



Haighlands Lane, Forton, Preston PR3 0FN

Asking Price £550,000







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4 Bedrooms



3 Bathroom

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- Four-bedroom detached home built in 2021
  - Four double bedrooms and two reception rooms
  - Upgraded kitchen with quartz worktops and island
  - Integrated Neff appliances
  - Lounge with log-burning stove
  - En-suite and Jack & Jill shower room
  - Landscaped, sunny rear garden
  - Detached garage and driveway parking



Occupying an enviable position as one of just nine properties within the exclusive Haighlands development in Forton, this beautifully presented detached family home was purchased new by the current owner in 2021 and has since been thoughtfully enhanced to create a stylish and highly functional home, perfectly suited to modern family living.

The property immediately impresses with its attractive kerb appeal and well-balanced accommodation extending across two floors. At the heart of the home is a stunning open-plan dining kitchen and family space, extensively upgraded by the current owners with a high-quality fitted kitchen featuring quartz work surfaces, a central island and a range of integrated Neff appliances. Designed for both everyday family life and entertaining, this superb room enjoys direct access to the rear garden and forms the true hub of the home. Complementing the kitchen is a practical utility room and ground floor cloakroom/WC.



The spacious lounge provides a welcoming retreat, enhanced by the addition of a contemporary log-burning stove, creating a warm and inviting atmosphere throughout the year. The property also benefits from a dual-zoned heating system, offering optimal comfort and improved energy efficiency through independent heating controls for each floor.

To the first floor are four genuine double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, whilst two further bedrooms are connected via a Jack and Jill en-suite, making the layout ideal for growing families or visiting guests. A modern family bathroom serves the remaining bedroom.



Externally, the property continues to impress with its beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. High-quality porcelain paving creates stylish alfresco dining areas, complemented by a lawned area and attractive raised flower beds that add colour and structure to the outdoor space. Enjoying an excellent orientation, the garden is a wonderful sun trap, benefiting from sunshine throughout the day. A detached garage, equipped with an electric vehicle charger, together with driveway parking, completes this exceptional outdoor space.

Set on the edge of the highly sought-after Forest of Bowland, Forton offers an enviable blend of village life, countryside surroundings and superb connectivity. This attractive Lancashire village is ideally positioned between Lancaster and Garstang, making it a popular choice for families and commuters alike.

The village enjoys immediate access to some of the county's most beautiful landscapes, with rolling hills, quiet country lanes and scenic walking routes all close by. The nearby Trough of Bowland provides breath-taking scenery, perfect for weekend walks, cycling and exploring unspoilt countryside. Forton itself retains a strong community feel, with a well-regarded primary school, village amenities and local groups contributing to its friendly and welcoming atmosphere. For families, there is excellent access to a range of highly regarded secondary schools in both Garstang and Lancaster, with convenient transport links available. Commuters benefit from swift access to the A6 and M6, placing Lancaster, Preston and beyond within easy reach, while regular bus routes further enhance connectivity.

Offering the rare combination of rural charm, outstanding countryside on the doorstep and excellent transport links, Forton represents an exceptional opportunity for those seeking a balanced and well-connected lifestyle.



## 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. Please note the property forms part of a small development with communal areas subject to a management company arrangement. We understand responsibility has not yet been formally handed over by the developer and further details regarding future management and any associated charges will be confirmed during the conveyancing process.

**Parking allocated and number of spaces :** Driveway parking and detached garage. EV charger located in the garage.

**Construction Type :** Stone & Slate

**Building Safety :** N/A

**Restrictive Covenants :** The vendor has advised on restrictions- see property information questionnaire- No caravans, boats, trade vehicles to be parked at property. The property must not be used for any profession or business-other than a private dwelling.

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

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** Shared common drive- See Title Plan

**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 :** N/A

**Planning Consents affecting 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 :** Information obtained from the Local Authority and British Geological Survey

## Communications :

Broadband: Openreach is available in the area- The vendor informs us fibre is present to the property.

Mobile signal: EE, Vodafone, Three & O2 available in the area The above information is according to

Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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 common managed areas

**Local Authority:** Wyre Borough Council      **Council Tax:** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Mark 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 :** [drooling.maple.exchanges](https://www.what3words.com/drooling.maple.exchanges)

**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.

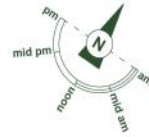
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser eaming 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

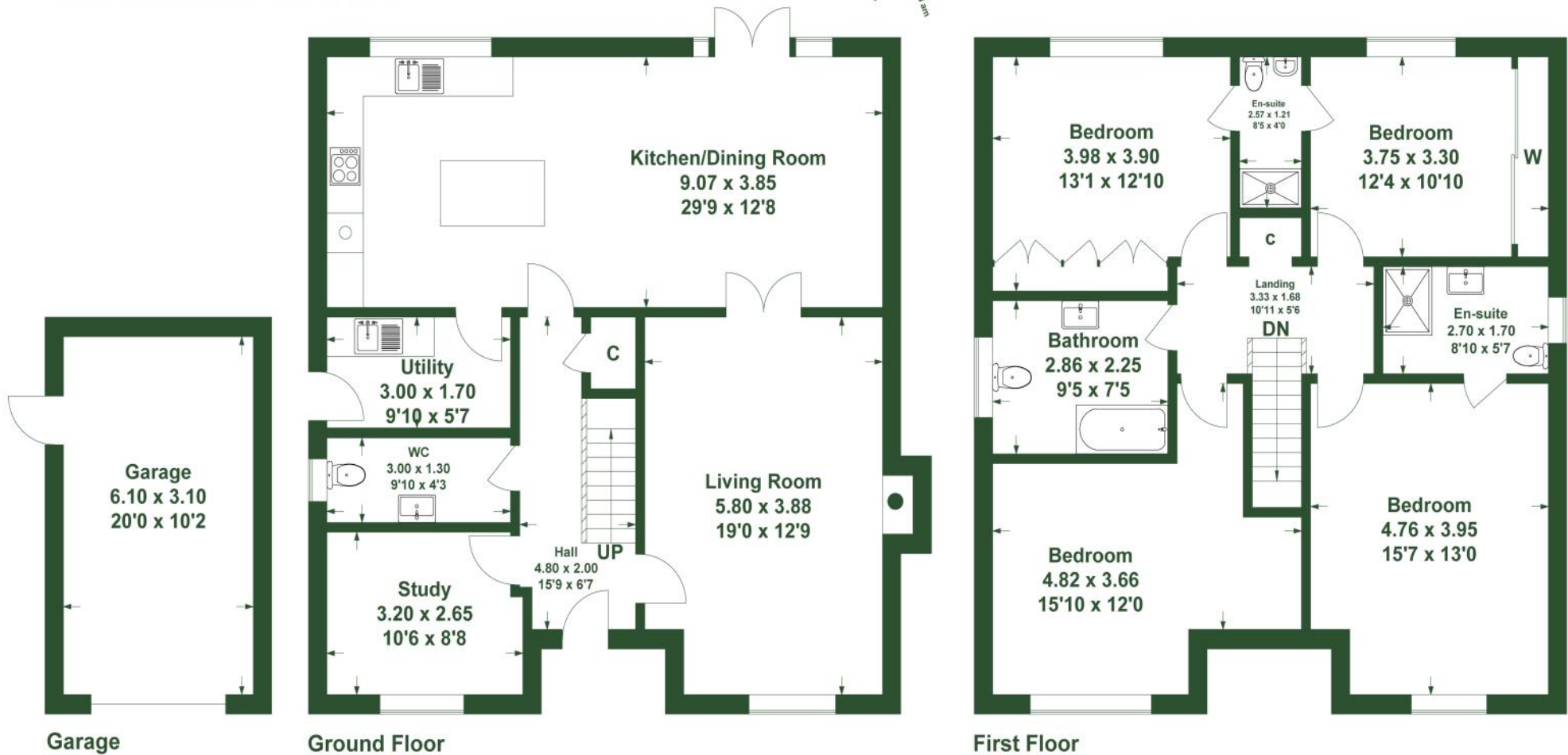
**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 172.96 sq m / 1862 sq ft  
 Garage : 17.05 sq m / 184 sq ft  
 Total : 190.32 sq m / 2049 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	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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