



Gravel Lane, Banks, Southport, Lancashire, PR9 8BY

Price: £650,000





Gravel Lane, Banks, Southport, Lancashire, PR9 8BY



4 Bedrooms



2 Bathroom



1.62 Acres

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- Large plot of 1.62 acres (0.66ha) OTA.
 - Large living room with natural light and views of the landscaped front garden.
 - Additional sitting room offering flexible use (potential annex bedroom use).
 - Three/four generously sized bedrooms.
 - Two large storage barns with potential for workshops, studios, or hobbies.
 - Landscaped garden, ample parking, and private, tranquil surroundings.
 - Expansive countryside views.







Set on a generous plot of 1.62 acres (0.66ha) OTA, this beautiful former farmhouse combines classic charm with modern living, offering extraordinary potential for lifestyle and leisure. Situated on a quiet country road in Banks, the property is within easy reach of Southport as well as the City of Preston.

Upon entering the property, the hallway leads right into a spacious living room offering dual aspect windows, overlooking the beautifully landscaped front and rear gardens. The living room boasts an eye catching woodburning stove set within a stone and brick hearth with wooden mantel over.

A second living room area provides a cosy retreat or a versatile space for entertaining, again boasting a beautiful and inviting woodburning stove. This living area flows seamlessly into a well-appointed kitchen, designed for both everyday family life and entertaining. There are integrated appliances, spot lighting overhead as well as a breakfast bar for informal dining. The formal dining room is accessed from the kitchen and provides another excellent space for family gatherings.



A glazed link connects the main house to a well appointed and versatile single storey extension boasting an independent side door, utility room, secondary bathroom and additional living room with vaulted ceiling. This space not only complements the main house, but offers scope for use as an additional bedroom or self contained annex for a relative or dependent.





REACH FOR THE STARS
LOVE AND GREAT IDEAS
DANCE LIKE
NO ONE IS WATCHING
AND LIVE LIKE
LOVE LIKE
THERE IS NO MORROW
BECAUSE YOU ARE
LAUGHING YOURSELF



Moving upstairs, three generous bedrooms await, including a master suite offering dual aspect windows to front and back. The middle bedroom is of a good size and has been configured to offer separate bedroom and walk in wardrobe space which could easily be reconfigured to add a fourth upstairs bedroom.

The family bathroom features contemporary fittings, offering a three piece suite with double width shower, WC and sink with plenty of natural light and overhead spot lighting enhancing the space.

The third bedroom is accessed from the family bathroom via a Jack and Jill style door. This bedroom also benefits from an independent staircase down to the dining room and offers further scope for reconfiguration for independent living quarters.



Outside, the property benefits from a large plot of 1.62 acres OTA. Two large storage barns sit to the rear of the property, offering enormous potential for alternative uses such as workshops, studios, or hobby spaces—perfect for those seeking flexibility alongside a country lifestyle.

The landscaped front garden, ample parking, and open surroundings create a sense of privacy and tranquillity. Expansive views over the surrounding countryside complete the picture of serene rural living giving a rare opportunity to enjoy a combination of versatility and space, perfect for families or anyone looking to embrace the freedom of life in the countryside.

General Remarks

Services: The property has the benefit of mains water, electricity and drainage. Heating is by way of electric heating powered by solar panels with 2x 5.4kw storage batteries along with 3x woodburning stoves.

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 2/3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : Neighbouring planning application for 'Change of use of 'Barn A' to dwelling and 'Barn B' to ancillary garage' - 2026/0042/FUL

Accessibility adaption information : N/A

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

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor/variable in 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: 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: West Lancashire Borough Council **Council Tax** Band D

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 : common.spun.agreed

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

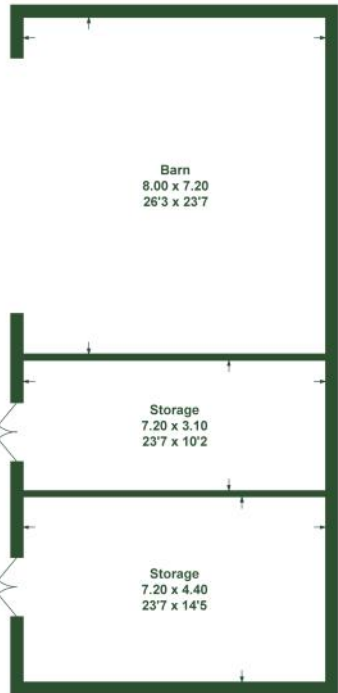




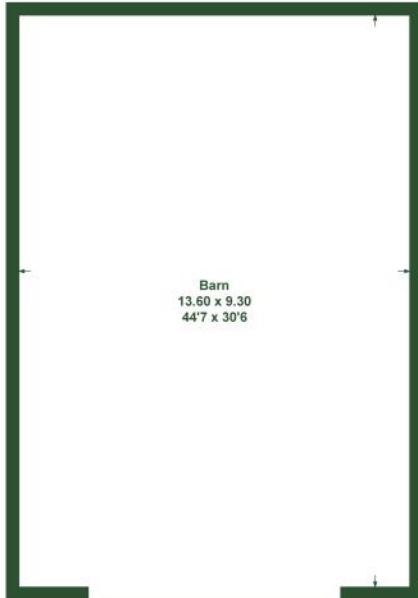
Approximate Gross Internal Area : 194.45 sq m / 2093 sq ft
 Outbuildings : 240.24 sq m / 2586 sq ft
 Total : 434.69 sq m / 4679 sq ft



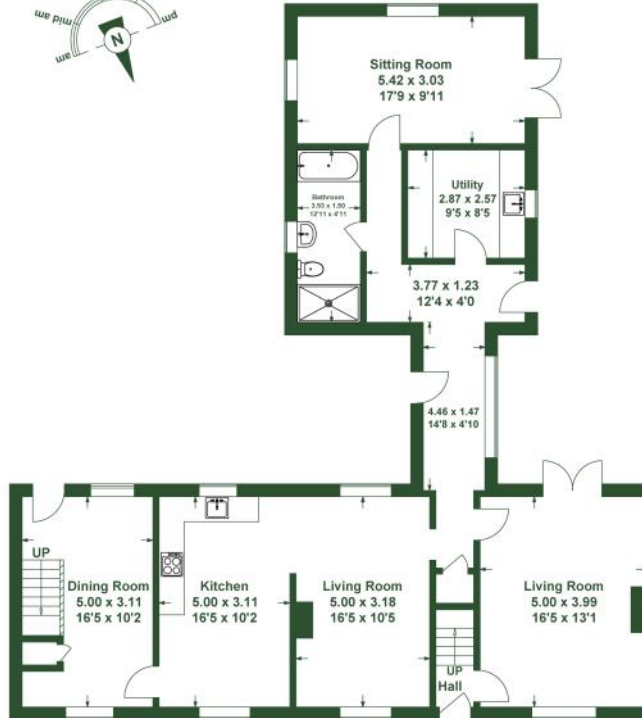
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



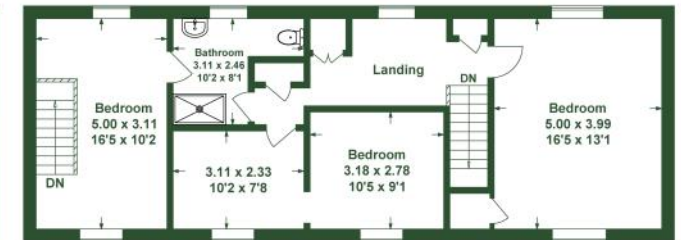
Outbuilding



Outbuilding



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 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 | | 66 D |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |



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