

£1,250,000



Armitstead
Barnett

Hall Lane, St Michaels-on-Wyre, PR3 0TQ





Hall Lane, St Michaels-on-Wyre, Preston, PR3 0TQ

Asking Price £1,250,000

- Rural property oozing character and charm
- Substantial country home extending to above 5000 sq. ft including the garage
- 5 reception rooms, 4 bedrooms, 4 bathrooms
- Fully refurbished and upgraded in 2017
- Beautifully presented traditional walled gardens
- Property provides excellent levels of privacy and security
- Good access to the main road network





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An incredible country home extending to above 5000 sq. ft (including garage), ideal for those who love to gather family and friends. The heart of the house is a huge glass atrium reception space, along with 4 further reception rooms and a peaceful study room. There are 4 bedrooms, 4 bathrooms, an incredible swim spa, steam room, sauna and gym plus a fabulous breakfast kitchen of contemporary design.

The house has been thoughtfully finished to ensure the character continues throughout, including the use of exposed brick and beams, hand-made oak doors throughout, Ted Todd engineered flooring, retention of picture windows and several vaulted ceilings. A central courtyard offers a peaceful outdoor space whilst the beautifully stocked and tended gardens provide another relaxing retreat.

Hall Cottage is found on the edge of St Michaels, a village full of community with a highly-rated primary school, village hall and country-style pub, in addition to the iconic 11th Century church, for which St Michaels is famed. The market town of Garstang is just a short drive away with further amenities including a senior school. Lancaster, Preston and Manchester are all within commutable distance.

Set between the forest of Bowland National landscape and the Fylde Coast there is plenty to do in the area and the Lake District is less than an hours drive away. Private schools in the locality include Kirkham Grammar School, AKS, Rossall School and Stonyhurst Royal Lancaster Grammar Schools, both Boys and Girls, are nationally recognised as producing excellent results for their alumni.

A driveway sweeps up to the electronically operated steel gates which open to an ample parking area ahead of the garaging.



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A WERU entrance door opens into an impressive orangery, a wonderful bright space; there are patio doors to the attractive courtyard and doors to the main open reception space, breakfast kitchen and dining room, a great layout for entertaining !

The breakfast kitchen is a highly impressive room with the feature floating stairs and wine display area, creating a real feature. A high gloss contemporary kitchen with complimentary central island and Dekton work surfaces makes an incredible social space. There are a range of integrated Siemens appliances to includes a steamer, oven, combi-oven, coffee machine, fridge and freezer. A wood burning stove provides a further feature. Units in the laundry/utility room compliment those in the kitchen area.

The main reception area leads through to other reception rooms with patio doors to both the courtyard and patio. This charming space enjoys wonderful features to include a picture window, vaulted ceiling, exposed beams and a contemporary fireplace.

The formal, well-sized dining room is nestled between the breakfast kitchen and the library. The library is fitted out with floor to ceiling book cases and is the perfect place to sit quietly by the open fire.

From the library, a wood burning stove is found in the garden room along with a part-glazed door to the garden. A convenient WC is located off the garden room.





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A separate study area is provided off the main reception and leads to the spa bedroom and spa itself. The Spa bedroom has a shower ensuite and would be ideal for guests.

The spa area is pure luxury and includes a swim spa area which has bi-fold WERU doors to the courtyard. A sauna, steam room shower and we complement the swim spa. A large gymnasium is found beyond through contemporary KOMFORT system glass doors

The "Small Barn" provides excellent guest accommodation to include a mezzanine and a shower ensuite bathroom.

A further bedroom is provided over the kitchen space and includes a dressing room and ensuite shower room.





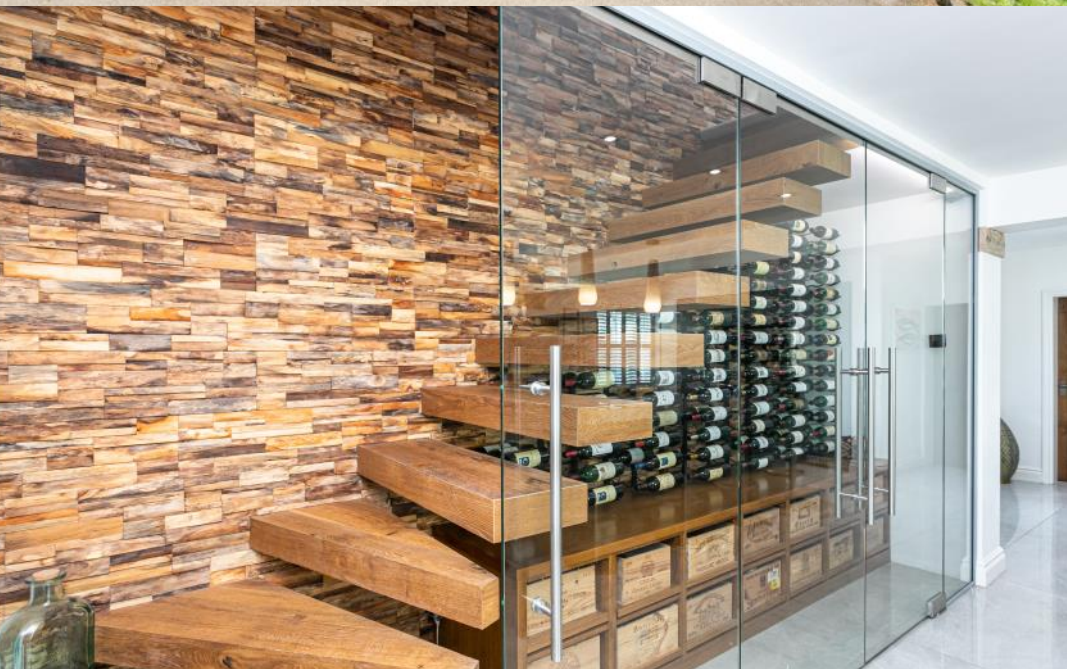
A curved staircase with bespoke ironwork and oak handrail rise from the main salon area to the mezzanine leading through to the impressive principal bedroom suite. This area is a fantastic luxurious space and has a designated dressing room, with KOMFORT glass doors, along with a spacious ensuite, including the traditional luxury of a cast-iron bath.







The impressive gardens are carefully planned and beautifully stocked. A brick wall at the front gives a "walled garden" feel and excellent levels of privacy. A large patio with seating areas and an expanse of lawn with attractive shrub beds along with a kitchen garden area completes the space.





General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil central heating system and three wood burners.

Leasehold : 999 year lease, started November 1999. 973 years remaining. Peppercom ground rent.

Parking allocated and number of spaces : Parking is available in the driveway and garage.

Construction Type : Red brick exterior fascia with traditional slate roofing.

Building Safety : N/A

Restrictive Covenants : The property cannot be used as a commercial premises.

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : Shared driveway with shared costs to maintain.

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 3. The vendor informs us that the property flooded in 2015 due to very specific local circumstances that have now been rectified, the proximity of the River Wyre is not deemed a risk due to the Garstang Flood Management Scheme.

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: Openreach available in the area

Mobile signal: Vodafone, 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.

Please note: Armitstead 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 Leasehold. 973 years remaining. Peppercom ground rent

Local Authority: Wyre 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 : [///help.wheels.muted](http://help.wheels.muted)

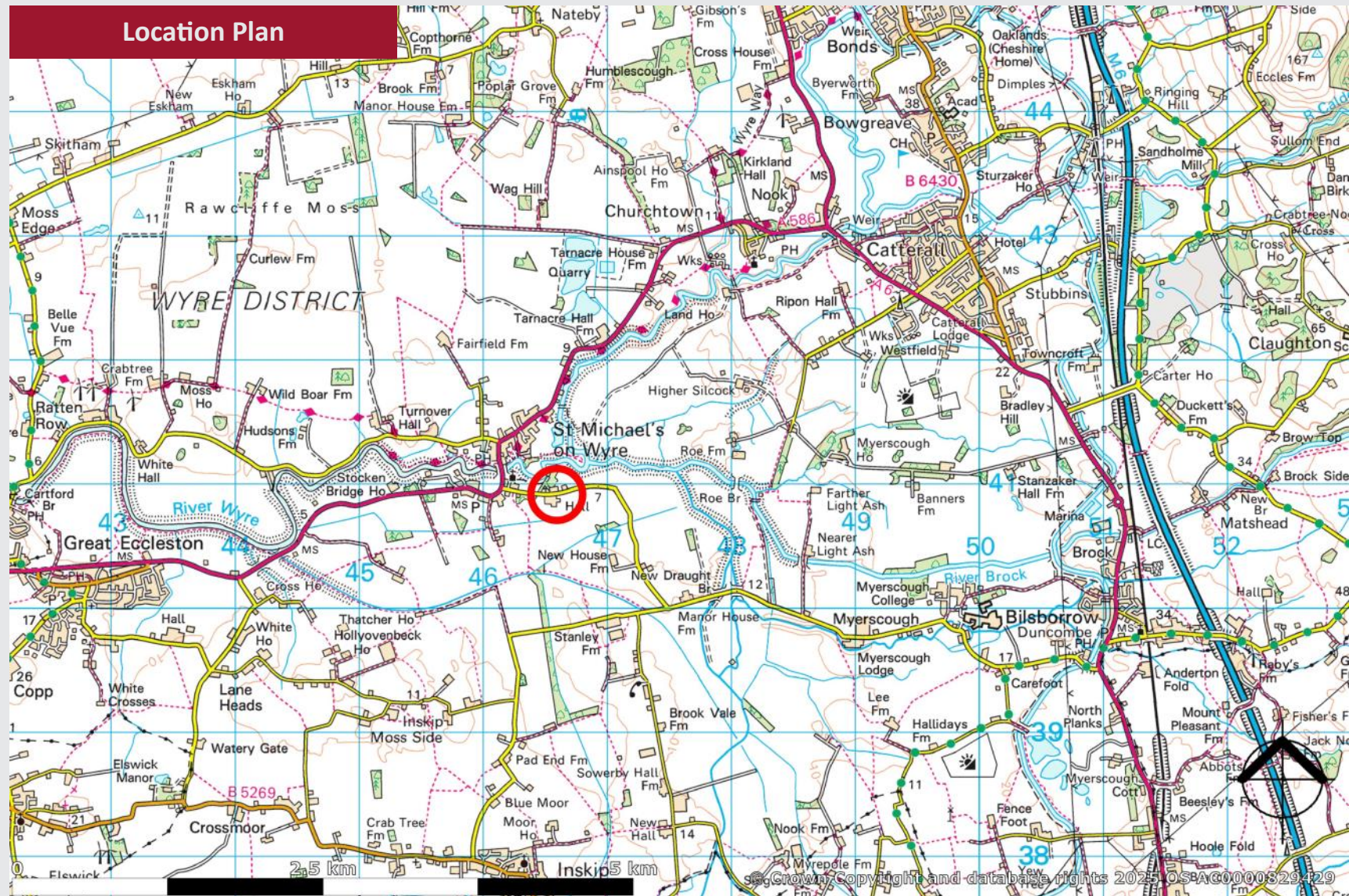
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also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

Location Plan

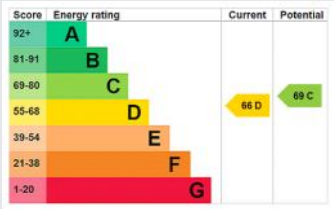




Approximate Gross Internal Area : 404.66 sq m / 4355.72 sq ft
Garage : 29.53 sq m / 317.85 sq ft
Small Barn Area : 44.62 sq m / 480.28 sq ft
Total : 478.81 sq m / 5153.86 sq ft



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 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.





North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

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

Cumbria

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

Ribble Valley

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

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