

Offers over £995,000



Armitstead  
Barnett

Woodplumpton Road, Woodplumpton, Preston, PR4 0TA





## Woodplumpton Road, Woodplumpton, Preston, PR4 0TA

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- Incredible detached home finished to exacting standards
- Over 4100 sq. ft over 3 floors to include garage
- Stunning living kitchen, 2 further reception rooms, utility and integrated garage
- Superb principal bedroom with balcony, 3/4 further bedrooms
- Spacious plot at the rear and plenty of off road parking
- Good access to the main road and motorway network



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Be wowed! This super stylish spacious home offers over 4100 sq. ft of accommodation to include the garage and has been completed to a superb standard throughout. This eye catching home is complete with an impressive entrance hall, living kitchen, 2 further reception rooms, utility room and garage to the ground floor, along with a stunning principal bedroom suite and 3 further bedrooms and 3 bathrooms on the first floor. The second floor has 2 further rooms which could be potentially be altered to create bedroom space, the vendor informs us that there are plumbing points for a shower room to be created should this be of interest.



Style has been at the heart of the design, with a wonderful contemporary finish to make you ooooooh and ahhhhh ! The glazing at the front and rear creates a contemporary appearance from the outset, a theme that continues to run through the house. Electric sliding gates open on to the block paved drive at the front offers plenty of parking ahead of the double garage and front door.



The substantial front door opens into an impressive welcoming entrance hall, the glazing at the front and lighting help create a special entrance to this superb home. Porcelain tiled floor continues through into the living kitchen.

The study is found at the front of the property which has views to the front, tucked away from the main living areas this is the perfect place to work, read or take some quiet time. The WC is found off the entrance hall.

A place to gather friends and family – we present the living kitchen. This is a truly incredible space with an open plan feel to give flexibility to the purchaser. Bi-folding doors offer plenty of natural light and can be opened to the porcelain tiled patio, ensuring this space is good for entertaining both outdoors and in. The kitchen includes a range of units and a central island with contrasting quartz work surfaces. Perfect for those who love to cook and host, the kitchen is equipped with NEFF appliances which include double oven, induction hob, wine cooler. A woodburning stove gives a cosy focal point to the other end of this super space.

In true gathering style a further reception room is found off the living kitchen which the vendor originally planned as a cinema room but could be used to suit the purchasers needs.

The utility room is the home of all things practical, with plenty of storage, a point for a washer and drier. A door goes through to the garaging space too.



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The superb staircase rises to the impressive first floor landing, this bright space oozes style. The luxury Principal Bedroom suite has vaulted ceilings and glazed bifold doors out to the balcony enjoying those open views to the rear, with plenty of space to lounge on, we adore this feature. The ensuite has a wet room shower ensuite which includes wash basin, Bluetooth mirror and WC.

The superb guest bedroom I has a Juliet balcony allowing plenty of natural light, the ensuite has a bath and a separate shower. Two further shower ensuite bedrooms are found on this floor.



The staircase rises to the second floor landing where there is a large room, with picture windows front and back, the vendors planned for this to be a games room but could also have plumbing for a bathroom on this floor .



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The gardens at the rear include an expanse of porcelain tile patio and a large open lawn.

The front is block paved offering plenty of parking and providing a stylish first impression with its gorgeous water feature



## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Foul drainage is via a sewerage treatment plant which is compliant with current regulations. Heating is by way of an air source heat pump.

**Parking allocated and number of spaces :** Parking is available in the garage and on the drive.

**Construction Type :** Traditional build (brick and block), slate roof, solid concrete slab floor.

**Building Safety :** N/A

**Restrictive Covenants :** None known.

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

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

**Easement, and Wayleaves or Rights of Way :** N/A

**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: EE available in the area

Mobile signal: Vodafone, EE, Three and 02 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 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 TBC

**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 :** [///curl.drill.hedge](https://www.what3words.com/#!/curl.drill.hedge)

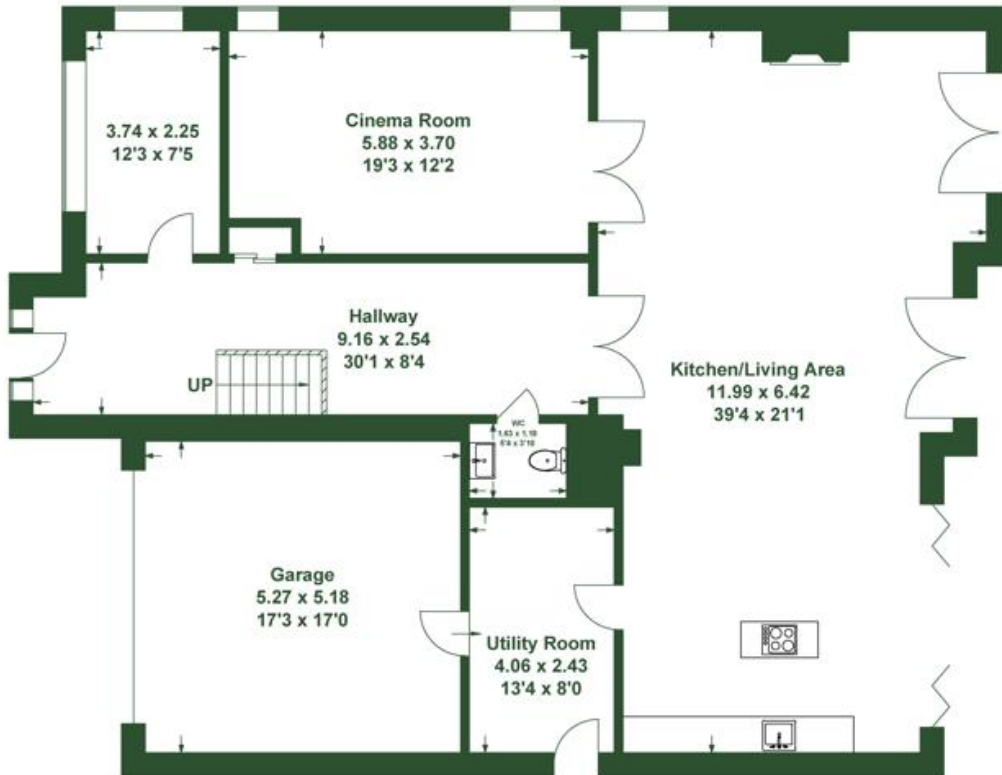
**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will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

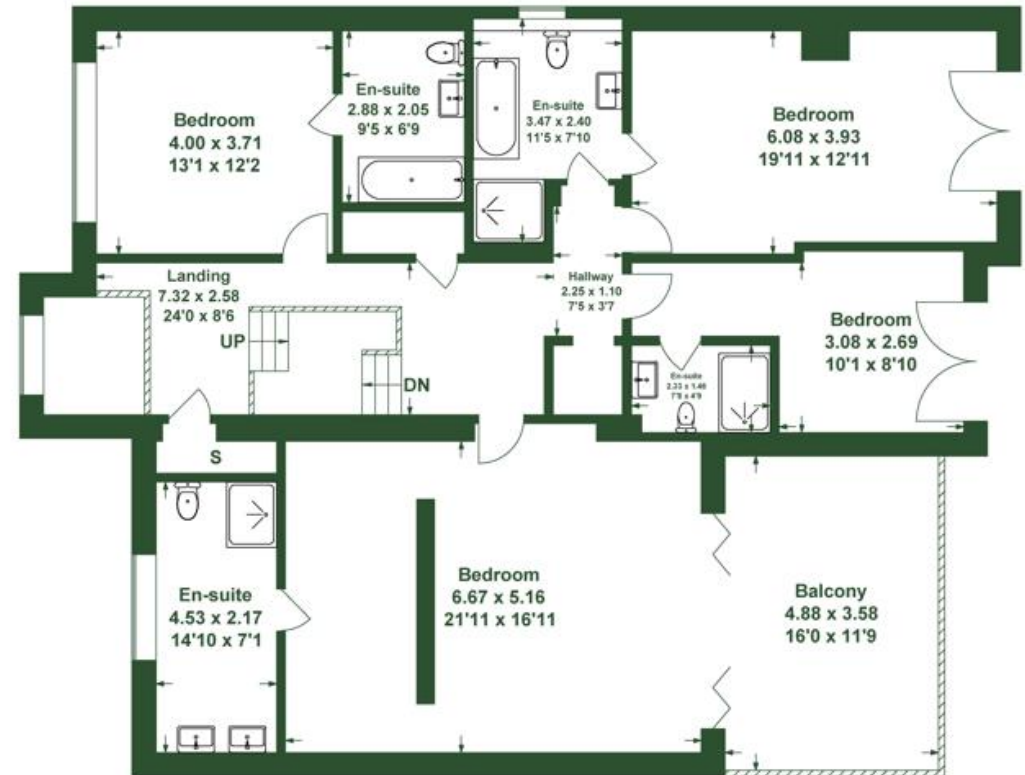
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 360.19 sq m / 3877 sq ft  
 Garage : 27.50 sq m / 296 sq ft  
 Total : 387.69 sq m / 4173 sq ft

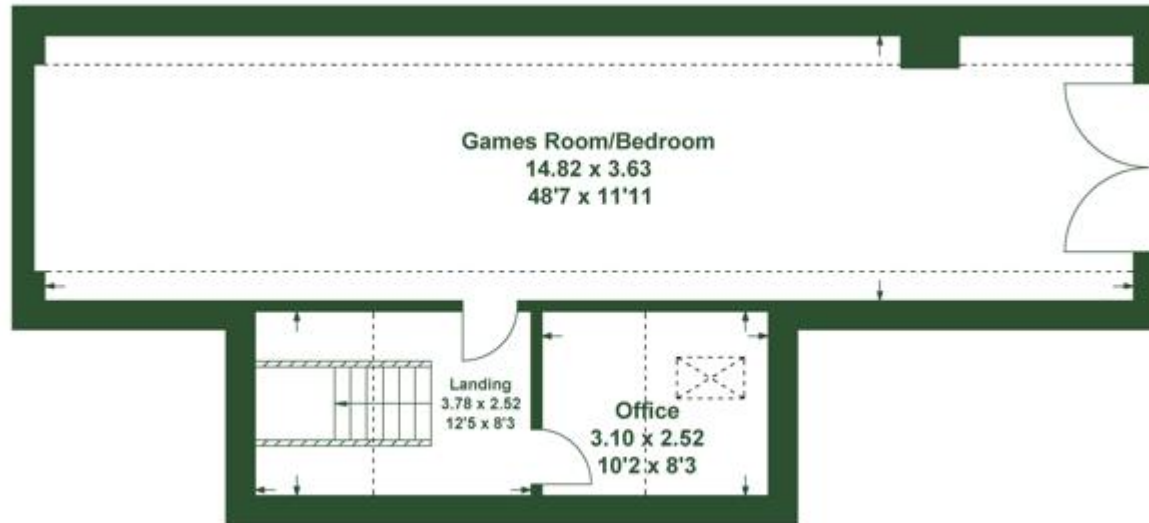


**Ground Floor**



**First Floor**

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



**Second Floor**

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.



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