



Sandy Lane, Out Rawcliffe, Preston, PR3 6BQ

O.I.R.O. £780,000







Sandy Lane, Out Rawcliffe, Preston, PR3 6BQ

Offers in the region of £780,000



4 Bedrooms



2 Bathrooms

-
- Impressive detached family residence incorporating a gorgeous cruck beamed reception areas
 - Approximately **3,250 sq. ft (302.7 sq. m)** plus outbuildings
 - Fabulous potential - perfect for those looking for a property to update to their own specifications
 - Super farmhouse style kitchen, three spacious reception rooms plus conservatory
 - Four double bedrooms with a superb principal bedroom (with ensuite) and family bathroom
 - Fabulous sweeping driveway approach displaying the attractive and spacious grounds.
 - Carport and useful outbuildings
 - Exceptional privacy and rural surroundings
 - Close to the villages of Great Eccleston & St Michaels



Nestled in a secluded and picturesque setting along the sought-after Sandy Lane in Out Rawcliffe, Rowan Croft is an impressive detached family home occupying a generous plot surrounded by mature gardens, woodland planting and open countryside. Offering approximately **3,250 sq. ft (302.7 sq. m)** of accommodation including outbuildings, this substantial property combines privacy, space and potential in a highly desirable rural location.

Approached via a sweeping gravel driveway, the property immediately impresses with its attractive brick elevations, established climbing plants and beautifully maintained grounds. The setting provides a rare sense of tranquillity whilst remaining conveniently accessible to Preston, Garstang and the wider Lancashire road network.

An open porch leads to the front door which opens into the spacious reception hall forms a welcoming entrance and leads to a selection of well-proportioned living spaces. Glazed doors are found through to the conservatory, ensuring that this is a lovely bright space.

A superb triple-aspect **living room** provides an elegant principal reception space with delightful views across those gorgeous gardens. The separate **dining room** offers an ideal setting for formal entertaining and enjoys views out to the front. The generous **kitchen** forms the heart of the home, done in a farm house style, the kitchen includes a range of kitchen units with contrasting work surfaces. Integrated appliances include an electric hob with extractor, double oven, dishwasher and an Aga is set in a brick feature befitting of the character of the kitchen space. A double sink and drainer is also included. There are views to the front and into the conservatory, ensuring a lovely light space. The **conservatory** provides lovely views over the rear gardens overlooking the grounds, with patio doors that can be opened to the rear patio space.



Positioned within a beautiful character section of the property, there is a beautiful cruck frame creating a superb feature, this space provides a further **lounge** and beyond dedicated **office** providing excellent flexibility for home working, hobbies or additional family accommodation to suit a buyer subject to gaining any necessary consents. . Practicality is enhanced by a utility room, cloakroom/WC and a covered carport. The **utility room** has plenty of storage, a sink and drainer along with a point for a washing machine.





To the first floor, a spacious landing gives access to four excellent bedrooms. The principal suite enjoys generous proportions and views to 3 sides across those spacious gardens.

The principal bedroom enjoys a large **ensuite bathroom**, with bath, shower, wash basin in a unit and WC. The remaining bedrooms have views across the gardens and are served by a well-appointed family bathroom, with bath, shower, wash basin in a unit and WC.







One of Rowan Croft's most outstanding features is its magnificent plot. The property is enveloped by extensive lawns, established borders and mature trees, creating a private and peaceful environment throughout the seasons.

The sweeping gravel driveway provides ample parking for numerous vehicles and leads to the attached carport and additional outbuildings. A substantial paved terrace offers an ideal space for outdoor dining and entertaining, while the surrounding gardens provide endless opportunities for recreation, gardening and enjoying the countryside setting.

Out Rawcliffe is a highly regarded rural parish renowned for its open countryside, peaceful surroundings and attractive character. The area offers an enviable lifestyle with excellent access to nearby market towns, local amenities, highly regarded schools and transport links, making it an ideal location for families and those seeking country living without isolation. Close to the village of Great Eccleston where there a good range of village amenities can be found. Private Schools in the area include AKS Lytham, Rossall School, and Kirkham Grammar School

Rowan Croft presents a rare opportunity to acquire a substantial detached home occupying a beautiful and private countryside plot. Internal inspection is highly recommended to fully appreciate the scale of accommodation, potential and exceptional setting on offer.





General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired 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 : Ample parking for numerous vehicles on the driveway and in the car port.

Construction Type : Brick with tiled roof, the old cottage part is wattle and daub.

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 2.

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 affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE available in the area

Mobile signal: EE, O2, 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: 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: Wyre 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 : //bonds.smuggled.stylist

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.

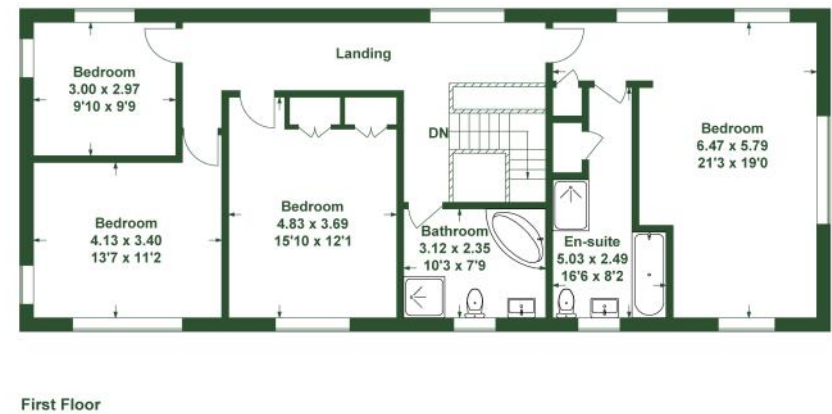
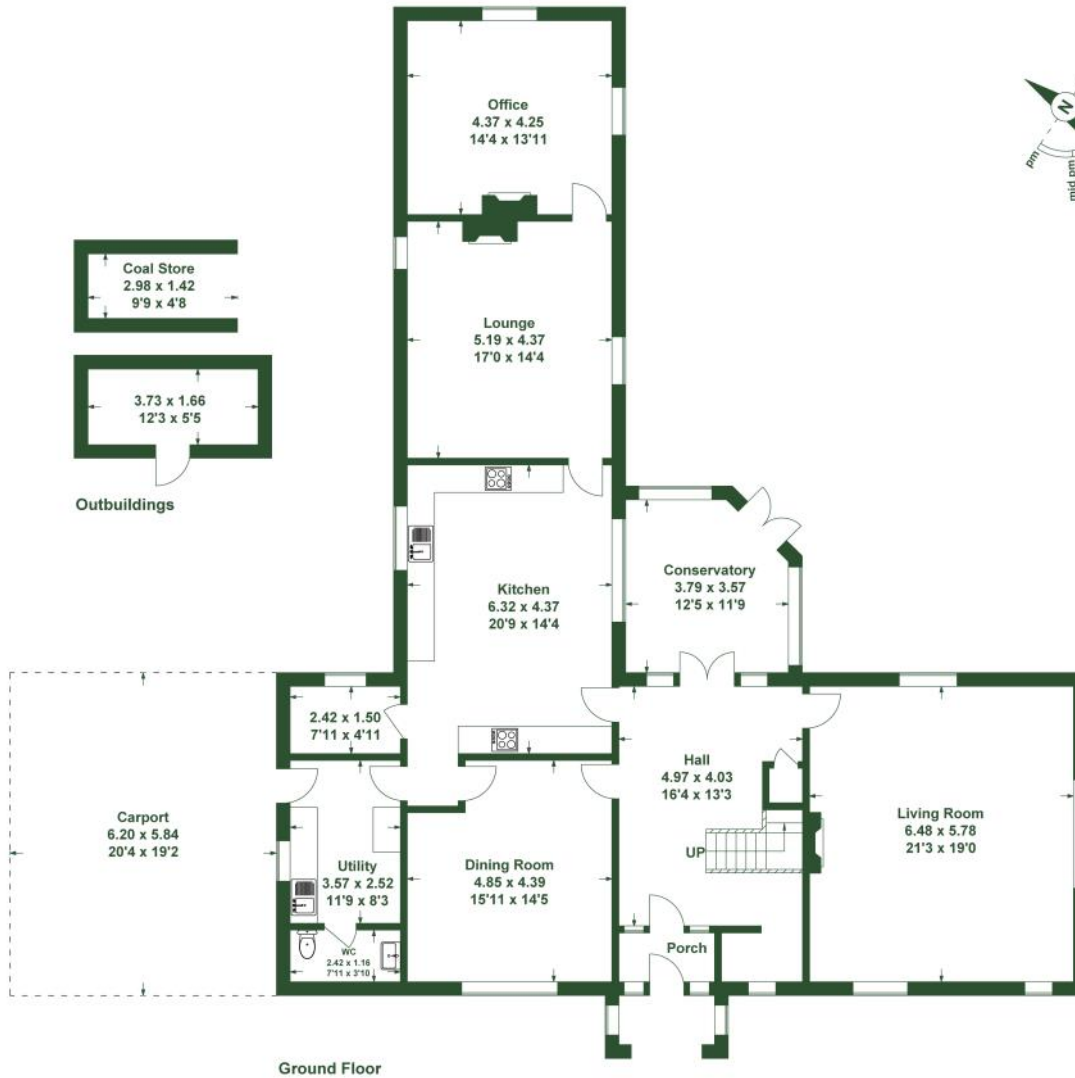
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 302.72 sq m / 3258 sq ft
 Outbuilding : 10.84 sq m / 117 sq ft
 Total : 313.56 sq m / 3375 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		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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