



Weeton Village, Weeton, Preston, PR4 3NB

Offers over £1,250,000







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Offers over of £1,250,000



7 Bedrooms



4 Bathrooms

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- Impressive detached home with so much potential
 - Incredible flexible space ideal for multi-generational living
 - Current layout offers 4 bedroom accommodation with a further 3 bedroom annex
 - Extending to 5500 sq ft (509 sqm) of accommodation
 - Scope to alter to suit buyers own tastes and specification
 - Lovely village edge location
 - Walking distance to the village amenities which include 'The Eagle', village hall, park, primary school and church
 - Good access to the main road and motorway network



A substantial family home offering extensive and flexible accommodation extending to 5000 sq ft (509 sq m) of accommodation. This home has been in the same family's ownership since 1965 and now presents a wonderful opportunity for a purchaser to put their own taste and specifications on. Currently offering a 4 bedroom home with a 3 bedroom annex, this house would be ideal for those who are looking for multi-generational living.

Set on the edge of the village in a remarkable elevated position giving far reaching views towards the coast and Lake District. Ideally located for village life, this property is within walking distance of 'The Eagle' a gastro pub that people travel far and wide to dine in, the village hall, park and Weeton primary school. The village is just a short drive to the villages of Wrea Green and Singleton and also to the market town of Kirkham. Senior schools are found in Kirkham, Poulton and Lytham. Motorway access is a Junction 3 of the M55 and there is good access to the main road and motorway network. Kirkham and Wesham train station is a short drive which links to the main station at Preston making it a great choice for a commuter who would like to live a little more rurally.

Turning up the drive from Weeton Road, the driveway rises through timber gates up towards the impressive façade of the home. There is a tall portico entrance giving a feeling of height and importance which opens into the entrance hall. The entrance hall is a superb welcoming space, with a fabulous curved staircase which rises to the first floor giving a great feature to the room. The spacious hallway has doors off to the various ground floor rooms.

An impressive lounge has views to both the front and side of the property ensuring plenty of natural light and a woodburning stove is set in a tiled fireplace with a door leading through to the kitchen.





The kitchen is a lovely bright room, there are windows and a patio door out to the rear of the property and the kitchen includes a range of wall and base mounted units with a contrasting work surface, point for a washing machine and integrated appliances include a gas hob, extractor, undercounter fridge and a point for a dishwasher. An open fire is set in an attractive brick surround a further feature and a cosy feel to this space.



The conservatory has patio doors to the side of the property into a courtyard and includes a range of built in wardrobes / storage. A WC is found off. A further reception room that has been used as an office but could equally be used for a range of other purposes. There is a glazed door into the conservatory. A further door from this reception room leads through to a double garage which has a manual roller shutter door.

The utility room has a window to the rear courtyard and includes a sink and drainer along with a point for a washing machine. This connects the annex space. Off the hall there is a WC.



The attractive curved staircase rises up to a spacious entrance hall where there is a picture window looking out to the front of the property, it is an incredibly bright space. There are four bedrooms in total. The principal bedroom has views out to the rear and glazed doors onto a balcony where those impressive views out to the coast can be enjoyed. The ensuite has a shower, WC, wash handbasin set in a unit and a heated towel rail.

Bedroom two has views to the front and side of the property along with a built in cupboards. Bedroom three has windows to two sides and includes a range of fitted wardrobes. Bedroom four has views to two elevations and includes a range of fitted wardrobes and a sink in a unit. The family bathroom includes a wet room shower, corner bath, wash handbasin in a unit, WC and heated towel rail.

A further staircase rises up to a second floor space that has been used by the current vendors as a bedroom, though we understand that this has not got building regulations for this use, the works were carried out in 2010. This room has a Velux to one side and a further window to the side of the property, there is also a shower ensuite.





Annex Lounge/Kitchen

The annex is entered from the front and a glazed door opens into the living kitchen. The living kitchen has windows to both the front and rear of the property ensuring a lovely bright space. There are a range of wall and base mounted kitchen units with two sinks and drainer, there is an integrated dishwasher, double oven, hob with extractor, microwave and integrated fridge freezer.

The sun lounge has a lovely bay window to the side and views to the front and enjoys those super views across the open countryside. The ground floor bedroom has views to the side of the property and its own shower room

There is an office space which has views to the side of the property and a staircase which rises up to the first floor.

The second floor has two further bedrooms, one with a Velux and views to the side of the property along with a glazed door to the balcony and the other bedroom has super views also with a Velux window and a window to the rear and side, both rooms enjoy those superb views across the countryside and beyond. The bathroom has a corner bath, WC in a unit

The conservatory provides access into the utility room which is one of the links between the annex and the main house. The utility / garden room links the kitchen from the larger side of the house to the annex

The kitchen has a point for a washer dryer, sink and drainer and the boiler room is also found off the conservatory.



Annex Bedroom



Each side of the property has a double garage with plenty of parking for both the main house and the annex along with separate entrances in. The main house and the annex are connected through the entrance hall and also through the utility room at the rear, they are not connected on the second floor other than through the terrace area. The driveway is tarmac and there is plenty of parking, the property is sat within lawned gardens with an array of mature trees assisting with privacy from the front



There is a super enclosed courtyard which has been the venue for many a gathering and allows those superb views to be enjoyed. A spiral staircase leads up to the roof terrace which again has been used for many a gathering and the views from here are spectacular.

This property must be seen to be fully appreciated and understand the scope that this fabulous home has.

General Remarks

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

Parking allocated and number of spaces : Plenty of parking is available on the driveway and in the garaging

Construction Type : Brick and block under pitched roof, some asphalt roof.

Building Safety : N/A

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : The property has the benefit of a right of access over the lane to the side of the house. This right of access goes through to the rear of the property.

Registration/Boundary: The property is not currently registered with Land Registry. The area for sale can be seen on viewing and is delineated by a close board fence to one side, the other boundaries are easily seen. The vendors will arrange for a boundary plan to be prepared for the sale.

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 : None known. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

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

Communications : Broadband: EE available in the area

Mobile signal: EE, Three, 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: 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: Fylde Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M 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 : ///clocking.reminder.riders

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



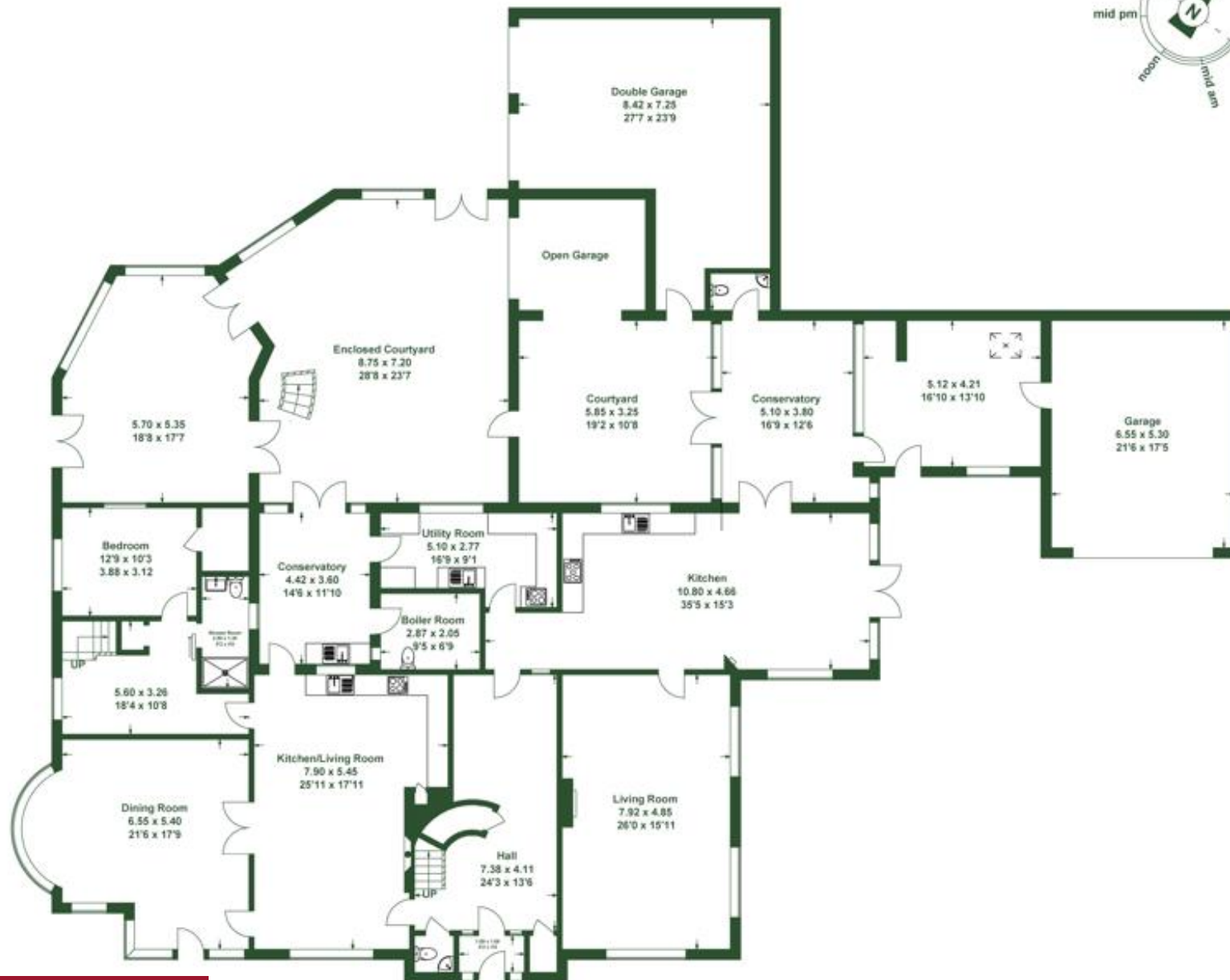
Approximate Gross Internal Area : 515.97 sq m / 5554 sq ft

Garage : 95.76 sq m / 1030 sq ft

Enclosed Courtyard: 62.01 sq m / 667 sq ft

Courtyard : 29.13 sq m / 314 sq ft

Total : 702.87 sq m / 7565 ft

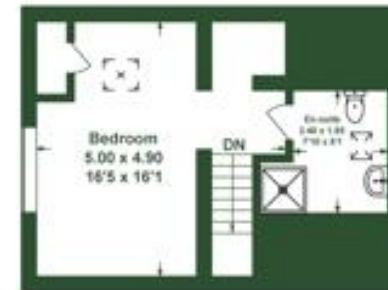


Ground Floor



First Floor

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



Second 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 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 contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	69 C
39-54	E		
21-38	F		
1-20	G		



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