



Wall Lane, Little Eccleston, Preston, PR3 0ZR

Asking Price £625,000







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4 Bedrooms



2 Bathrooms



0.54 Acres

-
- Attractive 4 bedroom barn conversion
 - Character features to include vaulted ceilings and exposed beams
 - Breakfast kitchen, pantry, utility room, dining room, living room and reception hall along with WC to the ground floor
 - First floor includes a principal bedroom with ensuite, 3 further bedrooms and a family bathroom
 - The plot extends to 0.54 acres (0.22 ha) or thereabouts
 - Double garage and parking
 - Super location on the edge of the village of Little Eccleston and close to the sought after Great Eccleston and its amenities
 - Good access to main road and motorway network



Positioned in an exclusive courtyard setting with two further properties allowing the purchaser to enjoy living in a rural area without isolation. The courtyard is well designed to allow good levels of privacy and the property is in its own grounds at the rear with lawned garden and patios up to the kitchen and lounge making this an ideal home for entertaining both indoors and out.

Converted to a high standard in 2003, the property includes an attractive entrance hall, lounge, dining room, dining kitchen, pantry, utility room and WC to the ground floor with four bedrooms (principle bedroom with ensuite) and a family bathroom to the first floor. There is a spacious courtyard where there is space to park and the property has a double garage with home office. There are spacious gardens at the rear including a patio area and a paddock can be found beyond the main garden area.

The front door opens into the entrance hall which has an oak covered floor which continues through to the dining room and into the breakfast kitchen. There is a staircase which leads up to the first floor and other doors lead off to various ground floor accommodation.

The lounge is an attractive room with a feature fireplace providing a superb cosy focal point to the room. French doors lead out to the rear patio and the attractive and spacious gardens beyond. This is a fantastic room, ideal for relaxing during the winter months or to be enjoyed with those patio doors opened during the summer.

The office/dining room has an oak floor covering and enjoys views over the patio area. The dining kitchen is likely to be the hub of this lovely home with a range of wall and base mounted painted kitchen units with a work surface over and a tile splash back. There is a one and a half sink and drainer and a point for a range style cooker with extractor over, the dishwasher is integrated.

Off the dining kitchen there is a walk-in pantry which has shelving, a stone floor covering and a point for an American fridge freezer is found within this space. Adjacent is the utility room which has a sink and drainer along with a point for a washing machine. The boiler is positioned in this room.







From the entrance hall, the staircase rises up to the first floor which has a fabulous galleried landing. There is an airing cupboard here and there are doors off to various first floor accommodation. The principle bedroom enjoys dual aspects to the property allowing plenty of natural light and views across the countryside. There is a range of fitted wardrobes and a dressing area along with an ensuite which has a shower, WC and wash basin along with a heated towel rail. The second spacious bedroom has super views to both the front and rear of the property. There are two further bedrooms. All of the bedrooms have the benefit of exposed ceiling beams.

The family bathroom includes a 'P' shaped spa style bath with a shower over, wash handbasin and a WC along with a part tiled floor.





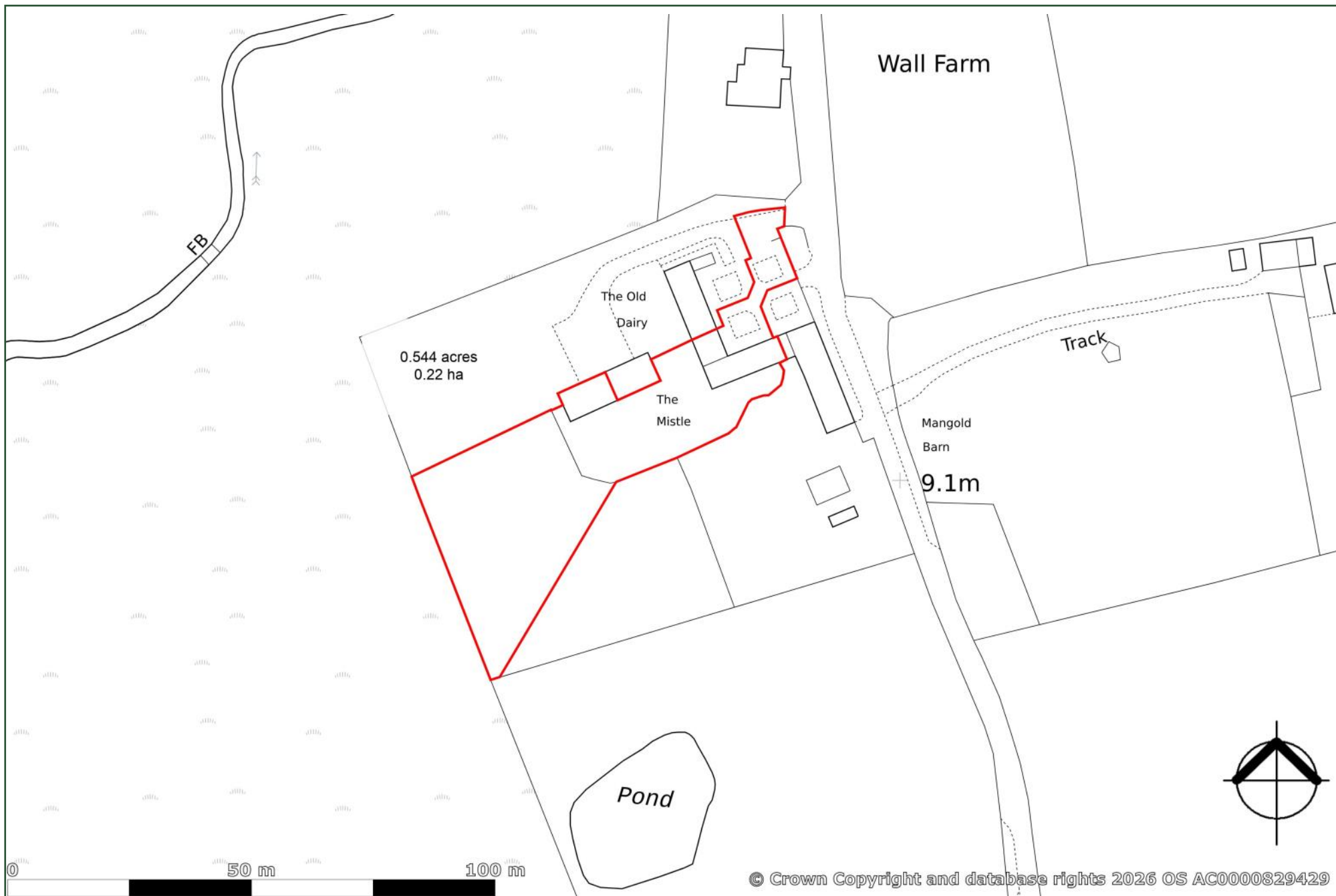
The property is situated in a courtyard with two other properties, the courtyard area itself is partly down to lawn and partly hardscaped. Parking areas are also provided within the courtyard with a car charging point. The garage is accessed via a gravel driveway around the side of the adjoining property, a home office is situated next to the garage, this enjoys views over the grounds and is the perfect place to retreat to. The gardens are largely to lawn with patio areas up to the kitchen and lounge making this ideal for outdoor entertaining.

Beyond the garden area there is a paddock, this is currently left open to the neighbours paddock, the purchaser can erect a fence should they wish to enclose this. Plans are available from the agents offices delineating these boundaries.

The property is located closed to the sought after village of Great Eccleston which has plenty of amenities including shops, restaurants, public houses, places of worship, primary schools and healthcare providers. Set along a quiet country lane yet close to the main road network, this property could be ideal for those looking to commute. There is a good range of schools in the area with a village primary school in Great Eccleston and senior schools can be found in Poulton-le-Fylde and Garstang with a private school offering of AKS Lytham, Kirkham Grammar School and Rossall School.







General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas 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. There is an EV charger adjacent to parking spaces in courtyard.

Parking allocated and number of spaces : There are 2 parking spaces at the front of the courtyard and there is space for 2 cars in the garage.

Construction Type : Brick with slate roof and timbr frame windows.

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 : There is a legal right of access over The Old Dairy to garage belonging to The Mistle.

Footpaths / Bridleways : N/A

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 tha 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, 02, Vodafone and Three 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: Fyke Borough Council **Council Tax** Band F

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. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : //thuds.stylists.money

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 foms 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

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

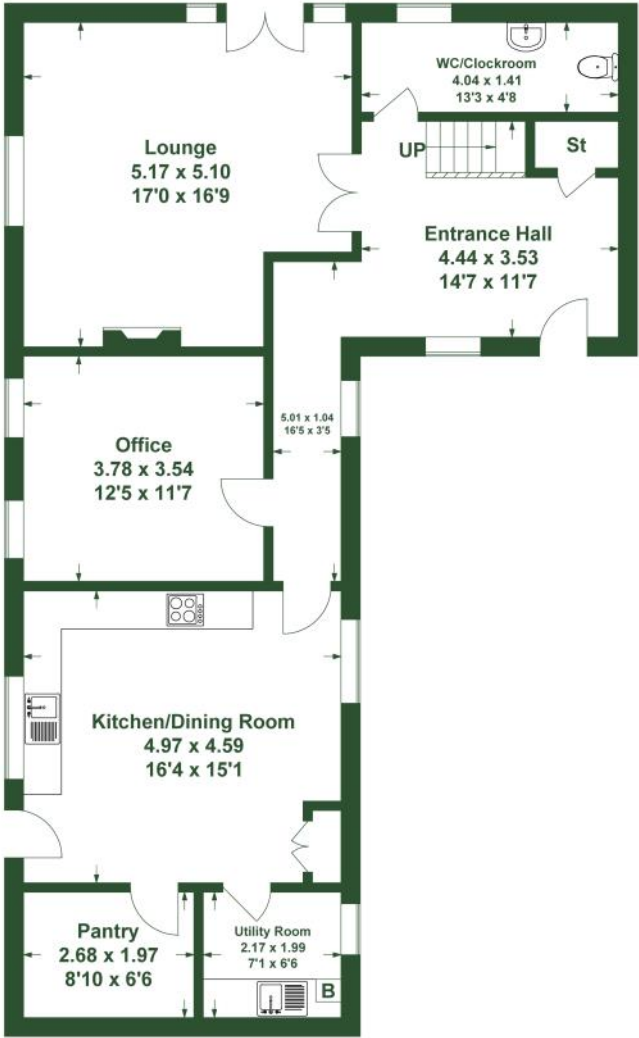


Approximate Gross Internal Area : 199.66 sq m / 2149 sq ft
Garage/Gym : 51.45 sq m / 554 sq ft
Total : 251.11 sq m / 2703 sq ft

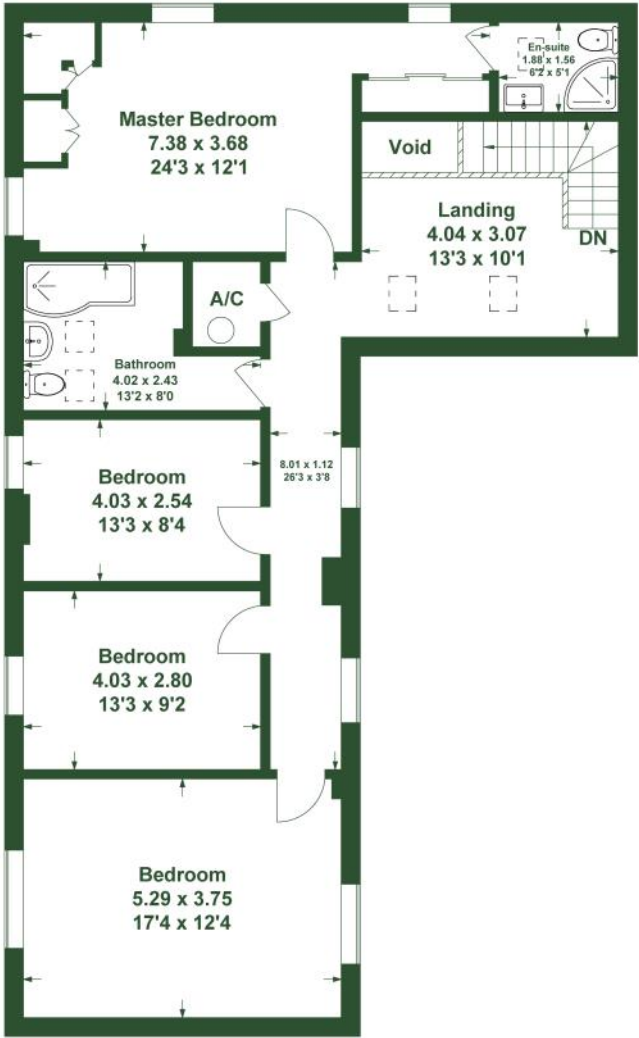
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage/Gym



Ground Floor



First 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 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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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