



Brock Side, Bilsborrow, PR3 0GL

Offers over £680,000







## Brock Side, Bilsborrow, Preston, PR3 0GL

Offers over £680,000



3 Bedrooms



2 Bathroom

- 
- Super charming stone barn/mill conversion
  - Fabulous position along Brock Side
  - Beautifully presented inside and out
  - Dining kitchen, 2 reception rooms, 3 bedrooms, bathroom shower room & study
  - Plenty of parking and double garage
  - Spacious gardens with plenty of space for entertaining outdoors
  - Short drive to Garstang and plenty of lovely walks close by.



We are a little bit in love with this gorgeous mill/barn conversion - stone built, exposed beams, stunning windows, fabulous stone work all tucked away in a private spot along Brock Side. This welcoming home offers an entrance hall, Study, lounge, dining kitchen and beautiful garden room to the ground floor,. There are a further three bedrooms, bathroom and a shower room to the first floor. A double garage with electric charging point and plenty of parking is also provided along with beautiful gardens and grounds. All immaculately presented by the current vendors.

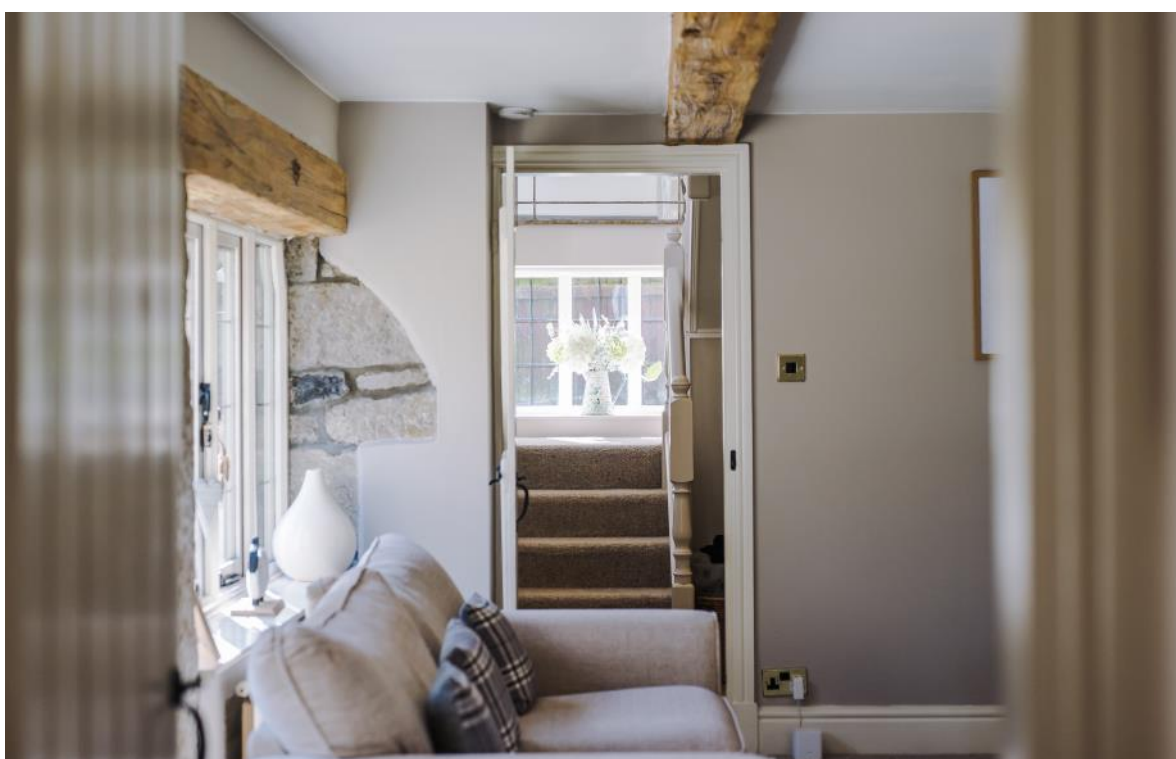


Set along the private road known as Brock Side which runs along an enchanting woodland and river, providing a wonderful setting for the entry to this superb home. Double steel gates open to unveil a gravel driveway which leads through to the stone set parking area ahead of the front door and garaging. On entry it is clear to see the exceptional presentation. The front door opens into the entrance hall where there are stairs up to the first floor and doors to other ground floor rooms. The WC, understairs storage & study are found off here. There is a door through to a cosy lounge which has doors to the rear gardens and windows to the front. A woodburning stove sits on a granite hearth. This room has fabulous stone work and beams giving a real character feel.



The handmade kitchen has been professionally painted and has granite work surfaces over. There is a Redfyre Range cooker in place which has an induction hob ring.. There is an extractor over. There is an integrated dishwasher and fridge freezer along with a porcelain sink & washing machine. Gloriously bright, the sun lounge has views to 3 sides incorporating bifold doors to the rear along with a stunning roof lantern ensuring the outdoors can be enjoyed all year round. A cream enamel woodburning stove is set in a fireplace again giving an ambient feel to the house.





The staircase has a unique picture window rising to the first floor where there can be found 3 lovely bedrooms in total. The bathroom has a wash basin with built in unit, bath with shower over, wc and is also part tiled. The shower room has a shower, WC and wash basin with built in unit.



The property really shows itself off outside and it is easy to notice something different as you walk round! There are original stone steps up to the landing, fabulous stone walls, former mill working features, super decked seating areas, an insulated summer house, carpeted and with electrics and an expanse of lawn. There is plenty of off road parking, with an area near the front door and a further area tucked away for any vehicles that aren't used day to day. A double garage is also provided with an electric car charger externally.



MILLWOOD

HOUSE



## Location

Think lovely long riverside walks, head over to walking by the canal, with great access to the Bowland fells yet just a short drive to Garstang & Longridge- there is a lot to like about this location. The Flower Bowl and Garden Grange Garden Centre are also a popular local attraction. Excellent local transport links for the main road and motorway networks. Garstang Town Centre has a range of independent shops, supermarkets, it also has places of worship along with primary schools and a senior school. The market town of Longridge is only a short drive away where you will find local shops, public houses and amenities.



## General Remarks

**Services:** The property has the benefit of mains water, & electricity. Foul drainage is via a treatment plant which the vendor informs us is compliant. Heating is by way of oil fired heating system. Electric car charger on garage wall. CCTV is present at the property.

**Parking allocated and number of spaces :** Double garage and multiple parking areas.

**Construction Type :** Stone

**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 :** Brockside is a private road- Maintenance is via an informal arrangement with all residents on an as and when basis.

**Footpaths / Bridleways :** We understand that there is a concessionary footpath set up to divert the existing footpath around the circumference of the boundary.

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Accessibility adaption information :** N/A

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

### Communications :

Broadband: Open Reach is available in the area

Mobile signal: EE, Vodafone, O2, Three is 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:** 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:** Wyre Borough Council **Council Tax** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. 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 :** //efficientriskclocks

**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

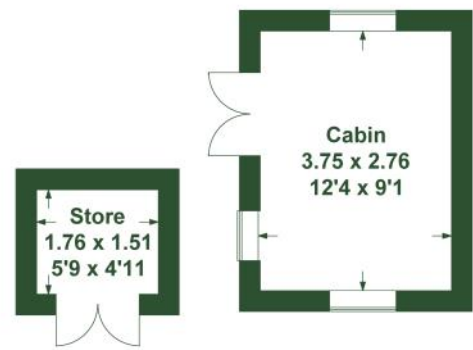
**SUBJECT TO CONTRACT**



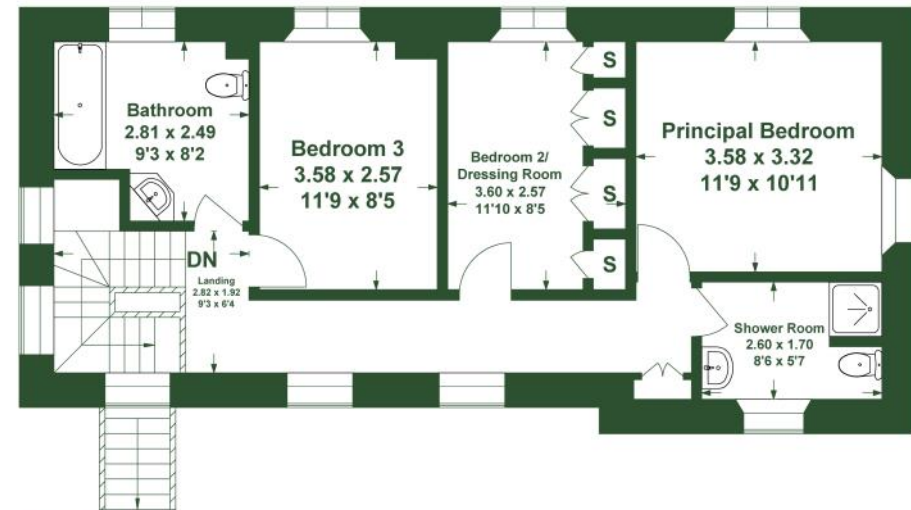
Approximate Gross Internal Area : 150.91 sq m / 1624 sq ft  
 Garage : 31.77 sq m / 342 sq ft  
 Outbuilding : 13.00 sq m / 140 sq ft  
 Total : 195.68 sq m / 2106 sq ft



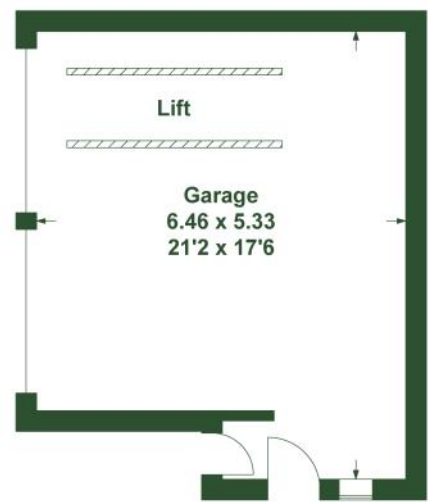
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



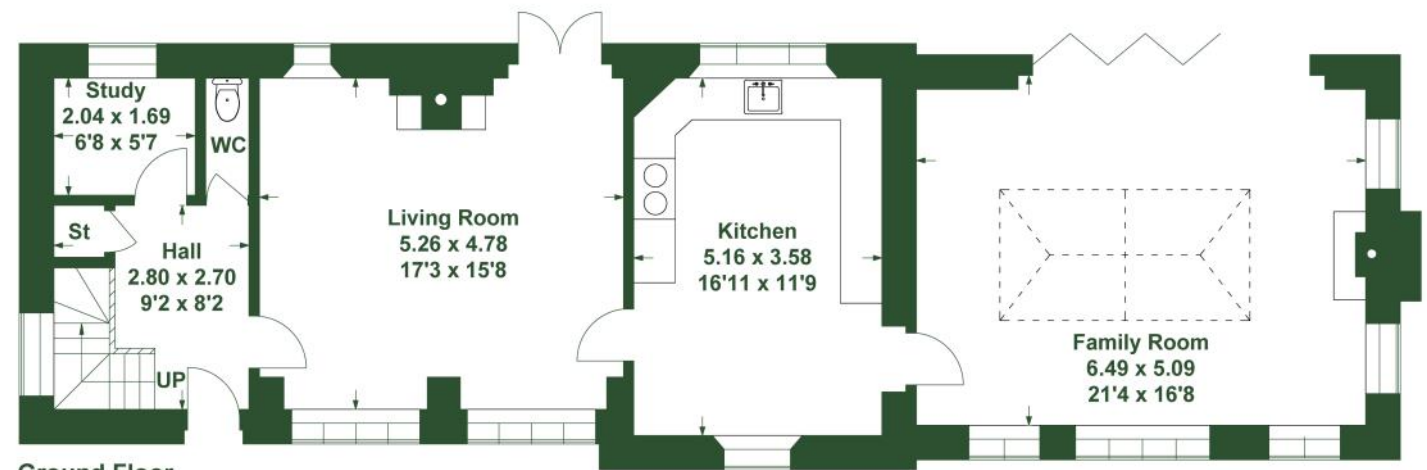
Outbuilding



First Floor



Garage



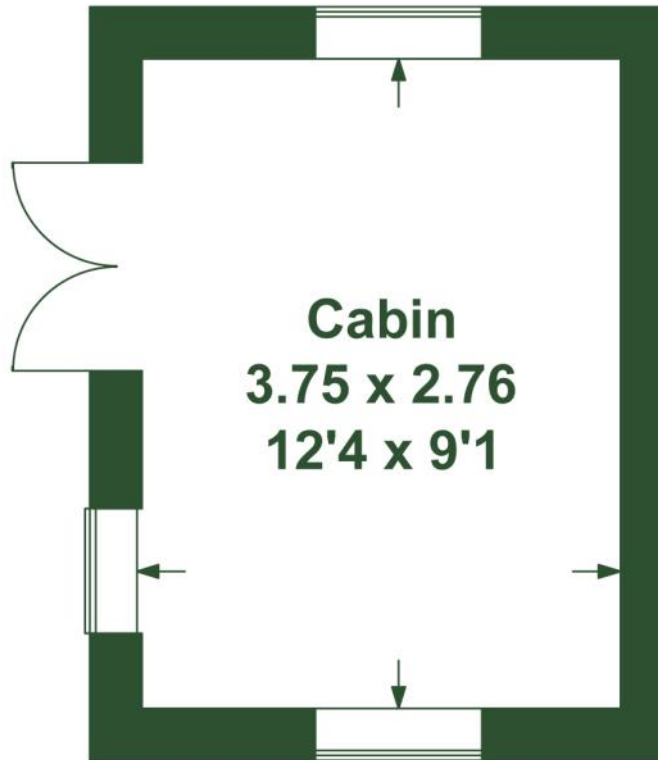
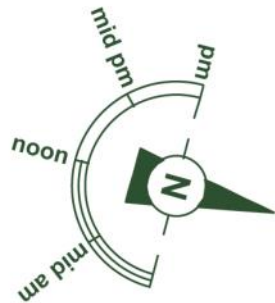
Ground Floor

# Outbuilding : 13.00 sq m / 140 sq ft

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Any measurements/ floor areas (including any total floor area) and orientation are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		



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