



Bryning Lane, Wrea Green, Preston, PR4 2NL

Offers Over £1,200,000







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4 Bedrooms



3 Bathrooms

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- Superb village edge location
 - Substantial four bedroom detached house.
 - Three further reception spaces
 - Detached annex giving good flexibility for multi-generational living.
 - Positioned within a superb plot in the sought after village of Wrea Green.
 - Superb plot enjoying countryside, open views to the side.



A striking detached family residence extending to approximately 3,200 sq ft (304 sq.m) including a substantial detached garage and a self-contained annex. Occupying an exceptional corner plot on the edge of the village, with expansive landscaped gardens and uninterrupted views across open countryside, the property combines generous family accommodation with flexible multi-generational living potential.

The property is entered along a private road leading to a parking area at the side and rear. The front door opens into a welcoming entrance hallway, creating an inviting first impression. The hall features attractive tiled flooring, a staircase rising to the first floor and doors providing access to the ground floor accommodation. A convenient W/C and cloakroom is also found off this space.

The spacious kitchen is well appointed with a comprehensive range of wall and base units along with integrated appliances to include a gas hob, oven, microwave, dishwasher and a 1.5 bowl sink with drainer. There is plenty of space for family dining and entertaining, while patio doors open directly onto the rear and side gardens connecting the indoors and outdoors.

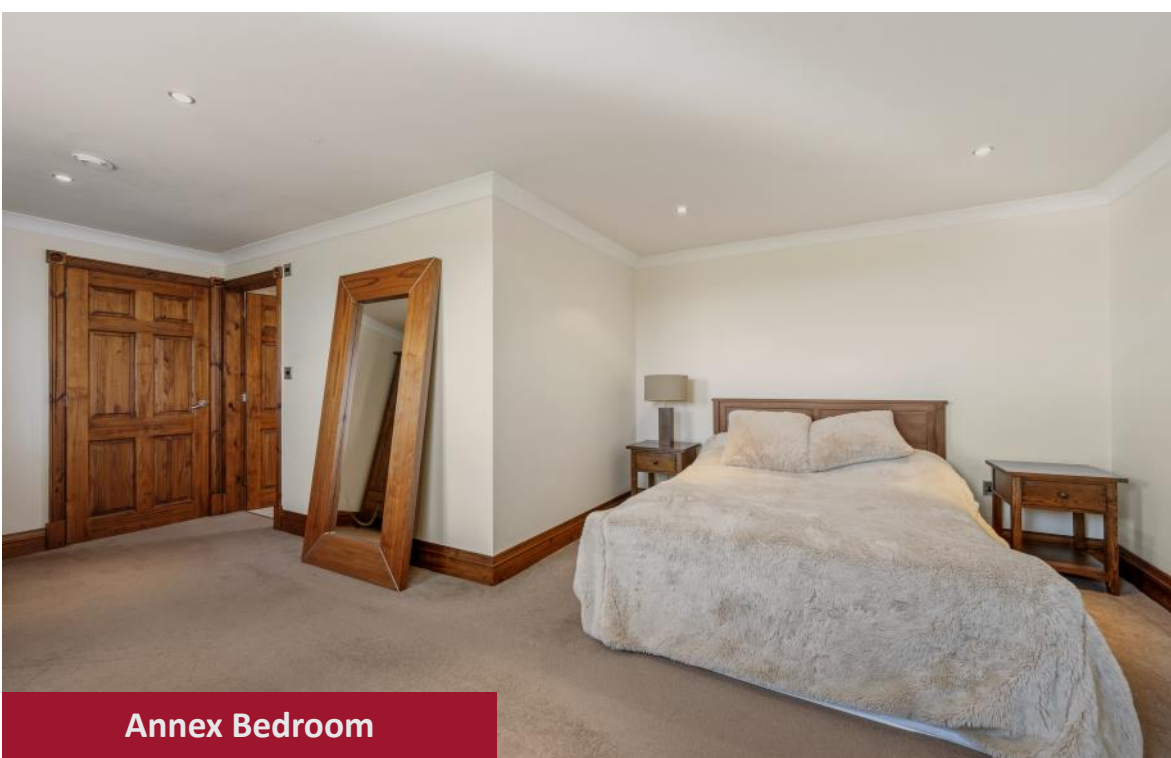
Located adjacent to the kitchen, the utility room provides plumbing and space for a washing machine, together with a glazed door offering access to the side of the property.

The dining room enjoys beautiful views across the gardens, providing an ideal setting for both formal and informal dining.

The dual aspect lounge has views to two sides and a point for a television. Glazed double doors lead to the conservatory where delightful views across the grounds and surrounding countryside can be fully appreciated. Patio doors from the conservatory provide direct access to the gardens, creating a great space to relax whilst enjoying the settings, changing with the seasons.

The study is positioned to the front of the property and is fitted with a range of built in furniture, creating a practical and comfortable workspace for home working or study.





Annex Bedroom

The staircase rises to the first floor landing which provides access to four well proportioned bedrooms, along with the family shower room.

The principal bedroom is another superb dual aspect room in the home, benefitting from windows to both the front and side of the property, allowing plenty of natural lighting to flood through whilst enjoying again, the fabulous views far beyond. The room is also complemented by a stylish Villeroy & Boch fitted en-suite with a wet room style shower, wall mounted wash basin, WC and heated towel rail.

The family shower room comprises of a wet room style shower, wash basin, WC and heated towel rail serving the three further bedrooms to this floor.

Externally, the property benefits from a detached double garage, providing excellent parking, storage or workshop potential.

To the rear of the property, a substantial patio area creates an ideal space for dining al-fresco and entertaining whilst being able to take in the beautiful country views. The gardens are largely down to lawn.

Beyond the patio lies 'The Lodge' currently used as a spacious annex facility ancillary to the house. This could be perfect for those who want multigenerational living, gym, large space to work from home, gym or similar. The choice is yours.

Set on the edge of the sought after village of Wrea Green, the property is within walking distance of the village amenities to include village shop, picturesque village green, pre-school, primary school, church, church hall, public house, hotel and is also within walking distance of Ribby Hall leisure village. Private schools in the area include AKS, Kirkham Grammar School and Rossall School. There is good access to the main road and motorway network along with a train station in Kirkham and Wesham and a mainline station in Preston, this property is in a great spot for commuters. The upmarket coastal town of Lytham St Annes is just a short drive or bus journey away where there are plenty of opportunities to enjoy nice restaurants and a further social scene.



Annex En-Suite

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 : Parking at front, side and rear for 8 vehicles.

Construction Type : Brick and tiled roof.

Building Safety : N/A

Restrictive Covenants :The drive must not be blocked for access.

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

Land added to the property: The vendors interest in a parcel of land under title LAN304992 will be sold with the property. This property was acquired through adverse possession. The purchasers solicitor will need to provide an indemnity policy to cover the ownership of this part of the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys 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: EE, Three, 02 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: Fylde 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 : ///unites.airbase.insurance

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.

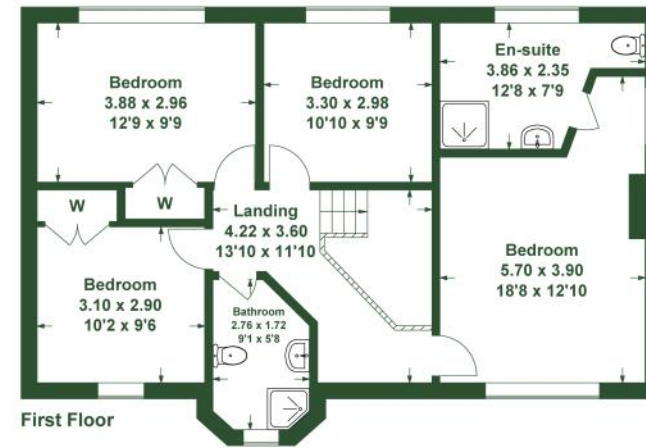
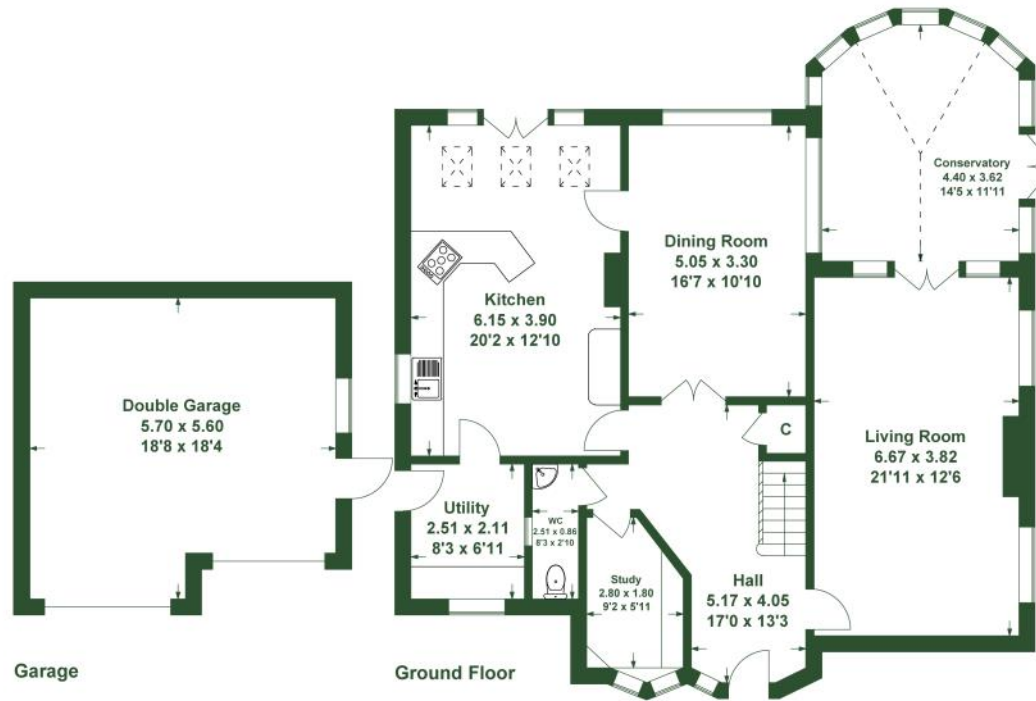
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 274.85 sq m / 2958 sq ft
 Garage : 29.54 sq m / 318 sq ft
 Total : 304.30 sq m / 3276 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Abarnett.co.uk

North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

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

South Lancashire

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

Ribble Valley

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

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