

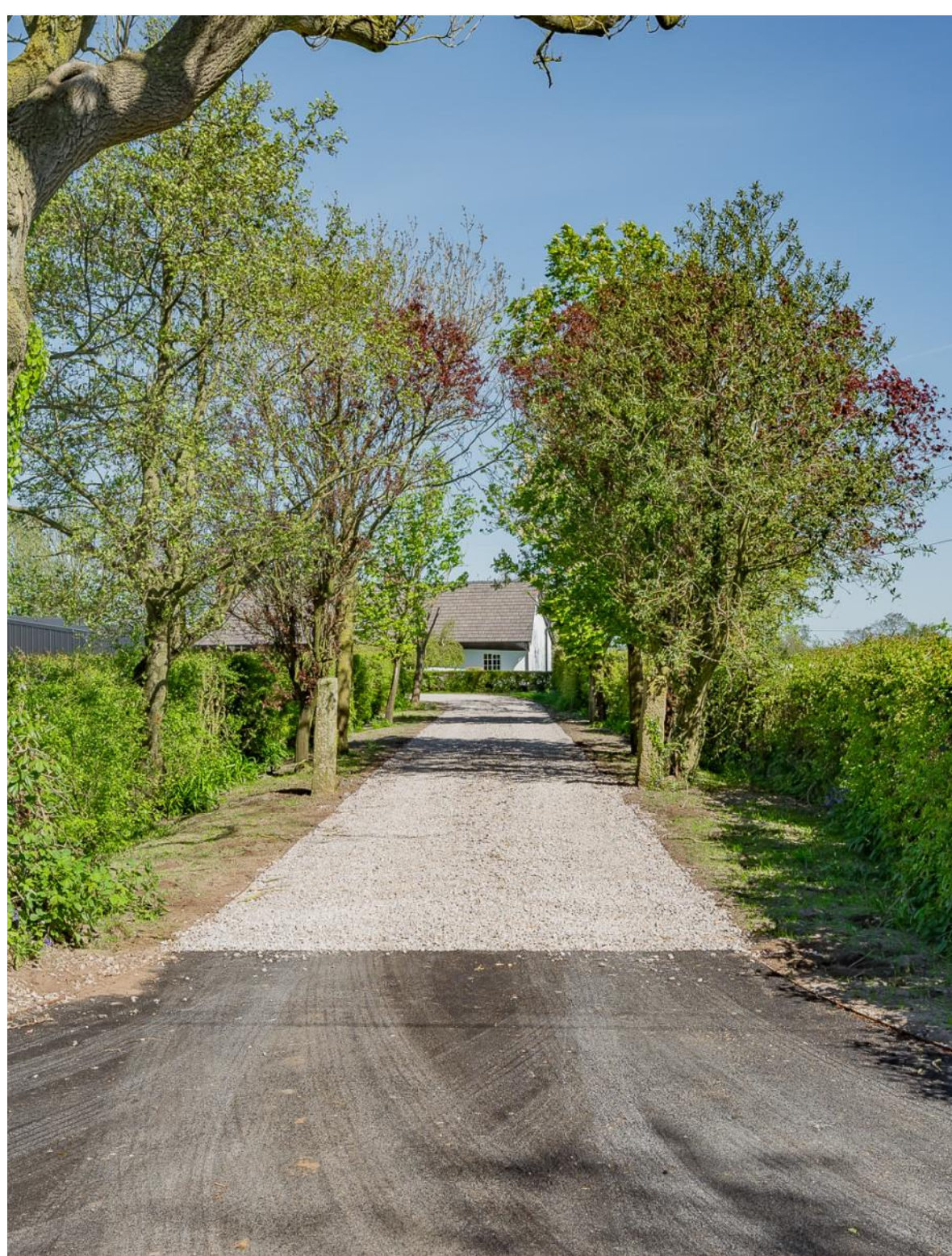


Chapel Lane, Catforth, Preston, PR4 0HX

O.I.R.O £425,000







# Chapel Lane, Catforth, Preston PR4 0HX



3 Bedrooms



2 Bathroom



0.25 Acres

- 
- Former Fylde longhouse cottage full of character
  - Three bedrooms and two reception rooms
  - Principal bedroom with en-suite
  - Breakfast kitchen with garden views
  - Dining room with exposed beams
  - Lounge with feature fireplace
  - Gardens extending to approx 1/4 acre ota
  - Pleasant semi-rural Chapel Lane location



A charming former Fylde longhouse cottage full of character and warmth, occupying a delightful rural position along Chapel Lane and now set within gardens and grounds extending to approximately a quarter of an acre or thereabouts. The property has been sympathetically improved over time and more recently enhanced by the current owners with further cosmetic updates, creating a comfortable home that blends period charm with everyday practicality.



Approached via a private driveway, the cottage reveals a welcoming interior with exposed beams, traditional features and a pleasing layout well suited to family living and entertaining. The accommodation includes a breakfast kitchen with views over the gardens, a dining room with impressive ceiling height and exposed timbers, and a well-proportioned lounge centred around a feature fireplace. A useful utility area supports the main living space. There are three bedrooms in total, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining accommodation. Throughout the cottage there is a continued sense of character, with retained stonework and timber features reflecting the origins of the building while the more recent decorative improvements provide a lighter and refreshed feel.



Externally, the cottage enjoys attractive lawned gardens to the front, side and rear, offering a pleasant setting with open outlooks and space for outdoor seating and recreation, all within a manageable plot of approximately  $\frac{1}{4}$  acre or thereabouts. The property also benefits from a useful detached timber outbuilding providing excellent storage or workshop potential.



Chapel Lane is a particularly attractive semi-rural location within easy reach of the road network linking Preston, the Fylde Coast and surrounding villages. Everyday amenities are available nearby in Catforth and Broughton, with a wider range of shopping, schooling and leisure facilities in Fulwood and Preston. The M55 motorway connection provides straightforward access towards Blackpool and the wider motorway network, making the position convenient for commuting whilst retaining a peaceful countryside setting.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of Oil Fired, foul drainage is via a sewerage treatment plant.

**Parking allocated and number of spaces:** Driveway to west of property.

**Construction Type:** Mix of solid wall, brick and block.

**Building Safety:** Non known to effect the property.

**Restrictive Covenants:** The property is currently forming part of a larger title and a new Land Registry compliant plan is being prepared. The vendors will create and reserve certain rights, easements and covenants during the conveyancing process relating to matters such as access and services. Further details will be provided by the vendor's solicitor.

**Listed building:** The property is not listed

**Conservation Area / National Landscapes:** N/A

**Easement, and Wayleaves or Rights of Way:** The property is currently forming part of a larger title and a new Land Registry compliant plan is being prepared. The vendors will create and reserve certain rights, easements and covenants during the conveyancing process relating to matters such as access and services. Further details will be provided by the vendor's solicitor.

**Footpaths / Bridleways:** We understand that there is a footpath adjacent to the property on neighbouring land.

**Flooding:** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 2.

**Unimplemented Planning Consents:** N/A

**Planning Consents affecting the property:** N/A

**Accessibility adaption information:** N/A

**Coal field / mining area:** Non known to effect the area, information obtained from the Local Authority and British Geological Survey

## Communications :

Broadband: Standard and Ultrafast are available in the area

Mobile signal: EE, Three, Vodafone and o2 are available in the area

**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 E

**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:** //spend.study.worthy

**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.

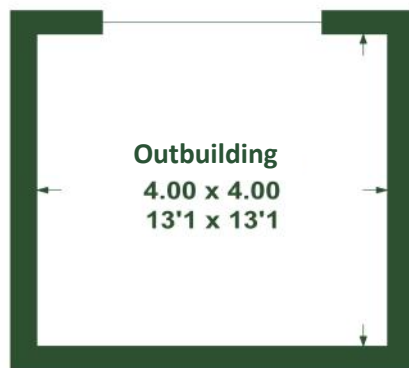


Approximate Gross Internal Area : 120.87 sq m / 1301 sq ft

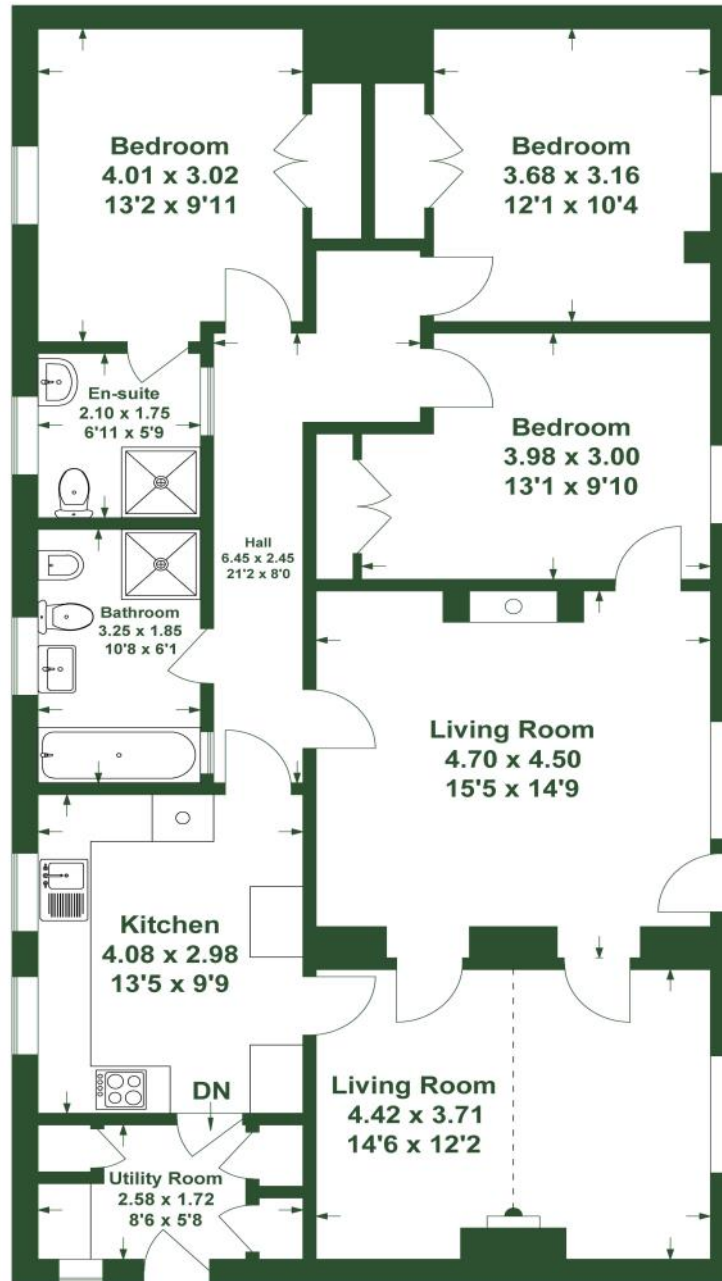
Garage/Shed : 16.00 sq m / 172 sq ft

Total : 136.87 sq m / 1473 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



Outbuilding



Ground 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 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		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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