a window to the side of the property and has recently been used as a dressing room but could easily be altered back to a bedroom space, here there are a range of fitted wardrobes.

The spacious family bathroom has roll top bath, walk-in shower, WC and a wash handbasin.

A further staircase rises up to the second floor where there is a further room which has been used by the vendors as a bedroom, but is not classed as such. This fantastic area could be used as an office, games room or play room. This area has fantastic potential to be used as a bedroom subject to gaining any necessary consents.







There is an integral garage which has double timber doors to the front. To the front there is a large stone flagged parking area with a low wall surrounded by a range of mature trees and to the rear a large expanse of stone flagged patio with a lawn beyond and a number of beds. From here it is easy to see that the property has exceptional levels of privacy for the location.

Tucked off Lightfoot Lane, this property is positioned to enjoy good levels of privacy yet is extremely accessible for the main road and motorway network. Just a short drive from the amenities of Fulwood where there are schools, shops, supermarkets and healthcare providers. The M6 and M55 motorway junctions are just a short drive away.

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.

Please note : The integrated kitchen appliances (fridges, freezer and Miele dishwasher) are included in the sale together with the Miele washing machine and dryer in the utility room. All furniture, electrical appliances and stone troughs are also included in the sale.

Parking allocated and number of spaces : Parking is available on the driveway, garage and courtyard.

Construction Type : Local stone

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 : Right to access driveway at all times.

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 : Unknown.

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

Accessibility adaption information : N/A

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

Communications :

Broadband: Openreach and nexfibre available in the area

Mobile signal: EE, Three, O2 and Vodafone 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.

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: Preston City 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 : //onion.banktune

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.

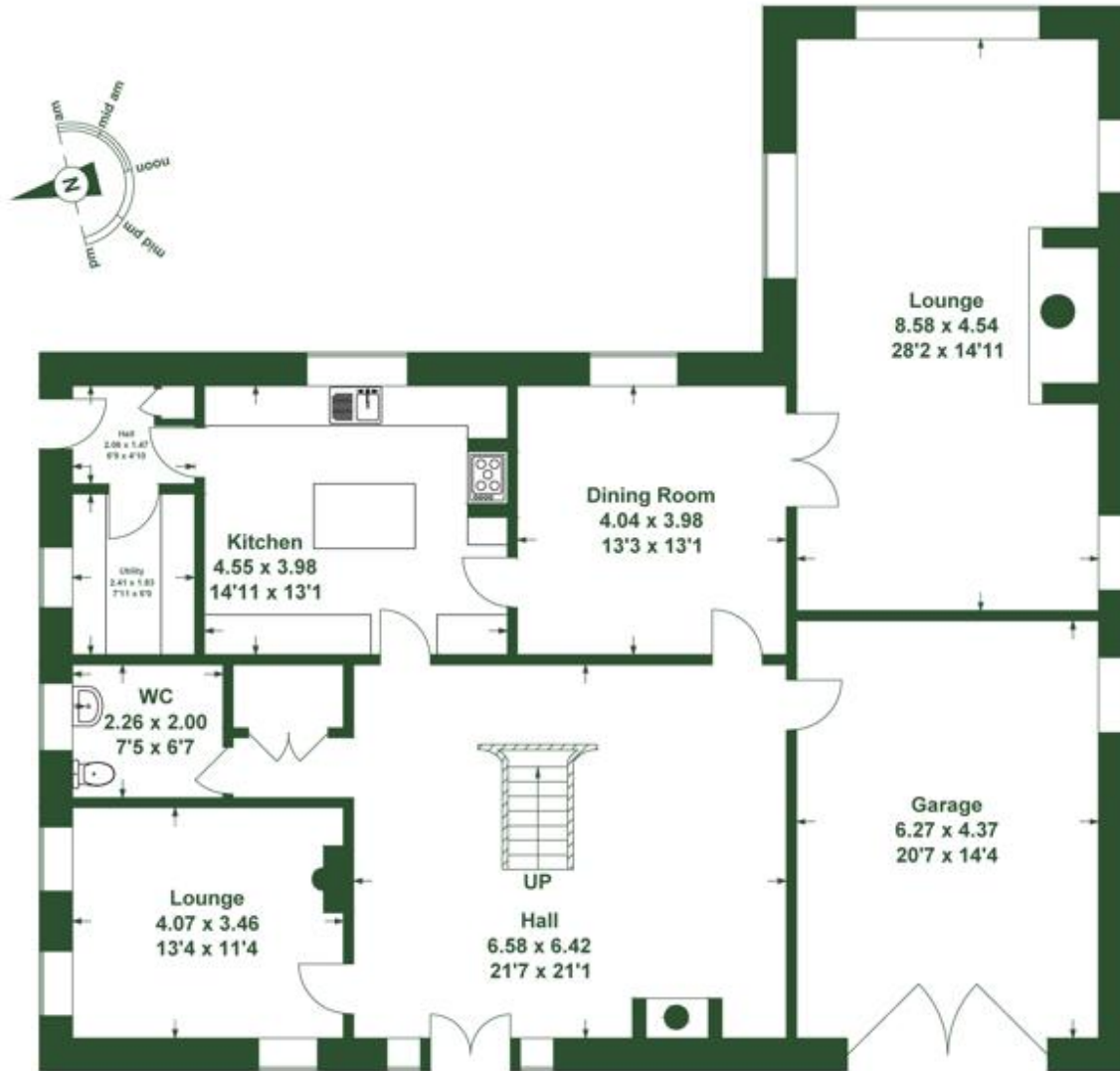
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 343.09 sq m / 3692 sq ft
 Garage : 28.45 sq m / 306 sq ft
 Total : 371.54 sq m / 3998 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



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

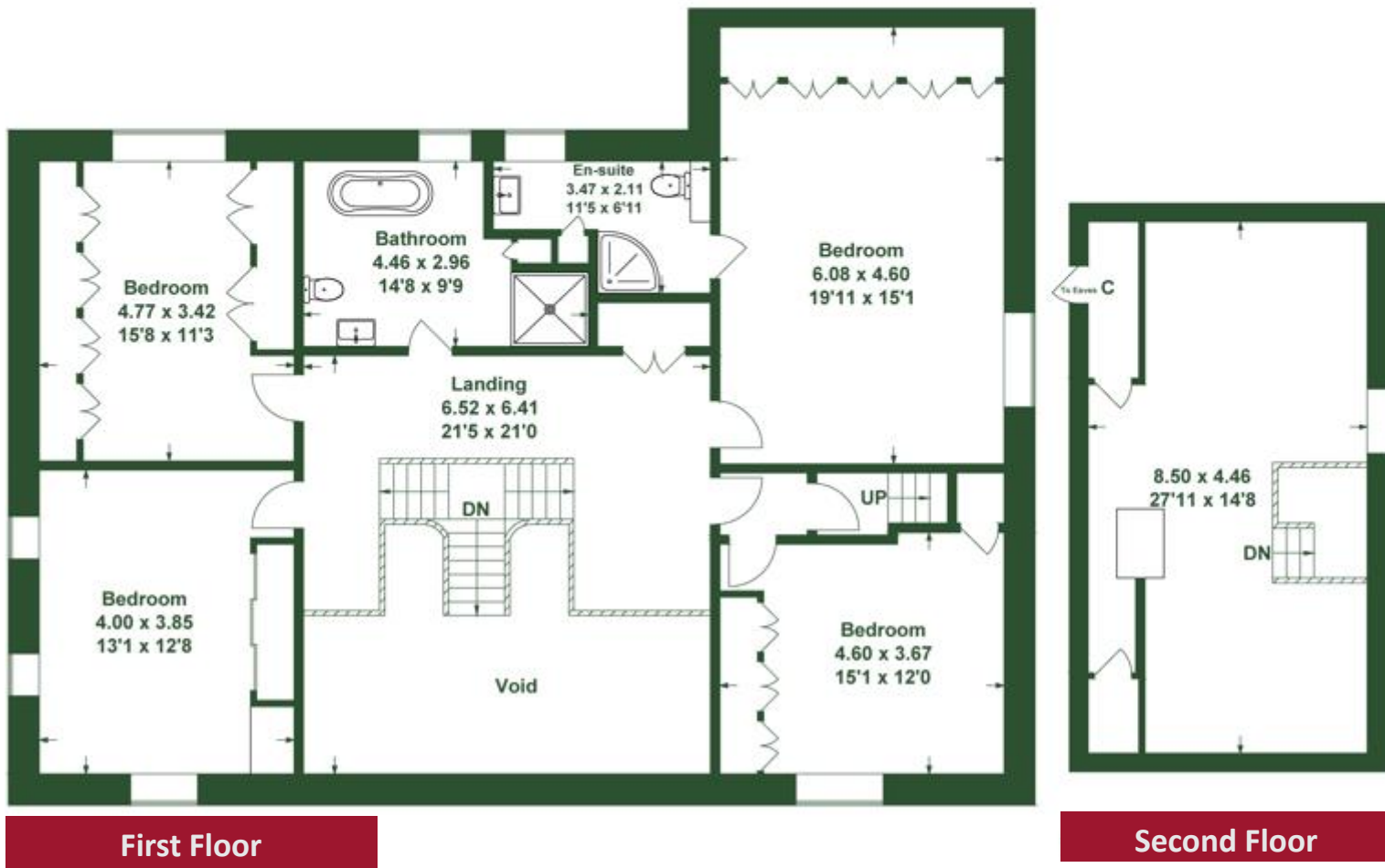
01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		

Ground Floor



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