

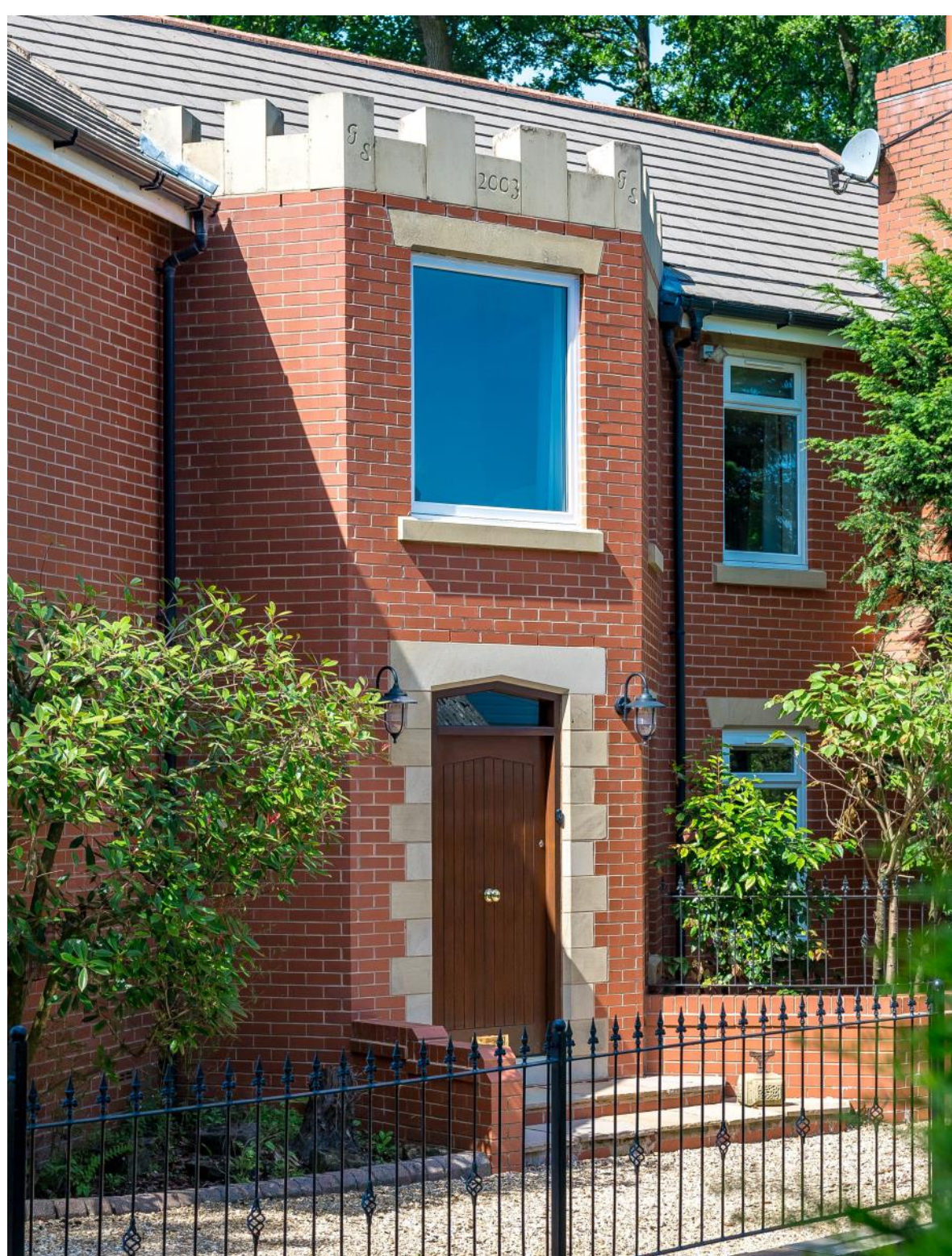


Garstang Road, Bilborough, Preston, PR3 ORD

Asking Price £835,000







Garstang Road, Bilsborrow, Preston PR3 ORD

Asking Price £835,000



5 Bedrooms



3 Bathroom



0.77 Acre

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- Detached family residence set in 0.77acre (OTA)
 - Canal frontage with mooring rights
 - Five double bedrooms, two en-suite
 - Three reception rooms plus study
 - Open plan kitchen living area with Aga
 - Sweeping driveway and detached double garage
 - Mature gardens with woodland and lawned areas
 - Convenient access to Garstang, Preston and the M6



Set within 0.77 acres of mature, landscaped grounds with direct frontage onto the Lancaster Canal, this impressive detached family home offers a rare combination of space, privacy and setting. Designed to maximise outlook and natural light, the property enjoys attractive views across its gardens, woodland and the canal from almost every room.

The accommodation is generous and well balanced, centred around a striking entrance hall with galleried landing and French doors opening directly onto the rear terrace. Three well proportioned reception rooms provide flexible living space, complemented by an open plan kitchen living area that forms the heart of the home, ideal for both everyday family life and entertaining.

The kitchen is fitted with bespoke solid wood units, granite work surfaces and a traditional Aga, with a central island, dining bar and adjoining seating area.

Five double bedrooms are arranged over the first floor, including a spacious principal suite and guest bedroom, both with en-suite facilities, along with a well appointed family bathroom.





Externally, the property is approached via a sweeping stone driveway leading to ample parking and a detached double garage. The gardens are a particular feature, extending to woodland and lawned areas that back directly onto the Lancaster Canal, with mooring rights for multiple vessels, creating a truly unique lifestyle setting.

Situated within the Bilsborrow area, the property is well placed for access to Garstang, Preston and the surrounding Lancashire countryside. Junction 32 of the M6 at Broughton is within easy reach, providing excellent commuter links, while nearby canal towpaths, local villages and amenities offer an appealing balance between convenience and 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.

Parking allocated and number of spaces : Parking at the front side & rear of the house plus a large rear garage

Construction Type : Brick and block with a tile roof

Building Safety: N/A

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : Please note that a number of trees within the property are protected by Tree Preservation Orders (TPOs). Any works to these trees may require the consent of the local planning authority.

Easement, and Wayleaves or Rights of Way : None

Footpaths / Bridleways : We understand that there are no footpaths or bridleways.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3

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 : The side door has a flat threshold for wheels chair access and a wide toilet door

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area.- Openreach-The vendor informs us the property has fibre.

Mobile signal: EE, O2, Vodafone 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.

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 H

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 : [///airbase.vowing.rooting](#)

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.

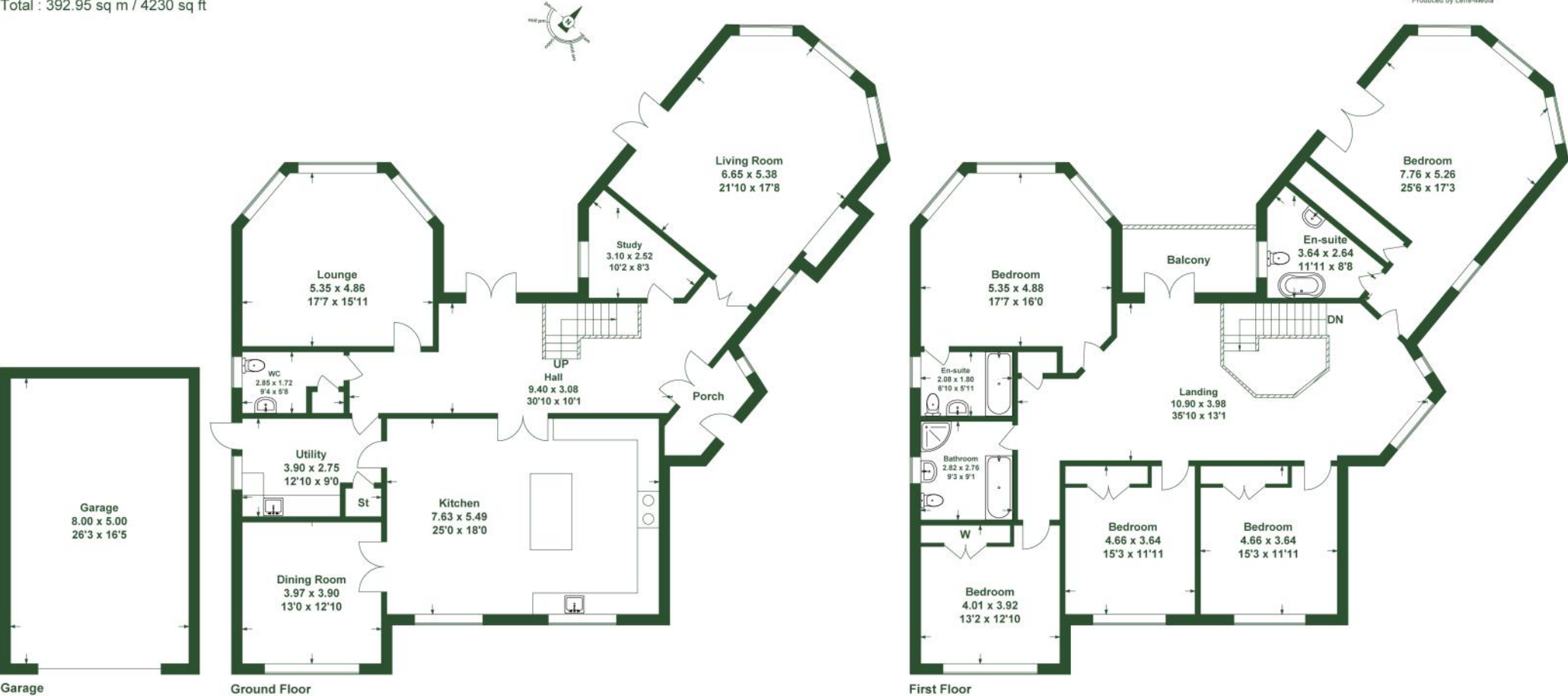
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 352.95 sq m / 3799 sq ft
Garage : 40.00 sq m / 431 sq ft
Total : 392.95 sq m / 4230 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



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 to 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 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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