



Reservoir Road, Barnacre, Preston, PR3 1RP

Offers Over £850,000







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4 Bedrooms



3 Bathroom



4.5 Acres

-
- Fantastic well presented stone built barn conversion
 - Beautifully presented, dining kitchen, lounge, study, utility, 4 bedrooms, 3 bathrooms
 - L shaped stable block, arena and grazing paddocks
 - Set in 4.5 acres (1.82 hectares) or thereabouts
 - Gorgeous Barnacre location, views from the grounds to the coast
 - Short drive to the historic town on Garstang



Make this home yours... Gorgeous 4 bedroom, 3 bathroom barn conversion with equestrian facilities all set in 4.5 acres (1.8 hectares) or thereabouts. Occupying an enviable elevated position in the sought-after Barnacre area, this charming country home enjoys breath-taking views across the surrounding countryside, while being just a short drive from the amenities of Garstang.

A timber entrance gate opens onto a tarmac driveway which sweeps past the front of this attractive conversion and leads to a generous parking area. The front door opens into a welcoming entrance hall, immediately showcasing the high standard of presentation found throughout the property. Featuring an attractive oak floor, staircase to the first floor, useful understairs storage cupboard and a conveniently located ground floor WC, the hall provides access to the principal reception rooms.

The lounge is a wonderfully bright and inviting space, rich in character and charm. A striking picture window to the front serves as a reminder of the building's agricultural heritage, while an additional rear window allows natural light to flood the room throughout the day. Exposed oak beams, quality oak flooring and a beautiful stone fireplace housing a 7kW multi-fuel stove create a warm and welcoming atmosphere, perfect for relaxing or entertaining.

A practical study is situated off the entrance hall and offers an ideal space for home working. Complete with exposed oak beams, Kamdean flooring and a rear-facing window, the room benefits from excellent natural light

The impressive dining kitchen is undoubtedly the heart of the home. Fitted with an extensive range of bespoke Carl Josef Pippi oak units complemented by polished stone work surfaces, it combines style with practicality. Integrated appliances include a dishwasher, fridge and freezer, together with space for a range cooker and extractor hood. Patio doors and two large windows create a bright, sociable space with views over the grounds to the front and rear.

The well-equipped utility room provides additional storage and workspace, featuring a sink and drainer, plumbing for a washing machine, space for a tumble dryer and a range of fitted units. Adjoining this is a useful boot room/store, complete with built-in cupboards, making it ideal for country and equestrian living.

The ground floor bedroom is a particularly impressive feature, enjoying windows to three elevations and spectacular views over the rear gardens and across Morecambe Bay. This spacious room benefits from a luxurious en-suite bathroom comprising a double-ended bath with shower attachment, separate shower enclosure, wash hand basin set within a vanity unit and WC. The boiler cupboard is also conveniently located within the en-suite.





There's
ALWAYS
TIME FOR
Coffee

P & P

Broll King

Dog Stuff



A staircase rises from the entrance hall to the first-floor landing, which provides access to three further double bedrooms and the family bathroom.

The principal bedroom is a beautifully appointed space, full of character and charm. Featuring a vaulted ceiling, exposed beams and a striking picture window, together with an additional window allowing for plenty of natural light, this room enjoys a wonderful sense of space. The en-suite shower room is fitted with a shower enclosure, pedestal wash hand basin, WC, radiator and Kamdean flooring.

The second bedroom is another generous double room, benefiting from exposed beams, a Velux roof window and useful built-in storage.

Bedroom three is equally well-proportioned and features exposed beams, two Velux roof windows and fitted wardrobes, providing excellent storage space.

Serving the first floor is the family bathroom, which comprises of a panelled bath with shower attachment, separate shower, pedestal wash hand basin and WC. Finished with Kamdean flooring, the bathroom also houses the hot water cylinder cupboard.







Attractive double timber gates open onto a spacious driveway, providing ample parking alongside the property. Charming raised flower beds and attractive terrace areas create an inviting first impression and perfectly complement the character of this delightful barn conversion.

To the rear, a stone-flagged patio offers an ideal space for outdoor dining and entertaining, whilst thoughtfully planted raised beds and established gardens provide colour and interest throughout the seasons. Enclosed by traditional dry stone walls, the gardens enjoy a high degree of privacy and offer a number of peaceful spots from which to relax and take it all in.

For added convenience, external power points and water supplies are available.

Beyond the tarmac driveway lies a gravelled area leading to the former equestrian facilities. The stable block is currently utilised as workshop and storage space, although it could easily be reinstated for equestrian use with minimal alteration.



Positioned to the rear of the stable block is a purpose-built arena, originally constructed with a high-quality sand and rubber surface over a fully drained tarmac base. Whilst currently adapted for use as a go-kart track, arrangements have been made for the area to be restored to its original equestrian specification prior to completion of a sale – estimated completion end of June.

Completing this exceptional outdoor offering are two substantial grazing fields, bringing the total area to approximately 4.5 acres (1.8 hectares).

The combination of attractive gardens, versatile outbuildings/equestrian facilities makes this a rare opportunity for those seeking a country lifestyle with space to enjoy a variety of pursuits.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Hot water is also provided by the central heating system and is stored in a 200L Tempest Cylinder. The system, which has full service history, will be serviced again for 2026 prior to the sale of the property. The Property is served by a septic tank which drains into a soak away, both are located within the boundaries of the property. An independent survey of both tank and soak away is being commissioned and will be shared with prospective purchasers.

Ground floor bedroom was converted from a double garage in January 2018.

Parking allocated and number of spaces : Large tarmac area for parking for approximately 8 cars

Construction Type : Stone with tiled roof

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 : There is a right of access to reservoir in order to reach a field gate in top field.

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 : None known.

Planning Consents affecting the property : None known. 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 : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE & Quickline are available in the area. The vendor advises us broadband is provided via BARN.

Mobile signal: EE, O2, Vodafone, Three 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 Barnett 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 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 : [///cow.green.reservoir](https://www.what3words.com/?i=cow.green.reservoir)

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

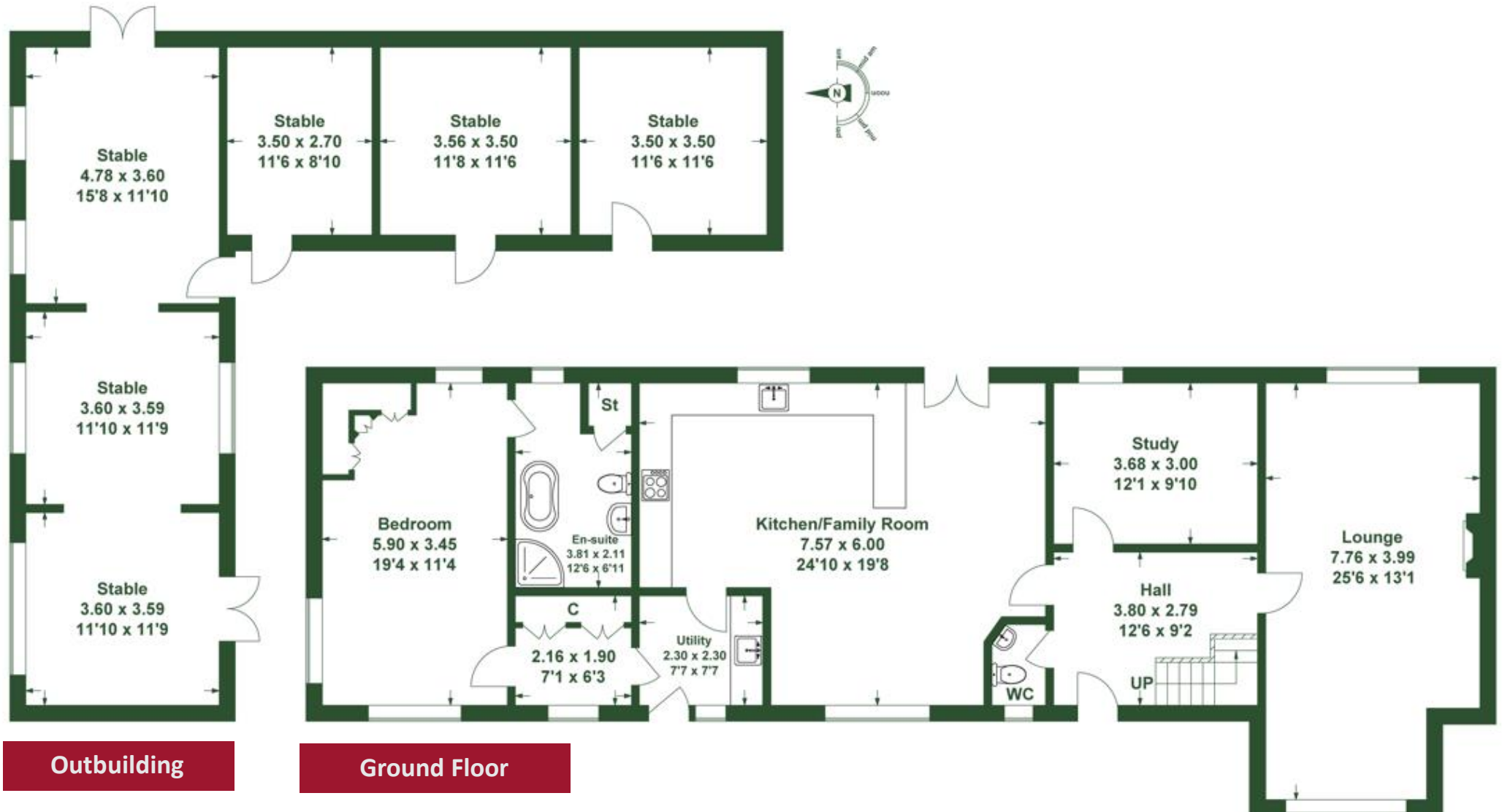
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 187.73 sq m / 2021 sq ft
Outbuilding : 79.87 sq m / 860 sq ft
Total : 267.60 sq m / 2881 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

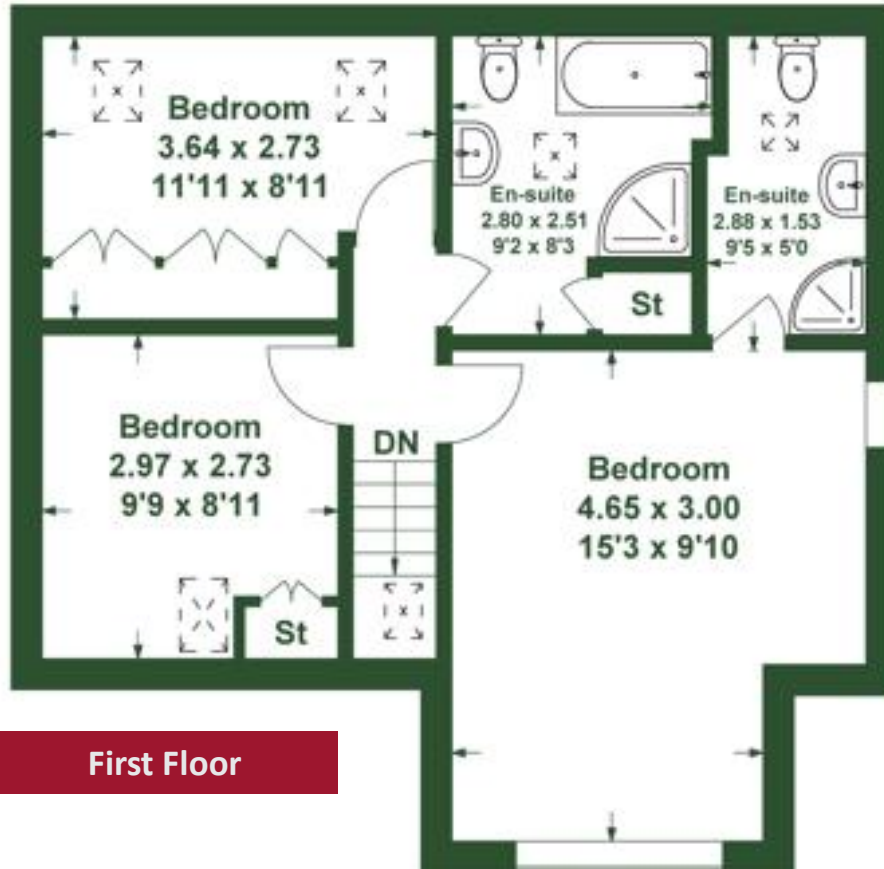


Outbuilding

Ground Floor



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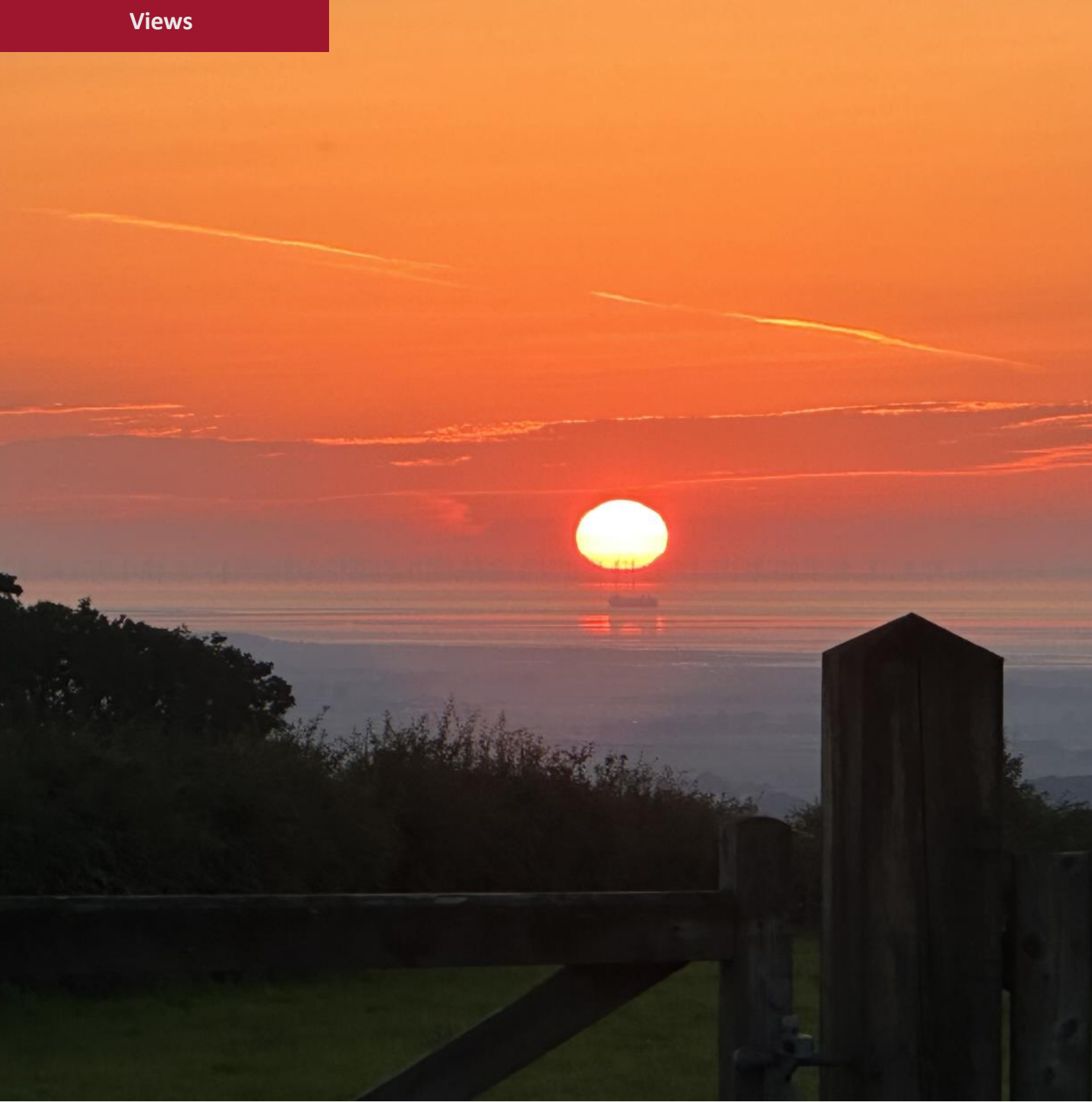


First Floor

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 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	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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