

£650,000



Armitstead
Barnett

Darkinson Lane, Lea Town, Preston, PR4 0RH





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Asking Price £650,000



- Detached home in rural village location
- Two spacious reception rooms and bar area
- Stylish open-plan kitchen diner with sunroom
- Ground floor bedroom/office
- Downstairs bathroom
- Two double bedrooms with family shower-room
- One double bedroom with ensuite
- Principal bedroom with study/dressing area
- Beautiful landscaped gardens with water feature and lighting
- Gated driveway and garage



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Set within the idyllic village of Lea Town, this outstanding detached home offers the perfect blend of rural charm and modern convenience—just a five-minute drive from key motorway links, providing excellent access to Preston, the Fylde Coast, and beyond.

Beautifully presented throughout and offering generous, flexible accommodation, the property boasts two spacious reception rooms, a superb open-plan kitchen dining room with adjoining sunroom, and versatile living space across both floors—ideal for growing families, those working from home, or multi-generational living.

On entering the property, a bright and welcoming hallway leads to two expansive reception rooms. The first features a stunning bay window, flooding the space with natural light, while the second, currently utilised as a dining room, opens into a cosy snug with skylight and patio doors—currently styled as a home bar—overlooking the front garden. Also accessed from the hallway is a sizeable ground floor office or fourth bedroom, offering views over the rear garden via patio doors. A stylish, fully tiled ground floor bathroom with shower over bath, WC and vanity unit completes the ground floor accommodation—ideal for guests or single-level living requirements.

The heart of the home is the impressive kitchen dining room, which flows seamlessly into a charming sunroom with views across the beautifully landscaped rear gardens. Designed with both form and function in mind, the kitchen features granite worktops, an integrated double oven, electric hob, dishwasher, fridge, waste disposal unit and ample cabinetry. Bespoke Duette honeycomb blinds in the sunroom provide the option for shade without compromising on style.

A large utility room, located off the kitchen, offers further storage and plumbing for laundry appliances, with access to the integral garage and rear garden.





The cleverly extended first floor provides three generously proportioned bedrooms, two bathrooms and an additional study. The principal bedroom is particularly impressive, with dual-aspect windows, built-in wardrobes, and a private office/dressing area with further storage.

The second bedroom is another light and airy double, also benefitting from fitted wardrobes, while the third bedroom features an en suite shower room with WC and basin. A spacious family bathroom serves the remaining bedrooms, fully tiled and thoughtfully appointed with shower, WC, basin and bidet.

Set behind a sweeping driveway with secure gated access and manicured lawns, the home has striking kerb appeal. The rear garden is truly a sanctuary—mature, tranquil, and beautifully landscaped. A large central water feature creates a striking focal point, while a winding path leads to a secluded seating area complete with subtle lighting, perfect for relaxing or entertaining in all seasons.

Tucked away on a quiet no-through road in a picturesque village setting, the property enjoys peace and privacy whilst being just 10 minutes from amenities and motorway connections. Rarely do homes of this calibre in such a setting come to market.

Early viewing is highly recommended to fully appreciate the scale, flexibility, and charm of this exceptional property.



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 : Large driveway providing off road parking for multiple cars

Construction Type : Brick with tiled roof and UPVC windows

Building Safety : We understand that there are no issues affecting the property.

Restrictive Covenants : We understand that there are none that affect the property.

Listed building : The property is not listed

Conservation Area / A ONB : The property is not situated in a conservation area or AONB.

Easement, and Wayleaves or Rights of Way : The vendor is not aware of any that affect the property.

Footpaths / Bridleways : We understand that there are none that affect the property.

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 : We understand that there are none that affect the property.

Planning Consents affecting the property : We understand that there are none that affect the property.

Accessibility adaption information : N/A

Coal field / mining area : We understand that there are none that affect the property.

Communications :

Broadband: Ultrafast available in the area

Mobile signal: Vodafone, EE, O2 and Three are 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 E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan MNAEA. 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 : ///early.baking.fetch

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

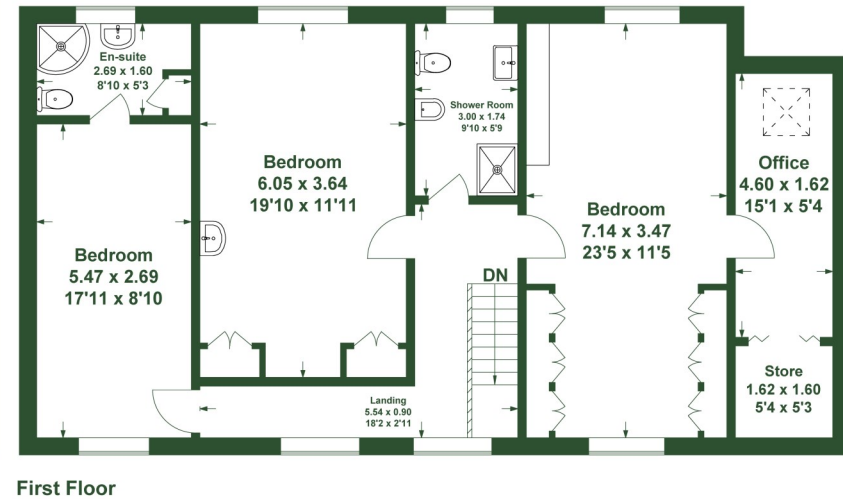
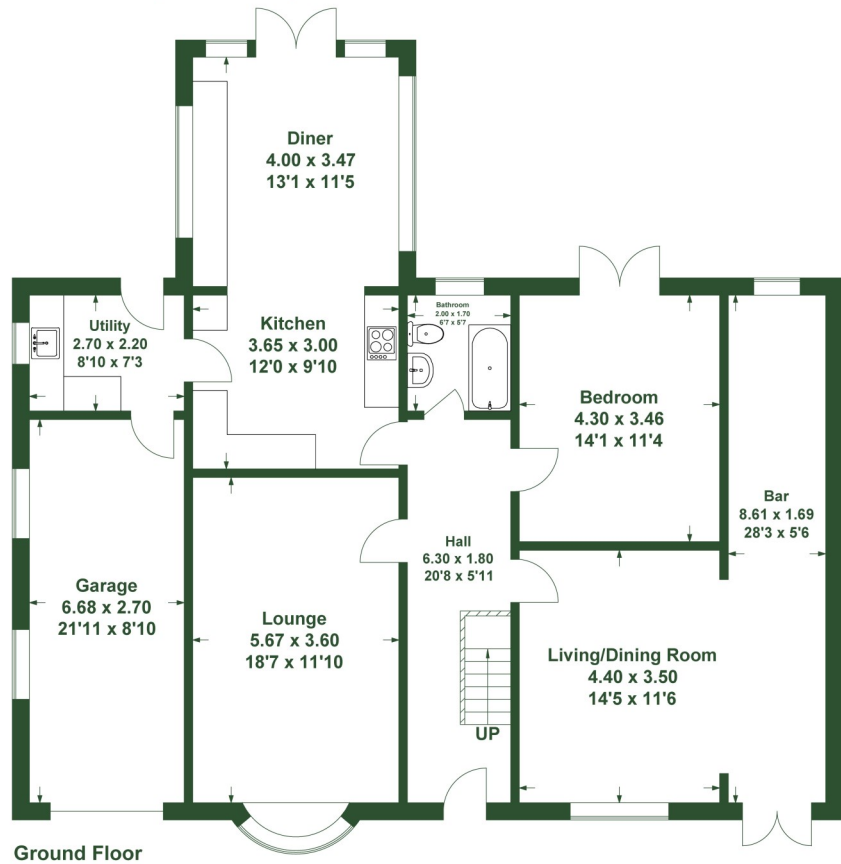
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 218.04 sq m / 2347 sq ft

Garage : 18.03 sq m / 194 sq ft

Total : 236.07 sq m / 2541 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 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		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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