



Catforth Road, Catforth, Preston, PR4 0HE

Offers over £895,000







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4/5 Bedrooms



2/3 Bathrooms



3.071 Acres

-
- Striking double fronted home
 - 3 reception rooms and conservatory, 4/5 bedrooms and 2/3 bathrooms.
 - Garaging for 3 vehicles and further outbuilding space
 - Set in 3.071 acres (1.241 hectares) OTA
 - Lovely rural Catforth Location
 - Good access to the main road and motorway network



Newstead is a handsome double-fronted country residence enjoying an enviable position in rural Catforth. Occupying approximately 3.071 acres (1.241 ha) of established gardens and pasture, this exceptional home offers an increasingly rare combination of superb family living space, all within easy reach of Preston and the region's excellent transport connections.

The attractive, symmetrical façade immediately creates a lasting impression, reflecting the timeless proportions and character that continue throughout the home. Newstead provides beautifully balanced accommodation, lovely bright rooms and enjoys delightful views across its own grounds. The internal spaces include, entrance hall, 3 reception rooms, breakfast kitchen and utility room along with 4 bedrooms and 2 bathrooms. There is plenty of space to extend subject to gaining any necessary consents. The brick outbuilding gives some flexibility with a further room that has been used as guest accommodation with an ensuite, garaging for 3 cars and storage.

Outside, the property's attractive gardens are immaculately presented, this together with the adjoining land creates an idyllic setting for families, gardening enthusiasts or those simply wishing to enjoy a peaceful rural lifestyle. It is also likely to suit those with equestrian or agricultural interests.

The property is approached through double steel electric gates onto a tarmac driveway which leads up to the front of the property and to a parking area to the side/front of the garage. It is clear to see the immaculate presentation from the outset. The part glazed front door opens into the entrance vestibule where there is a tiled floor and a part glazed leaded door leads through into an attractive and welcoming entrance hall. There is an attractive staircase and doors off to various ground floor rooms from here.

The library / reception room has bookcases and sliding doors through to the conservatory.

The lounge has views out to the front of the property and an open fire is set in an attractive surround giving a focal point to the room.







The conservatory enjoys views across the gardens and has patio doors out to the gardens.

The breakfast kitchen includes a range of hand made wall and base mounted kitchen units with contrasting quartz work surfaces. There are a range of Miele appliances to include fan oven, microwave oven and hob with an extractor over. A sink and drainer is also provided along with a built in table to complement the kitchen. The understairs cupboard is accessed from here and the utility room is found off which has a point for a washer and dryer along with a sink and drainer and a range of units.



The dining room has windows to two sides ensuring this is a lovely bright room. There is an open fire set in an attractive surround along with built in display cupboards and shelves.





The staircase rises up to the first floor where there is a spacious landing, the principal bedroom enjoys windows to two sides with a dressing area and an ensuite which has a double ended Villeroy and Boch bath, pedestal wash handbasin, WC and window to the side of the property.

The second bedroom includes built in wardrobes and enjoys views to the front whilst the third bedroom also has fitted wardrobes and includes windows to two sides. The fourth bedroom has views to the side and a built in cupboard.



The bathroom has a bath with a shower over along with a pedestal wash handbasin and views to the rear. A separate WC is provided.





There are timber gates at the side of the house which lead through to the yard and rear garages, there is a single garage and a double garage with 'up and over' electric doors, along with a woodstore and a further room that has been used as a bedroom space which has an ensuite off. This area of the property has annex potential should anyone wish to seek the necessary consents.

The highly attractive gardens include an expanse of lawn along with shrub and flowerbeds. There is a 'paddock' at the side of the property and an agricultural field at the rear is included in the sale. A range of fruit trees can be found within the gardens which include plum, gooseberry, blackberry, pear and apple.



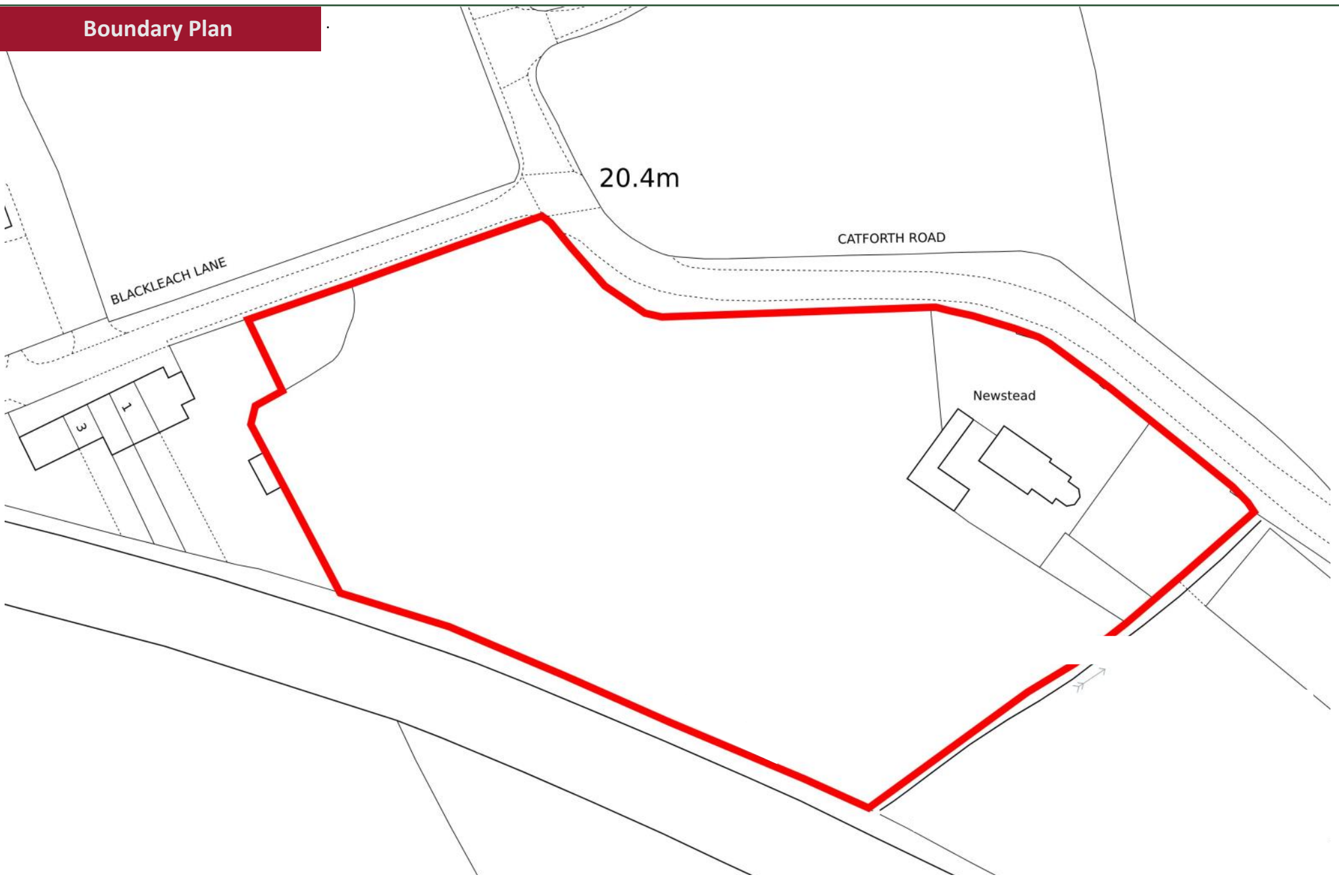
Boundary Plan

20.4m

BLACKLEACH LANE

CATFORTH ROAD

Newstead





Location

Catforth is a desirable semi-rural location on the northern outskirts of Preston, offering the perfect balance between country living and everyday convenience, surrounded by open farmland yet remarkably accessible.

The nearby villages of Woodplumpton, Inskip, Broughton and Barton provide an excellent range of everyday amenities including village shops, cafés, traditional country inns and highly regarded primary schools. For a wider selection of shopping, leisure and cultural attractions, the city of Preston is only a short drive away, offering an extensive retail centre, restaurants, theatres and sporting facilities.

Families are particularly well served by an outstanding choice of schools in both the state and independent sectors. Renowned independent schools including Kirkham Grammar School, AKS Lytham, Rossall School, and Stonyhurst College

For commuters, the location is exceptionally convenient. The nearby M55, M6 and M61 motorway networks provide swift access throughout Lancashire, Manchester, Liverpool and the Lake District. Preston Railway Station offers direct services to London Euston, whilst Manchester Airport and Liverpool John Lennon Airport are both readily accessible for national and international travel.

The surrounding countryside provides an abundance of leisure opportunities. Scenic country walks and cycling routes begin almost from the doorstep, while nearby Beacon Fell Country Park, the Forest of Bowland National Landscape, and the beautiful Fylde Coast offer endless opportunities for outdoor recreation. Golf enthusiasts are spoiled for choice with championship courses at Royal Lytham & St Annes, Fairhaven, Preston Golf Club and Longridge Golf Club all within easy reach.

The nearby market town of Garstang, together with Barton Grange Garden Centre and Flower Bowl further enhances the area's appeal with its boutique shopping, artisan food outlets and popular cafés.

An internal inspection is essential to fully appreciate the quality of the setting, the scale of the accommodation and the lifestyle afforded by this outstanding country home.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is via a septic tank which has not been tested for compliance, the responsibility for this will pass to the purchaser.

Parking allocated and number of spaces : Parking for cars is available in three garages in addition to the yard and driveway.

Construction Type : Brick with Westmorland green slates.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : A grazing contract is in place from May to October allowing a local farmer to graze cattle and sheep and to cut grass for hay. The is subject to an annual renewal.

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 : 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: Full fibre, 1600mps available.

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.

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 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 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 : [///dunes.movie.catch](#)

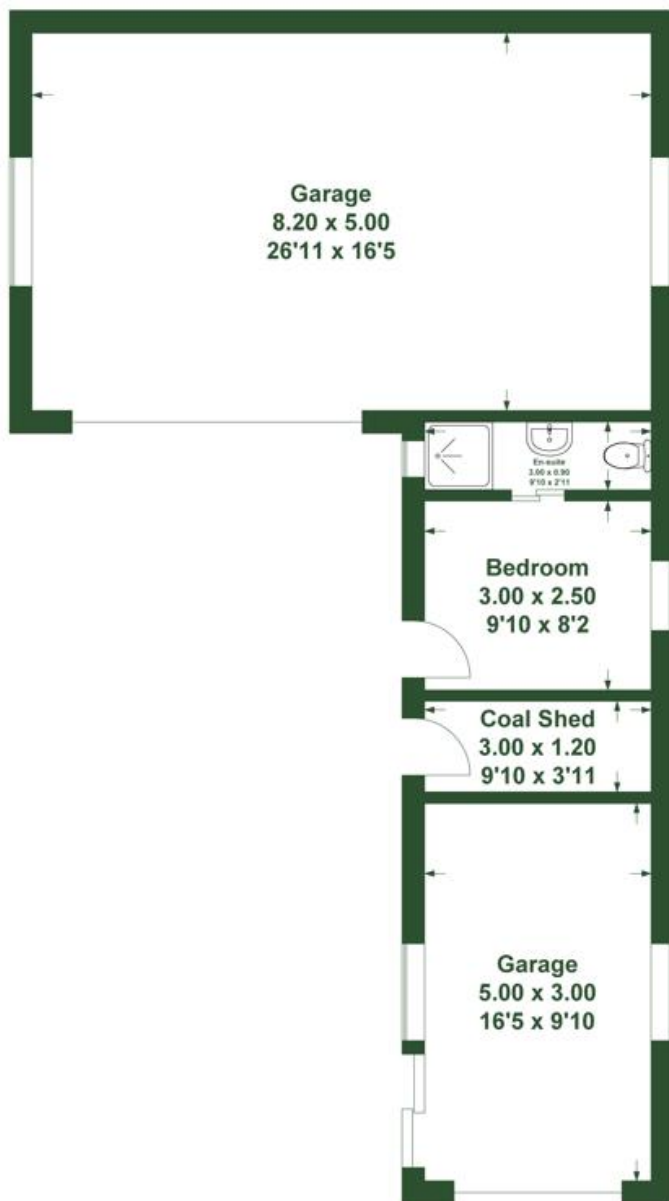
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also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



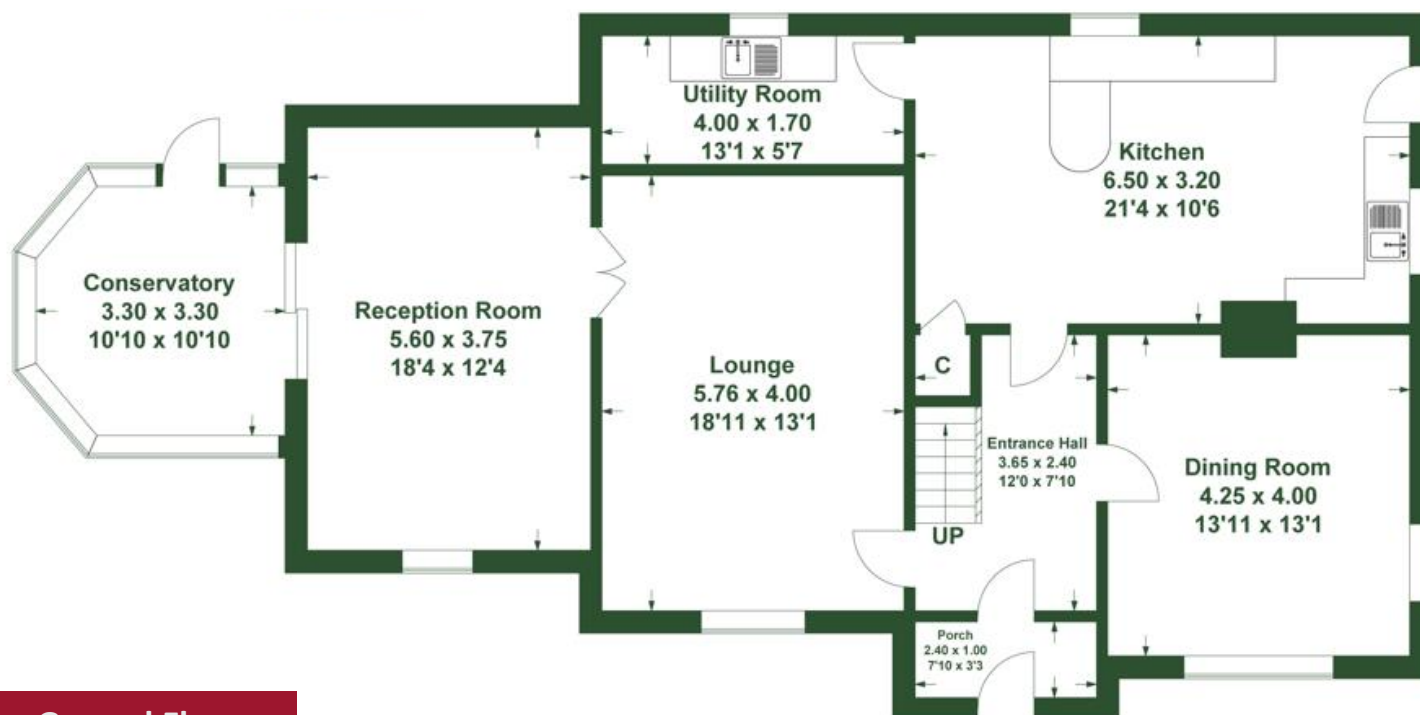


Garage

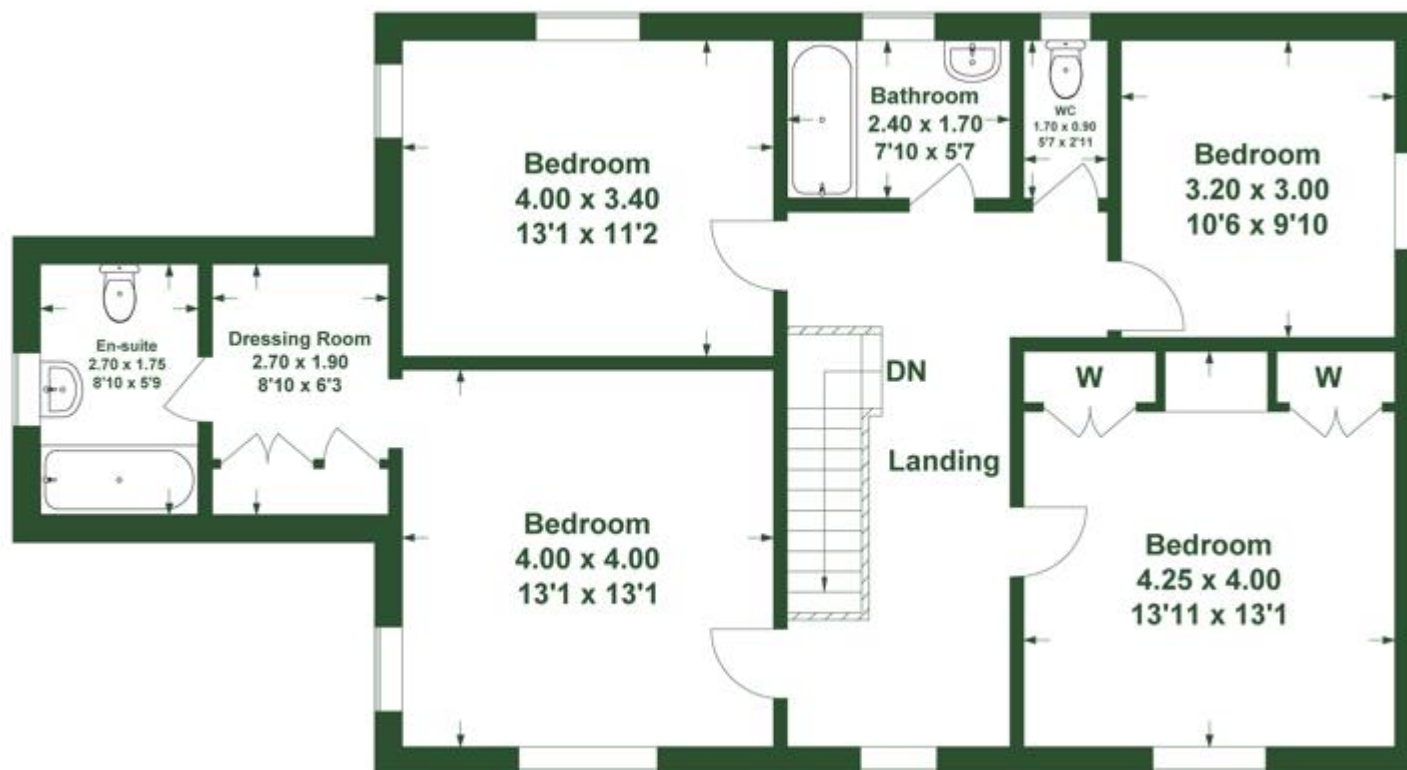
Approximate Gross Internal Area : 211.58 sq m / 2277 sq ft
 Garage : 71.60 sq m / 771 sq ft
 Total : 283.18 sq m / 3048 sq ft



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



Ground Floor



First Floor

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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 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		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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