



Shirley Lane, Longton, Preston, Lancashire, PR4 5NJ

Price: £349,950







Shirley Lane, Longton, Preston, Lancashire, PR4 5NJ

Price: £349,950



3 Bedrooms



1 Bathroom



Spacious gardens

-
- Traditional three-bedroom semi-detached property with no onward chain.
 - Stunning rural location with open views across surrounding fields.
 - Generous 0.31 acre plot.
 - Extensive and well established gardens.
 - Significant external buildings with development potential (subject to gaining necessary consents).
 - Close to the sought-after village of Longton.
 - Excellent opportunity to create a unique countryside home.



A rare opportunity to acquire this attractive three-bedroom semi-detached traditional home, occupying an enviable rural position with uninterrupted views across the surrounding countryside. With potential for modernisation throughout, this property provides the perfect canvas to create a distinctive and individual residence.

Set within an impressive 0.31 acre plot, this desirable property, formerly a smallholding, enjoys an open aspect to neighbouring fields while remaining conveniently close to the highly sought-after village of Longton, offering the perfect balance of countryside living and local amenities.

The property is surrounded by extensive, mature gardens, and small orchard thoughtfully established over many years to create a private and picturesque outdoor setting with a predominantly south facing aspect. Complementing the main residence are a range of substantial external buildings and outbuildings, presenting exciting potential for further development, business use, storage, workshops, or conversion opportunities (subject to the necessary consents).

Properties in this highly desirable location rarely come to market, making this an exceptional opportunity for buyers seeking space, privacy, and future potential in a prime rural setting.

Entry to the property is taken via a welcoming entrance hall which leads into a bright and spacious living room, providing a comfortable setting for everyday family life. There is a handy under stairs storage cupboard along with a feature fireplace with an electric stove set within an attractive brick surround.





To the rear of the property can be found a well presented kitchen which offers ample work space and storage. The family bathroom can be found off which offers a bath with shower over along with a pedestal sink and point for a washing machine. A rear porch provides access to the back garden and also boasts a handy WC.

Moving upstairs to the first floor are three bedrooms, including a generous principal bedroom and two further bedrooms that are ideal for children, guests or a home office.

One of the standout features of this property is the exceptional outdoor space that it is set within. Boasting a total plot of approximately 0.31 acres (0.12 ha) the home benefits from a long driveway providing ample off-road parking and attractive front and rear gardens.



There are a range of useful outbuildings to include a brick-built store offering four separate storage rooms, presenting excellent opportunity for use as is, or for reconfiguration. Across the drive can be found three versatile wooden cabins which are again perfect for storage or repurposing. Further down the garden can be found a large detached storage shed/workshop boasting a concrete floor and dwarf brick wall. This building offers excellent flexibility and could be utilised as a workshop, hobby room, studio or additional storage subject to any necessary permissions.

Whilst now in need of some general refurbishment, the property is well presented and offers the opportunity for immediate occupation along with a wide range of opportunities for renovation, reconfiguration or extension.

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil fired central heating system.

Parking allocated and number of spaces : Driveway parking for multiple vehicles.

Construction Type : Brick under slate.

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 Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

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

Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor and in home signal (Vodafone 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: 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: South Ribble Borough Council **Council Tax** Band C

Viewings: Viewings are strictly by appointment with the sole selling agents. 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 : torch.cowboy.shut

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 : 75.89 sq m / 817 sq ft
Outbuildings : 103.38 sq m / 1113 sq ft
Total : 179.27 sq m / 1930 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 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		79 C
55-68	D		
39-54	E	44 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