



Haighton Green Lane , Haighton, Preston PR2 5SQ

Offers Over £900,000







Haighton Green Lane, Haighton, Preston, PR2 5SQ

Offers Over £900,000



3 Bedrooms



1 Bathroom



0.7Acres

-
- Detached period family home dating from around 1880
 - Set within approximately 0.70 acres (0.285 hectares)
 - Private elevated position with open countryside views
 - Three double bedrooms, principal with dressing area
 - Two spacious reception rooms plus conservatory
 - Fitted kitchen, utility area and ground-floor WC
 - Sweeping driveway with ample parking & detached garage
 - Mature gardens with views towards Longridge Fell & Winter Hill



Occupying a delightful rural setting in the highly desirable village of Haighton, this individual detached period home presents a rare opportunity to acquire a spacious family residence standing within approximately 0.70 acres (0.285 hectares) of beautifully established gardens and grounds.

Surrounded by mature trees and open countryside, the property occupies a wonderfully private and elevated position, enjoying far-reaching views towards Longridge Fell, Winter Hill and across the wider Lancashire landscape. Its attractive period appearance, generous plot and peaceful setting combine to create a genuine sense of arrival, making it particularly well suited to purchasers seeking a country lifestyle without feeling isolated.



Originally dating from around 1880, the property was comprehensively refurbished following its purchase by the current owner in 1992. Works undertaken at that time included a new roof, replacement windows and doors, the construction of a detached garage, the addition of the conservatory, connection to mains water and extensive landscaping works.

Having been a much-loved family home for more than 30 years, the property has been exceptionally well cared for throughout. Although it would now benefit from modernisation to reflect contemporary tastes, it retains considerable character and provides an excellent basis from which a new owner could create a particularly impressive country residence.



The accommodation begins with an entrance porch opening into a welcoming reception hall. There are two spacious reception rooms, each offering generous proportions and the flexibility to provide separate formal and informal living areas.

The fitted kitchen is complemented by a useful utility area, while the conservatory provides an additional reception space from which to enjoy the gardens and surrounding countryside throughout the seasons. A ground-floor WC completes the accommodation on this level.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from a separate dressing area and fitted wardrobes, while the remaining bedrooms provide comfortable family or guest accommodation. The bedrooms are served by a family bathroom.





The property is approached via a sweeping driveway, providing extensive off-road parking and turning space together with access to the detached garage. The generous driveway and garage accommodation may also appeal to purchasers requiring additional space for vehicles, storage, hobbies or workshop use, subject to any necessary consents.

The mature gardens and grounds are undoubtedly among the property's defining features. Extending in total to approximately 0.70 acres (0.285 hectares), the plot includes established lawns, mature trees and hedging, ornamental planting and stone-flagged seating areas positioned to take advantage of the privacy and surrounding outlook.



To the front is an attractive circular garden enclosed by traditional stone walling, while the wider grounds provide ample space for outdoor entertaining, gardening and family recreation.





The open fields beyond reinforce the home's peaceful rural character and provide wonderful panoramic views across the surrounding Lancashire countryside.

The property is served by a private septic tank drainage system and occupies one of the area's most appealing semi-rural positions, offering considerable privacy while remaining within convenient reach of nearby villages, amenities and transport connections.



Haighton is a highly regarded rural village, renowned for its attractive countryside, scenic walks and peaceful surroundings. The centres of Longridge, Grimsargh and Preston are readily accessible, providing a wide selection of shops, schools, leisure facilities and everyday services. For those travelling further afield, there is convenient access to the M6, M55 and M65 motorway networks, while Preston railway station provides direct rail services to Manchester, Liverpool, Birmingham, Glasgow and London.

General Remarks

Services: The property has the benefit of mains water, mains gas, and mains electricity. Heating is by way of an gas central heating system. Sewage is via a septic tank-Emptied 2024. The tank has not been tested for compliance. The vendor is currently arranging for the tank inspection to check compliance- If found to be non compliant responsibility of replacement will fall to the new purchaser. Quotation may be available on request.

Parking allocated and number of spaces : Garage for 1 car. Parking for 6-8 vehicles.

Construction Type : Brick

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 : 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: Openreach is available in the area- Standard & Ultrafast. EE & Three may be available
Mobile signal: Vodafone, EE, Three, O2 are 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: E **Council Tax:** Preston City Council

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : snowmen.steaming.palace

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

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

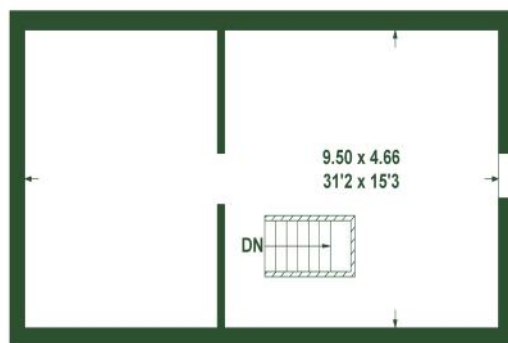
SUBJECT TO CONTRACT



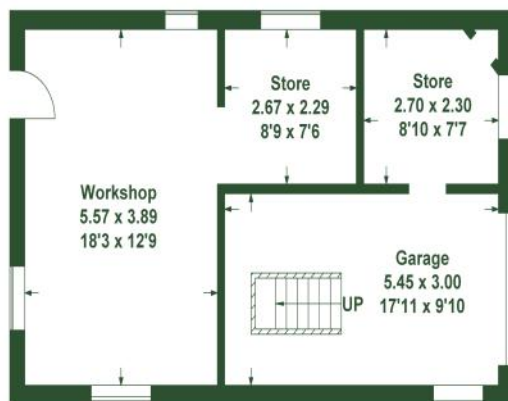
Approximate Gross Internal Area : 163.32 sq m / 1758 sq ft
 Garage floor area : 97.18 sq m / 1046 sq ft
 Total : 260.50 sq m / 2804 sq ft



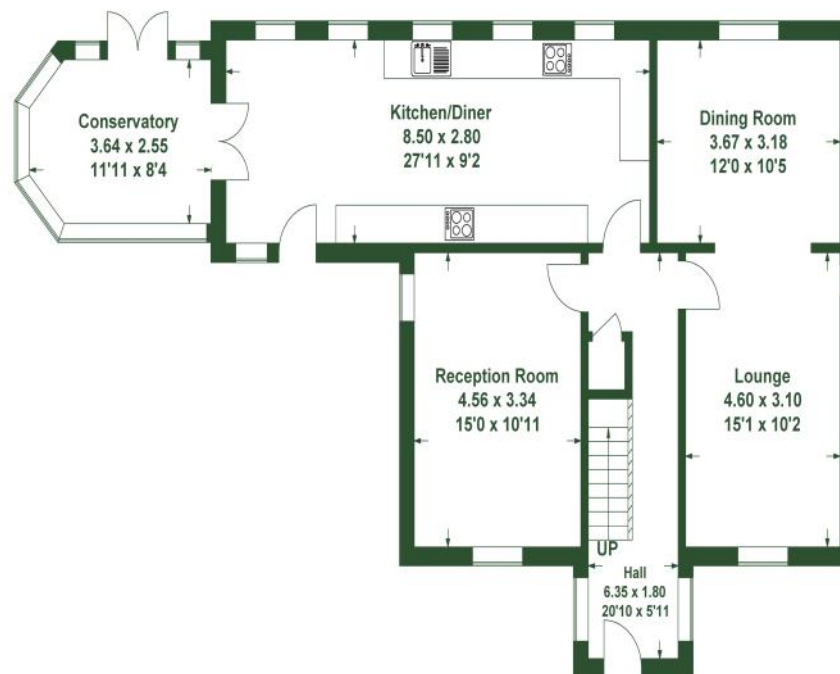
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



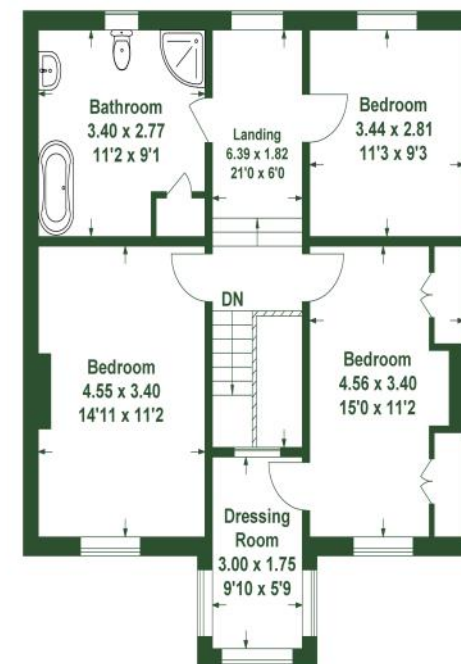
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Floorplan



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

EPC Graph - GAR260193

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



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