



Weeton Village, Weeton, Preston, PR4 3NB

O.I.R.O. £695,000







Weeton Village, Weeton, Preston, PR4 3NB



3 Bedrooms



2 Bathroom



0.6 Acres OTA

-
- Outstanding 3 bedroom home
 - Extremely well maintained and presented
 - Large plot extending to 0.6 acres (0.2 ha) OTA
 - Gorgeous central Weeton Village location
 - Within walking distance to amenities to include; The Eagle, village hall and primary school
 - Short drive to Wrea Green, Lytham, Kirkham and Preston where there are further amenities.
 - Excellent transport links, close to the M55 motorway junction and train station at Kirkham and Wesham making this an ideal location for those who commute



This unique village centre property stands out above the crowd and has an incredible spacious and attractive plot within the village centre. This attractive property has been home to the current vendors for many years and has been a place for family to gather and enjoy. Offering a dining kitchen which is open to the garden room, a further reception room, three bedrooms and two bathrooms along with garaging and outhouse / utility, this property is able to accommodate family life or be enjoyed by those who simply wish to enjoy all the glorious space.

Set in a prominent central village location position, this gorgeous property is located within close proximity to The Eagle at Weeton Inn and eatery and is within walking distance of historic St Michaels church and Primary School, village hall and park. Just a short drive to Wrea Green, Lytham, Kirkham and Wesham where there are further shops, supermarket and healthcare providers. There is good access to the M55 and the trunk roads across the Fylde and a train station is found in Kirkham and Wesham which link to the mainline station of Preston. The excellent transport links ensure that it is ideal for commuters.

The gravelled driveway passes the mature lawned and bedded front gardens and rises up to a parking area at the front and side of the property and there is a path to the covered open porch ahead of the front door. A timber door opens into a welcoming entrance hall which has a tiled floor with a feature spiral staircase and handrail. There are doors off the various ground floor rooms.

The beautiful lounge has a fabulous bow window set at a distinctive oblique angle. The glass has interesting bullseye features within it adding a lovely point of interest. This stunning window gives views to the front of the property and allows for plenty of natural light. There is a gas fire set in a stone fireplace giving a warming focal point to the room. The floorcovering is in oak and a glazed door leads through to the hall.







The kitchen is a superb room and was completed by Carl Josef and includes a range of wall and base mounted kitchen units with quartz work surfaces over and a 1 ½ sink and drainer. Integrated appliances include an induction hob with an extractor, integrated dishwasher, Miele double oven and a fridge freezer. This room is open to a dining area and a further stunning reception room beyond. There are fantastic views of the gardens from here and a stable style door gives access to the fabulous gardens and grounds.

In the garden room there are patio doors which also lead out to the gardens and grounds.

The study has views to the front and includes a range of fitted study furniture, a further reception room/ bedroom has windows to the front of the property and includes exposed beams.







Bedroom 2 has patio doors out to the rear ensuring again that you can make the most of those views over the beautiful gardens and grounds. The ground floor shower room has a shower, wash handbasin, wall mounted WC along with a heated towel rail and enjoys views out over the rear of the property.

The spiral staircase rises up to the first floor where there is the bedroom currently used as the principal bedroom. This beautiful room has a Juliet balcony, again enjoying the views over the gorgeous gardens and grounds. There are a range of mirrored fitted wardrobes, the bathroom has a spa style bath, shower, bidet, WC and wall mounted wash handbasin along with a heated towel rail.

The garage has electric 'up and over doors' and a personnel door to the rear. The utility room has a point for a washer and dryer along with a range of units. The gardens and grounds really do make this home special, the plot extends to 0.6 acres (0.2 ha) OTA. Where there is an expanse of lawn, shrubs and mature trees giving a sense of both space and privacy. A wonderful place to enjoy throughout the seasons, whether you are dining alfresco, or admiring the grounds from the house, it is sure to be enjoyed. A place to gather family and friends indoors and out.





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 is available on the driveway and in the garage.

Construction Type : Brick

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

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 : N/A

Planning Consents affecting the property : For disclosures in relation to the land adjoining the property at the rear, please contact the selling agents or refer to the Property Information Questionnaire which is available on request. 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: Openreach available in the area

Mobile signal: EE, Three, Vodafone and 02 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: Fylde 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.

What3words Location : [///quitrefrain.crackles](https://www.what3words.com/#!/en/quitrefrain.crackles)

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.

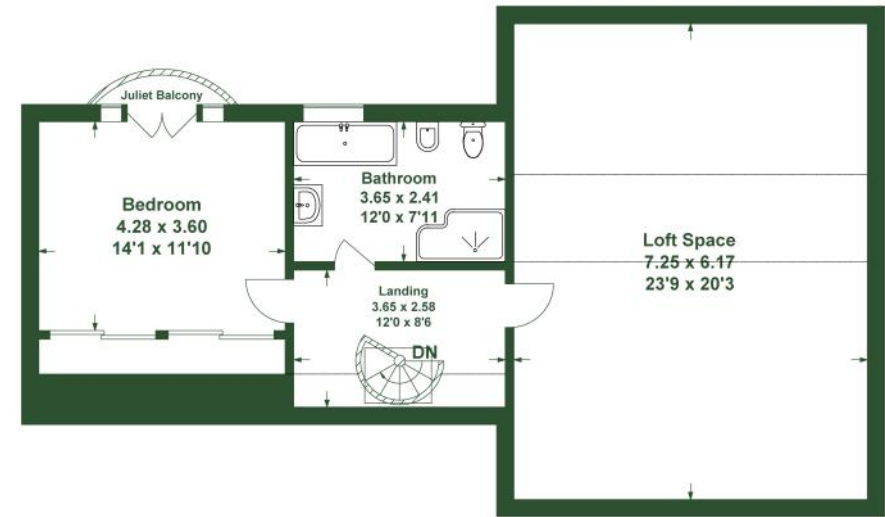
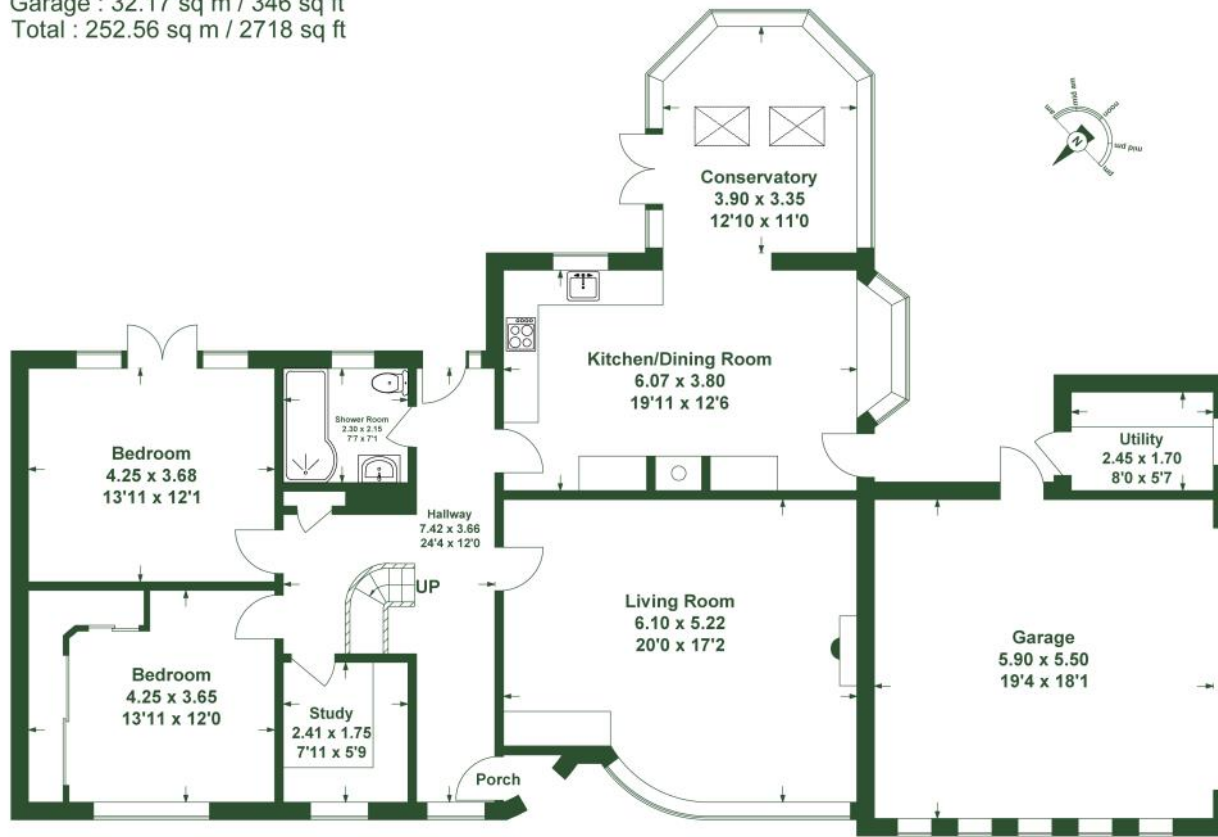
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 220.39 sq m / 2372 sq ft
 Garage : 32.17 sq m / 346 sq ft
 Total : 252.56 sq m / 2718 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



Ground Floor

First Floor

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		
55-68	D	66 D	81 B
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

Stay in the loop!



Abarnett.co.uk