

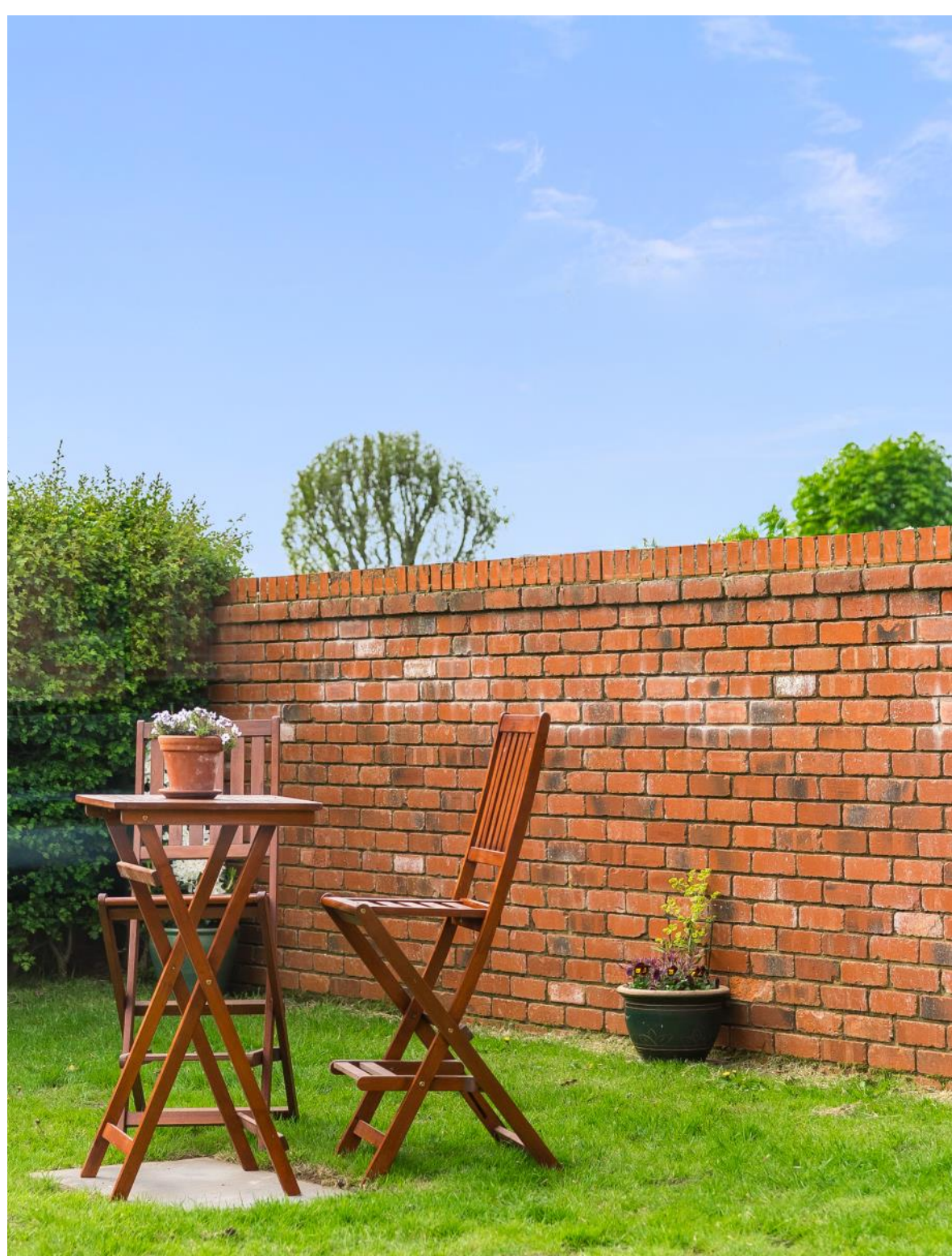


Catterall Lane, Catterall PR3 0PA

Asking Price £595,000







# Catterall Lane, Catterall, PR3 0PA

Asking Price £595,000



3 Bedrooms



2 Bathrooms

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- Fabulous barn conversion style property
  - Large dining kitchen, two reception rooms, 3 bedrooms and 2 bathrooms
  - Spacious south facing gardens and grounds
  - Attached garage and plenty of off-street parking
  - Good access to the main road, motorway network and the village of Catterall
  - In a semi-rural, village edge location of Catterall and close by to market town of Garstang



Welcoming you inside Oak Apple Barn. A stunning barn conversion style property located within the attractive village of Catterall and showcasing the most fabulous, rural views over the open countryside. Originally built by the existing vendors to an exceptional standard, we love what this home has to offer. Extending to over 2000 sq. ft including garaging.

At the heart of the home is a superb open plan dining kitchen, ideal for both everyday living and entertaining. In addition there are 2 further reception rooms, a utility room and a WC. Upstairs, a spacious landing leads to three double bedrooms, complemented by two bathrooms and an additional WC, providing excellent flexibility for family living.



This exceptional home provides an ideal setting for both entertaining and relaxation. To the front of the property can be found a flint shingle driveway, providing parking, a spacious Indian flagged pathway and area to the front.

Upon entering this fabulous home, you are welcomed into a generous reception hall, which could be utilised as a secondary lounge. This versatile space features an understairs cupboard, stairs leading to the first floor and doors leading to the main lounge and the open plan kitchen/dining area.

The lounge is an excellent space to unwind after a long day, providing a cosy yet elegant setting, with two hardwood timber frame windows looking out to the side of the property, overlooking the gardens and capturing the country views beyond.





The spacious kitchen offers an abundance of storage and worktop space, complete with a range of fitted, wood cabinetry and grey slate effect worktops. Integrated appliances include a gas hob with extractor over, electric oven and a central island unit, with space for a fridge/freezer. There are two hardwood timber framed windows to the front of the property and one window to the rear of the property, allowing plenty of light to flow through the room.

The kitchen seamlessly opens into the dining and living area creating a sociable, open plan space. From here, there is a hardwood timber framed French door opening out onto the patio and rear south facing gardens, extending the living space outdoors. A perfect place to dine al-fresco. There is an outdoor tap conveniently placed here along with outdoor lighting.



A separate utility room is accessed from the kitchen providing a range of base units to match the kitchen with contrasting slate effect worktops, integral stainless steel sink, plumbing for washing machine and finished with tiled flooring. An excellent additional storage space and a convenient ground floor WC. There is a hardwood timber double glazed personal access door to the side, offering access to the front, side and rear gardens. The downstairs heating is by way of an underfloor heating system.

The principal bedroom is generously proportioned and benefits from its own en-suite. Featuring vaulted ceilings and enjoying open countryside views. The en-suite features an electric shower, Velux window, wash hand basin with partial tiled splashback and WC.





The second bedroom is equally impressive in size and showcases barn conversion style character, with vaulted ceilings and Velux windows that flood the room with natural light, creating a bright and airy atmosphere. This room is further enhanced by the addition of a W/C and wash hand basin, also set beneath a vaulted ceiling and a Velux window.

The third bedroom is another well proportioned double room, again featuring vaulted ceilings and two Velux windows, maintaining the sense of light and openness throughout the first floor. The family bathroom is also conveniently placed off the main landing and is complete with a double ended bath, electric shower, heated towel rail, WC and a wash band basin with partially tiled splashback.



Externally, the property benefits from an attached brick built garage with an up and over door. This space houses the wall mounted LPG central heating boiler and is fitted with electricity providing useful additional storage or workspace. To the side of the property can be found a further Indian paved pathway which leads to the rear and side gardens providing large lawned gardens.

Positioned on the edge of the village of Catterall, the property enjoys a desirable semi-rural setting while still offering excellent access to the main road network and motorway links, making it ideal for commuters. The property is also a short distance from the market town of Garstang where you will find a variety of eateries and shops. Garstang also hosts a market day every Thursday.



## General Remarks

**Services:** The property has the benefit of mains water, and mains electricity. Heating is by way of an LPG tank, rent is payable to FLO Gas. Drainage is by way of a sewerage treatment plant shared between five properties.

**Parking allocated and number of spaces :** There is parking for vehicles to the front of the property as well as a garage.

**Construction Type :** Brick, slate roof.

**Restrictions/ Restrictive Covenants :** Parking spaces available, cars/light vehicles only. The property must remain as a single residential dwelling and there is a restriction in place on some additional alterations / extensions to the south elevation, protecting privacy of neighbouring property.

**Listed building :** The property is not listed.

**Conservation Area / AONB :** 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 1.

**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

**Communal areas / communal charges :** Maintenance of the private road, rent for land used by septic tank and electricity repairs to the septic tank is shared between five properties. There is a road fund where a charge of £40 per month is payable. There is a charge of £125 per property, per annum which covers the land rent for the bio digester. The bio digester electricity costs and service charge is divided equally between the five properties.

## Communications :

Broadband: Openreach and EE available in the area

Mobile signal: Vodafone, EE, O2 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.

**Please note:** Armitstead Barnett 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:** E

**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 :** [///scoring.canines.adjuster](https://www.what3words.com/location/3wscoring.canines.adjuster)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett 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

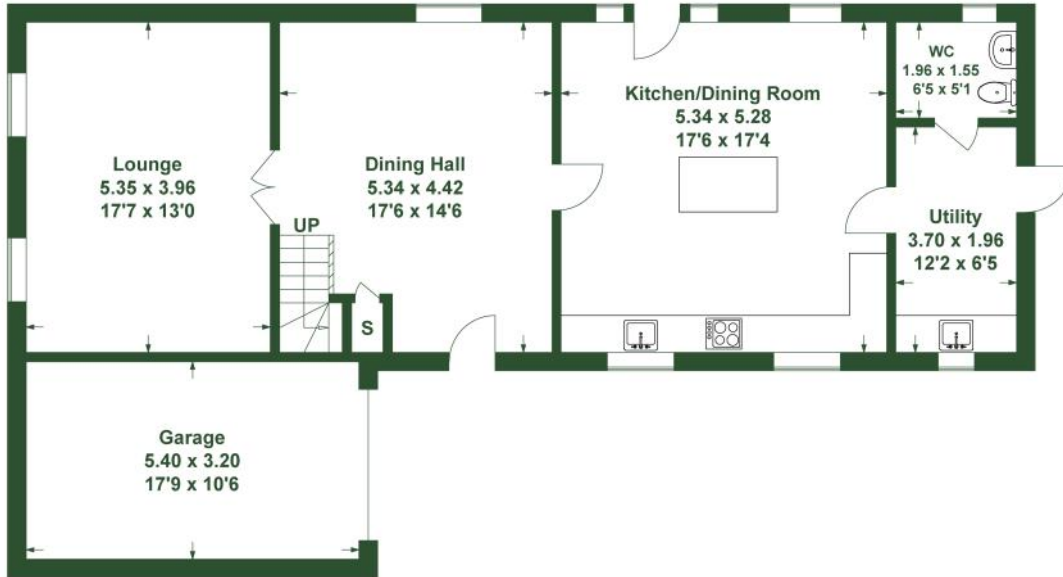
**SUBJECT TO CONTRACT**



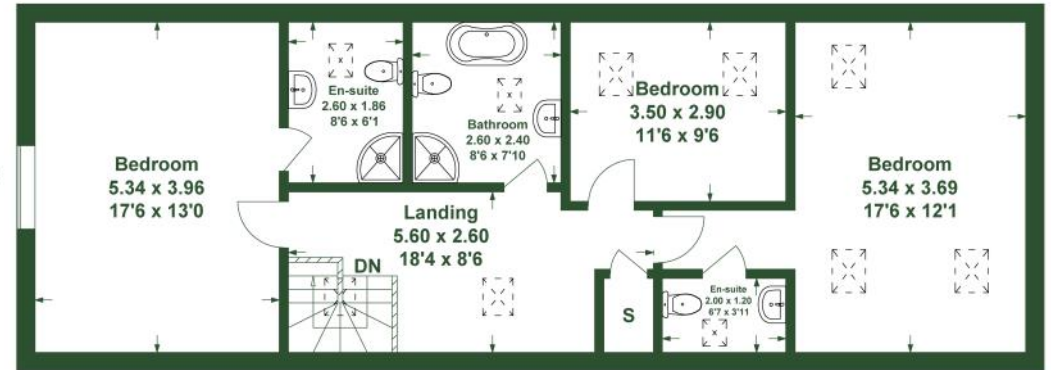
Approximate Gross Internal Area : 171.94 sq m / 1851 sq ft  
 Garage : 17.28 sq m / 186 sq ft  
 Total : 189.22 sq m / 2037 sq ft



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

**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		
69-80	C		
55-68	D	62 D	69 C
39-54	E		
21-38	F		
1-20	G		



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