

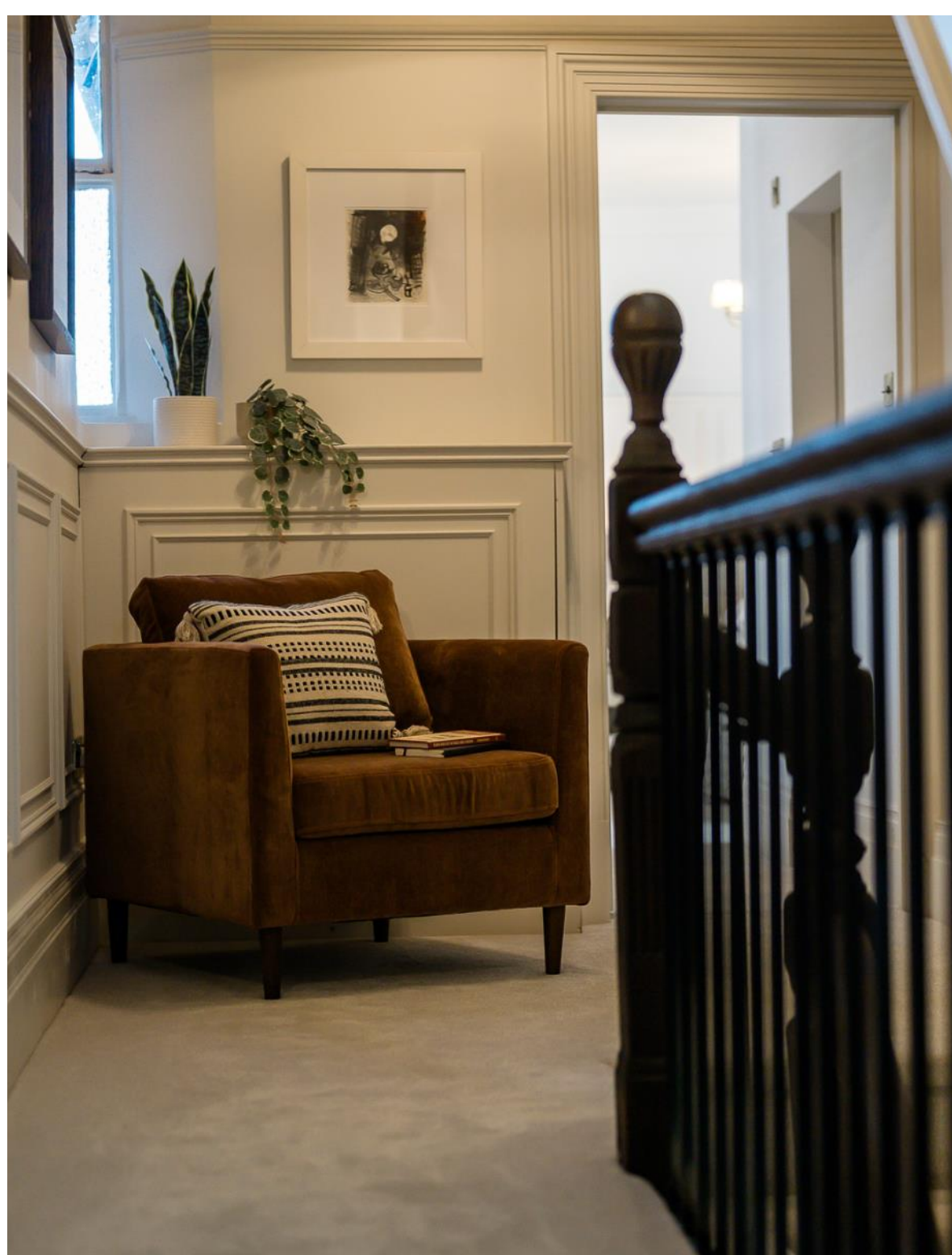


Liverpool Road, Hutton, Preston, PR4 5FE

£1,295,000







Liverpool Road,  
Hutton, Preston, PR4 5FE

£1,295,000



6 Bedrooms



5 Bathrooms

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- Extensive family home in Hutton.
  - Beautifully upgraded and re modelled by the current owners.
  - Luxurious living space with natural light throughout.
  - Six double bedrooms with 4 en suites and a shower room.
  - Substantial plot with two double garages.
  - Sold with the added benefit of no chain.





Nestled in the highly sought-after village of Hutton, this exceptional home enjoys the perfect balance of tranquillity and convenience. Surrounded by picturesque countryside and leafy streets, Hutton offers a peaceful setting while remaining close to excellent local amenities. Traditional village charm meets modern living here, with boutique shops, cafés, and pubs all within easy reach.

For families, the area is renowned for its strong selection of schools, both primary and secondary, making it an ideal location for children of all ages. Commuters benefit from excellent road links and nearby rail connections, providing easy access to Preston, Blackpool, and beyond, while the nearby motorway network opens up the wider North West for work or leisure.



Hutton is also well placed for recreation and lifestyle pursuits. Scenic walking and cycling routes are abundant, and golf clubs, country parks, and leisure facilities are just a short drive away. The combination of rural charm, local conveniences, and superb transport connections makes Hutton a highly desirable place to call home.





Step through the porch into a welcoming hallway, where period charm meets contemporary luxury. From here, the home unfolds with a series of beautifully appointed rooms, each with its own character. The library is elegant and tranquil, perfect for reading or working, and features a striking fireplace as a centre piece. The generously sized office is filled with natural light, providing an ideal space to work from home in comfort and style. A playroom offers a flexible family space with another beautiful fireplace, creating warmth and atmosphere throughout.



At the heart of the home is the stunning kitchen – a true masterpiece of design and functionality. Natural light floods the space through large windows, highlighting the exquisite finishes and clever layout. The kitchen features a large Aga, twin wine fridges, and a Quooker tap, alongside a spacious dining area for family meals or entertaining guests. Sleek cabinetry and premium surfaces ensure the space is as practical as it is beautiful. Adjacent, a sunken living room offers a dramatic setting with floor-to-ceiling glass windows that frame views of the gardens. The light-filled space feels both expansive and intimate, perfect for relaxing or hosting gatherings. Completing the ground floor is a great sized utility room and a convenient WC.





The first floor is designed with comfort and luxury in mind, housing four generous bedrooms, each with its own beautifully appointed en suite. The main bedroom suite is a sumptuous retreat, featuring a freestanding bath, his-and-hers sinks, an indulgent shower, and a TV positioned next to the bath for ultimate relaxation. A spacious walk-in wardrobe completes the suite, mirrored by another walk-in wardrobe in the second bedroom. Bedrooms three and four are equally generous, with stylish en suites that ensure privacy and comfort for family or guests. Every bedroom combines contemporary luxury with classic details such as covings, architraves, and high-quality finishes throughout.



The top floor provides two further double bedrooms and a shower room, offering flexibility for teenagers, guests, or hobby rooms. In addition, a spacious cellar provides excellent potential for adaptation, whether as a home gym, wine room, or extra living space, adding versatility to this already exceptional property.





Externally, the home continues to impress. Accessed via electric gates, the property offers security and privacy. There is a double garage with an electric up-and-over door, complemented by a second double garage, providing extensive parking and storage. Wrap-around gardens surround the home, creating space for children to play, outdoor entertaining, or quiet relaxation. A rear patio area connects seamlessly with the living spaces, ideal for alfresco dining or summer gatherings.



This semi-detached home has undergone a meticulous renovation, with a significant investment made to restore its period character while introducing modern luxury. Ornate covings, detailed skirting boards, and refined architraves have been reinstated, while state-of-the-art appliances and high-quality finishes ensure the home is as functional as it is beautiful. Every corner of this property has been thoughtfully designed to combine elegance, comfort, and style - creating a truly exceptional family home that is ready to be enjoyed immediately.



## General Remarks

**Services:** The property has the benefit of mains water, electricity, drainage and gas. Heating is by way of a gas central heating system.

**Parking allocated and number of spaces :** Driveway parking for multiple vehicles and two double garages.

**Construction Type :** Standard construction.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** N/A

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

**Easement, and Wayleaves or Rights of Way :** There is a right of access along the secondary entrance and driveway for the 4 properties to the side and at the rear.

**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 :** Not within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor and limited home signal 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:** Armitstead 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 F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 :** item. Bronze.linen

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

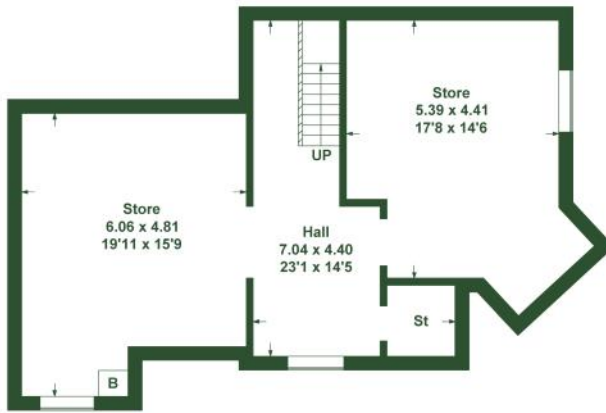
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 475.52 sq m / 5118 sq ft  
 Outbuilding/Garage : 63.25 sq m / 681 sq ft  
 Total : 540.01 sq m / 5813 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

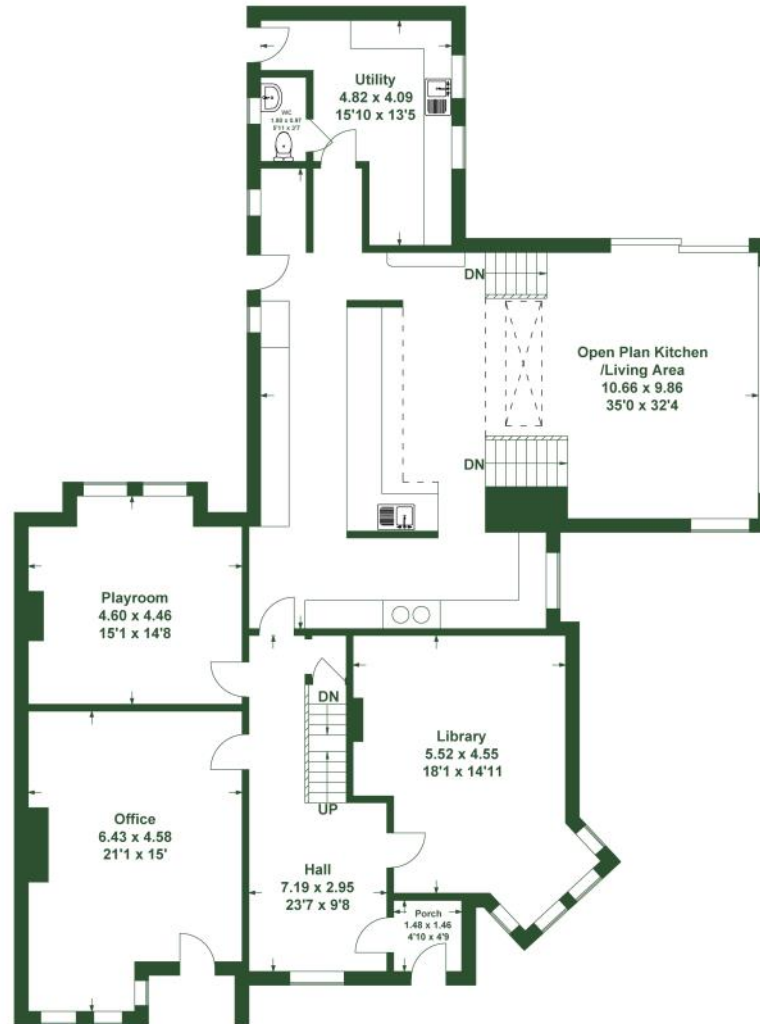


Basement

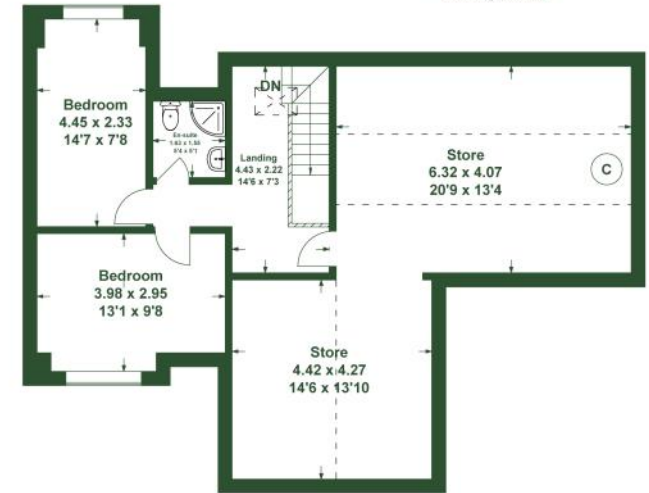


Outbuilding/Garage

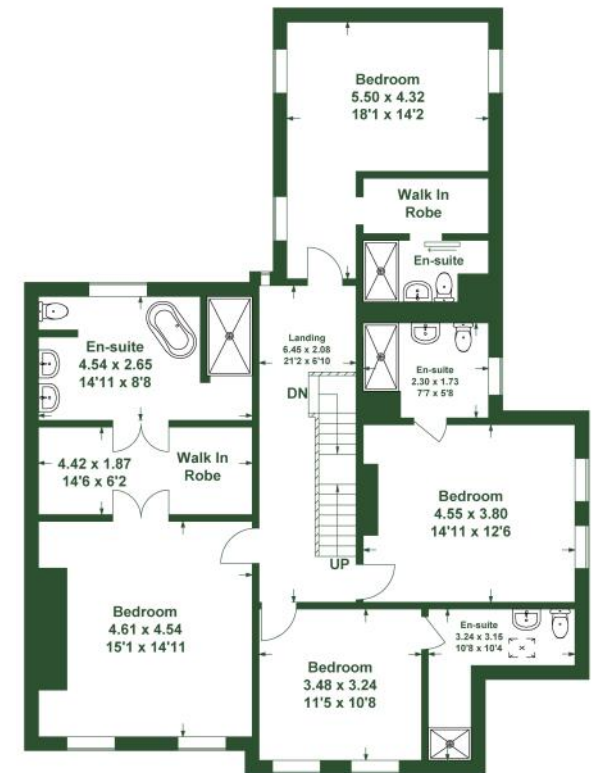
Outbuilding/Garage



Ground Floor



Second 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 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 contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	71 C
39-54	E		
21-38	F		
1-20	G		



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