



Hagg Lane, St Michaels, Preston, PR3 0UJ

Asking Price £525,000





life is good



Haggs Lane, St Michaels, Preston PR3 0UJ



4 Bedrooms



2 Bathroom



0.5 Acres

- Attractive detached period home dating back to circa 1918
- Four well-proportioned double bedrooms, including a principal bedroom with en-suite
- Two versatile reception rooms suitable for family living and entertaining
- Open-plan dining kitchen fitted with modern units and integrated appliances
- Enjoying a semi-rural setting with open countryside views
- 0.5 Acres of Wraparound gardens with Indian stone terrace ideal for outdoor living
- Detached garage with private driveway parking
- Freehold tenure, offered with no known onward chain
- Short walk to the Cartford inn at Little Eccleston



This attractive four-bedroom detached period home, dating back to around 1918, occupies a delightful semi-rural position with far-reaching countryside views, yet remains conveniently placed for access to Garstang, Preston and the wider North Lancashire area.



The property successfully blends traditional character with contemporary finishes. On entering, the welcoming hallway immediately sets the tone with high ceilings and excellent natural light. There are two well-proportioned reception rooms, both enjoying dual aspects, offering flexible living and entertaining space. The sitting room features a characterful timber-clad chimney breast with log burner, while the second reception room would suit use as a formal dining room, games room or snug.



To the rear, the open-plan dining kitchen is fitted with a range of modern units and integrated appliances, enjoying views across the garden and countryside beyond, with direct access onto the rear seating terrace—ideal for everyday living and entertaining.

The first floor provides four double bedrooms, all enjoying pleasant outlooks, with the principal bedroom benefitting from an en-suite shower room. A contemporary family bathroom completes the accommodation.



Externally, set within 0.5 Acres, the gardens wrap around the property, with a generous lawn and an Indian stone terrace taking full advantage of the open views. A detached garage provides additional storage and parking, complemented by a private driveway.

Despite its peaceful rural setting, the property is well positioned for the village of St Michael's on Wyre, with Great Eccleston just a short walk away and Garstang close by for everyday amenities. Preston and Lancaster are both easily accessible, as are the M6 and M55 motorway links, making this an ideal choice for those seeking countryside living without isolation.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of LPG, Full drainage is via a septic tank, the Vendor informs us this is up to date with current regulations.

Parking allocated and number of spaces : Parking for up to 4 vehicles.

Construction Type : Brick under slate.

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 : N/A

Footpaths / Bridleways : We understand that there are none known to affect the property.

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 : N/A

Planning Consents affecting the property : Non known to affect the property. 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 : Non known to affect the property, Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard is available in the area

Mobile signal: Vodafone, EE, O2 and Three are available in the area

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 Maek Bolan 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 : //happier.suitcase.vowed

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.

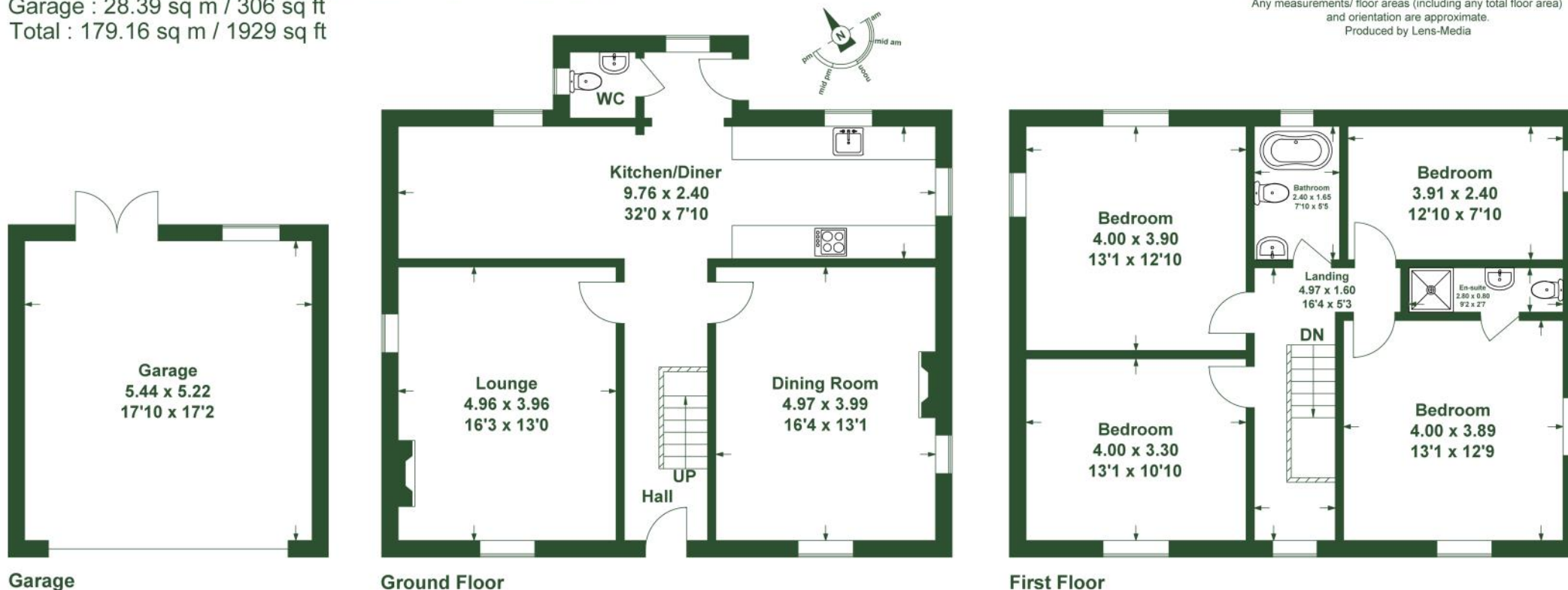
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 150.77 sq m / 1623 sq ft
 Garage : 28.39 sq m / 306 sq ft
 Total : 179.16 sq m / 1929 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



Amritstead 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 Amritstead 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 Amritstead 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		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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