



Moss Side Lane, Wrea Green, Preston, PR4 2PE

Asking Price £3,000,000





Views

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4 Bedrooms



5 Bathrooms

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- Super stylish, edgy and fabulous throughout
 - Perfect layout for both entertaining and family life
 - Open plan living
 - Incredible leisure facilities
 - 4 bedrooms, 5 bathrooms
 - Extensive garaging
 - Fantastic Fylde Coast Village edge location
 - Great location for those looking to commute





Stylish, edgy and fabulous! This incredible home was tailor made for the current owners and offers superb accommodation carefully considered to suit a family but equally will suit those who simply love to have oodles of space.

Set on the edge of the iconic Fylde coast village of Wrea Green, this property enjoys all that village life has to offer. It is within walking distance to village amenities to include primary school, church, shops, hairdresser, dentist, bistro, restaurant and public house. The village green is home to many sporting activities including cricket, football, school sports and hosting the village club day amongst other events. The village also has a tennis club and is close to Ribby Hall Leisure Village where there is a swimming pool, gym and leisure centre, spa and various eateries. The nearby towns of Lytham and Kirkham offer further amenities to include supermarkets and healthcare providers. There is good access to the motorway network with a train station at nearby Moss Side, linking Lytham to the City of Preston making this an ideal location for commuters. Private schools in the locality include AKS Lytham, Kirkham Grammar School and Rossall School.



Electric gates open to reveal a large gravel driveway with further gates which open into a secure parking area ahead of the extensive garaging. The bespoke, urban front pivot hinge door opens into a welcoming entrance hall featuring an amazing preserved plant wall which brings greenery indoors and gives a living artwork feel. The contemporary nature of this property continues through the internal space creating a real wow throughout

The impressive entrance hall offers access to the shower and changing room facilities, the gymnasium and a substantial swimming pool with views over the garden, woodland and countryside beyond. Glazed doors from the pool open onto the garden and a terrace/spa area with its family sized hot tub. There is a staircase from the gymnasium which rises to the principal bedroom suite providing direct access to the leisure facilities. Returning to the entrance hall, a staircase provides access to the lower ground floor. The accessibility of the changing rooms to the entrance hall ensures that family and friends can enjoy the leisure facilities without too much disturbance into the main hub of the house.





Double glass doors from the entrance hall open into the main living area which wraps around the pool. The open plan design is fabulous for both entertaining and family living offering flexibility to allow the space to suit each buyers needs. The mirrored faces on the bespoke walnut dividers with their inbuilt gas fires brings a unique warmth and depth to the living space. The Italian designed kitchen has contemporary cabinets extending to the full room height offering extensive storage and a separate bar area.

There are a range of Gaggenau appliances (along with a Zip hydro tap) including two ovens, coffee machine, fridge, freezer, dishwasher, hob and extractor. There is a pantry off the kitchen area as well as a large utility room complete with washing machine and dryer. The kitchen leads into a boot room with its own ground floor shower and a door leading to the garden.

The study leads from the main living area towards the front of the property with views over the cherry tree and front gardens.

The lower ground floor has extensive garaging and workshop space ideal for the automobile or motorbike enthusiast, but there is potential to use the space alternatively subject to the purchasers requirements and gaining any necessary consents. A room on the lower ground floor has been used as a cinema room.







The main staircase rises up to the first floor landing. The lift situated on the first floor landing descends to the ground floor kitchen area and to the lower ground floor garage and cinema room.

The principal bedroom is truly incredible with a glazed door out to a superb balcony ensuring that the property enjoys views over the gardens and grounds. The principal bedroom includes a substantial walk-in wardrobe and ensuite facility. The bedroom space is of large proportions and there is opportunity to create a seating area within. There are two mirroring bedrooms at the front of the property, each with access onto a further terrace. These both enjoy built in wardrobe space and shower ensuites. The fourth bedroom has views over the gardens and grounds and includes a shower ensuite.

Any of the additional bedrooms are likely to be the perfect place for a guest to stay or for a family to enjoy over the years.







Grounds

The large, gravelled drive leads to a private, secure hardstanding parking area in front of the garage doors. The gravel further extends up towards the main house fringed by an attractive garden with its mature trees, low maintenance shrubs and perennials. The garden gates from the entrance terrace open onto the lawn to the rear of this magnificent house.

A hot tub is nestled in a hanging roof on a terrace at the rear of the property, the perfect spot to relax whilst enjoying views of the gardens and surrounding grounds.

This exceptional property provides not just a home, but a wonderful lifestyle that comes with it



Aerial Views



Views

Racquet
Sports
Club

West

9

Carisbrooke

8

Terrigal

Tudor Cott

Lamont

2

1

Rose Cottages

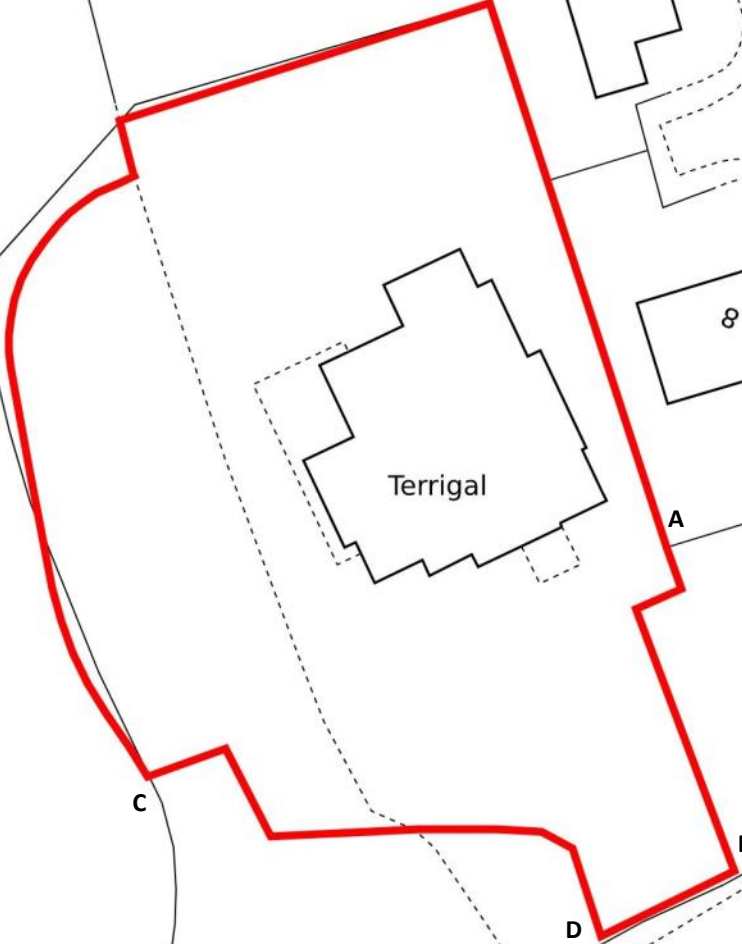
A

21.3m

C

B

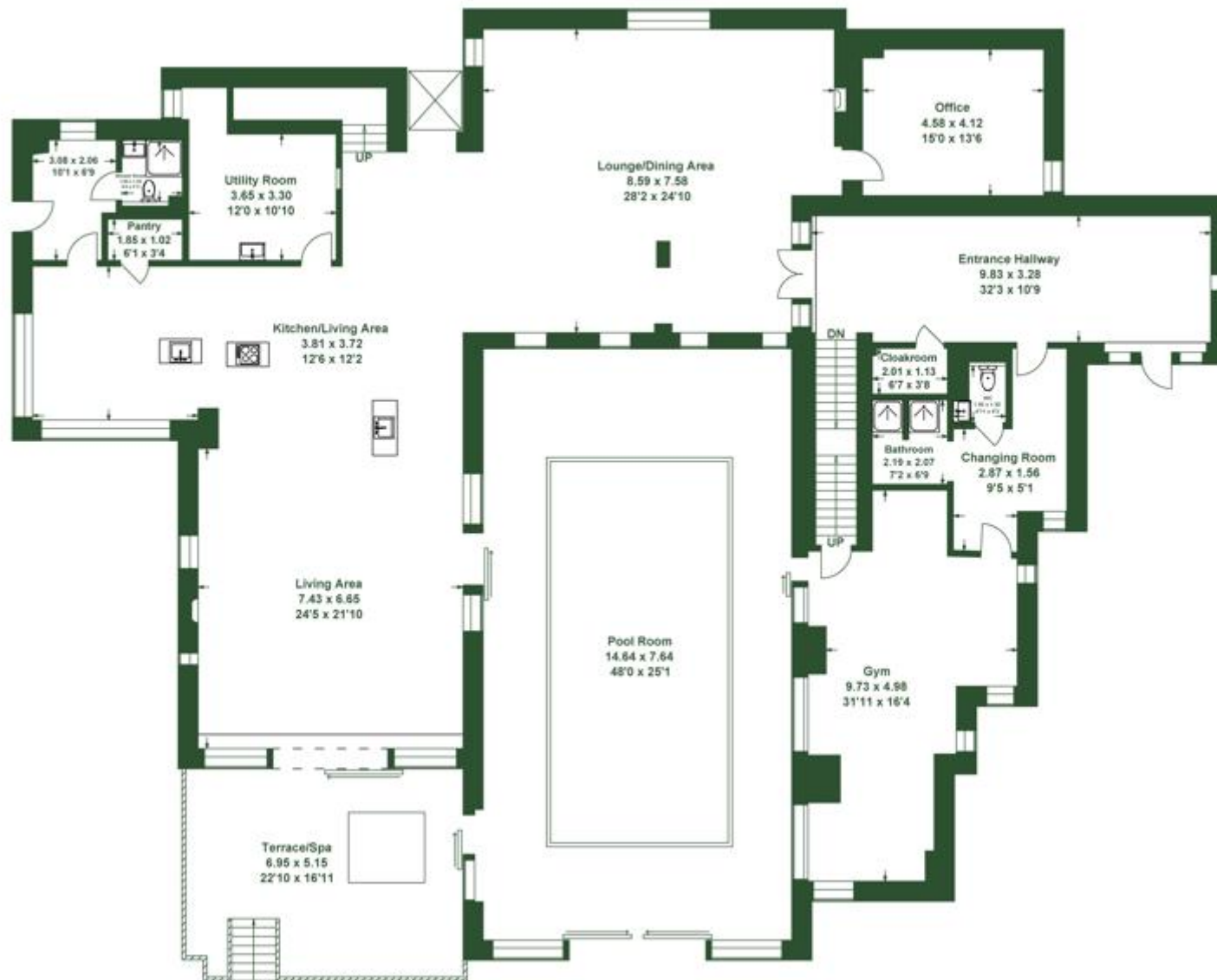
D



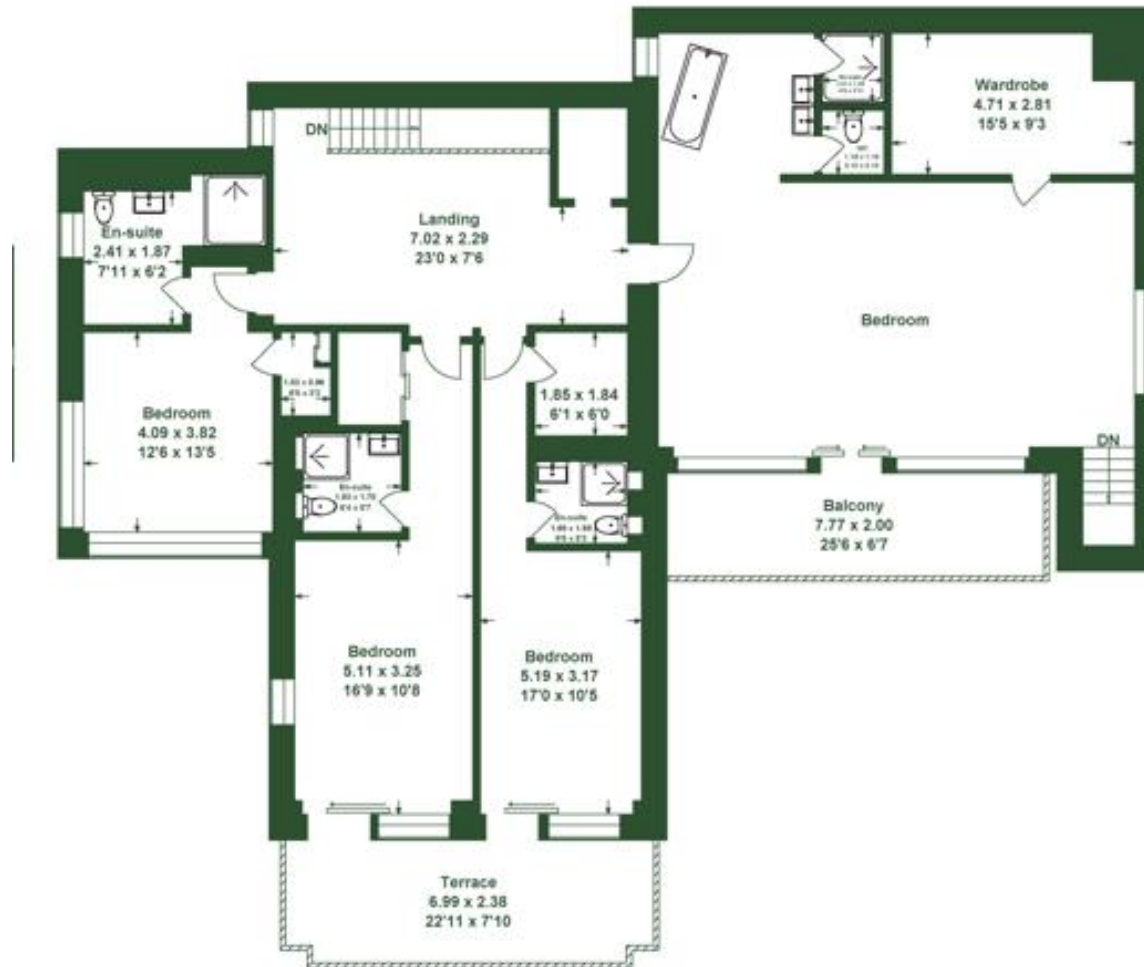
Approximate Gross Internal Area : 762.41 sq m / 8207 sq ft
Garage : 183.92 sq m / 1980 sq ft
Total : 946.33 sq m / 10187 sq ft



Basement



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 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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity with solar panels. Heating is by way of an gas central heating system and air source heat pump. Drainage is via a sewerage treatment plant. There is an air conditioning unit.

Parking allocated and number of spaces : Parking to the front of the garaging plus garaging.

Construction Type : Steel frame construction. Brick and block and concrete.

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 : N/A

Boundary : A new boundary will be erected to demarcate the plot to be sold as shown within the sales particulars. The vendor is retaining part. Please refer to points A & B and C & D within the plan. Both plots are available as per separate negotiation. Boundaries are approximate.

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 : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : Step free access from the street (including ramps/lifts). Wet room / level access shower. Lateral living (essential living accommodation on entrance level)

Coal field / mining area : N/A

Communications :

Broadband: EE available in the area

Mobile signal: EE, Vodafone, Three and O2 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:** 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 : ///paramedic.dice.holidays

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





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