



Jepps Lane, Barton, Preston, Lancashire PR3 5AR

O.I.R.O. £825,000







Jepps Lane, Barton, Preston, PR3 5AR

Offers in the region of £825,000



4 bedrooms



2 Bathrooms



1.53 Acres OTA

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- Exceptional barn conversion with further accommodation
 - 3 reception rooms, 4 bedrooms and home office
 - Large detached workshop/outbuilding
 - Character features throughout, vaulted ceilings, exposed beams, wood burning stoves
 - Extensive driveway parking and landscaped gardens and grounds
 - A range of multi- use outbuildings
 - Sought-after rural location



Set within an attractive rural setting with a cluster of rural homes in open countryside, this outstanding barn conversion offers a rare opportunity to acquire a substantial and highly versatile property. Combining character features, generous living accommodation and excellent ancillary buildings, the property is perfectly suited to multi-generational living, home business use, guest accommodation.

Approached via a private driveway and arranged around beautifully maintained grounds, the property comprises a spacious four-bedroom principal residence, three self-contained annexes and a large detached workshop/outbuilding, all set within attractive landscaped gardens and paddock-style grounds of 1.53 acres (0.62 hectares) or thereabouts.

The principal home provides spacious and well-appointed accommodation arranged over two floors, blending traditional barn character with modern family living.

The glazed front door opens in to the impressive yet welcoming entrance hall which leads to the ground floor space, an attractive staircase creates a lovely feature. An office is found just off the entrance hall (we understand there is some plumbing for a WC should a buyer wish to use this space differently)

The lounge/inner hall has glazed doors off to various rooms, oak floors and exposed beams. The living room is an exceptional space with a cosy woodburning stove set in an attractive fireplace with a large picture window providing amazing views towards Beacon Fell, great for summer and winter.







The snug has patio doors to the rear patio and a wood burning stove is positioned to one side, again perfect for cosy winters evenings or enjoy opening those patio doors onto the covered patio area to dine al fresco or relax in the hot tub!

The ground floor centres around an impressive farmhouse style kitchen, providing an ideal space for both everyday family life and entertaining. This spacious room includes a range of kitchen units with contrasting work surfaces. A Falcon range cooker with an extractor over provides a central feature and a porcelain sink is provided. An integrated dishwasher, and under counter fridge are included. This lovely bright room has views to 2 sides onto the drive and parking area. A part glazed door leads to the hall.

The utility room has a point for a washer along with a sink and drainer. The boiler is also found here, the WC is beyond.







To the first floor, the property offers four well-proportioned double bedrooms. The gorgeous principal bedroom has views over the grounds and has an ensuite which has a shower, free standing bath, pedestal wash basin, WC and heated towel rail along with under eaves storage. There are 3 further bedrooms that are served by the family bathroom which has a double ended bath, separate shower, wash basin in unit and a WC.

Throughout the home, exposed timbers, brickwork features and wood-burning stoves create warmth and character, while large windows provide excellent natural light and attractive views across the surrounding countryside.

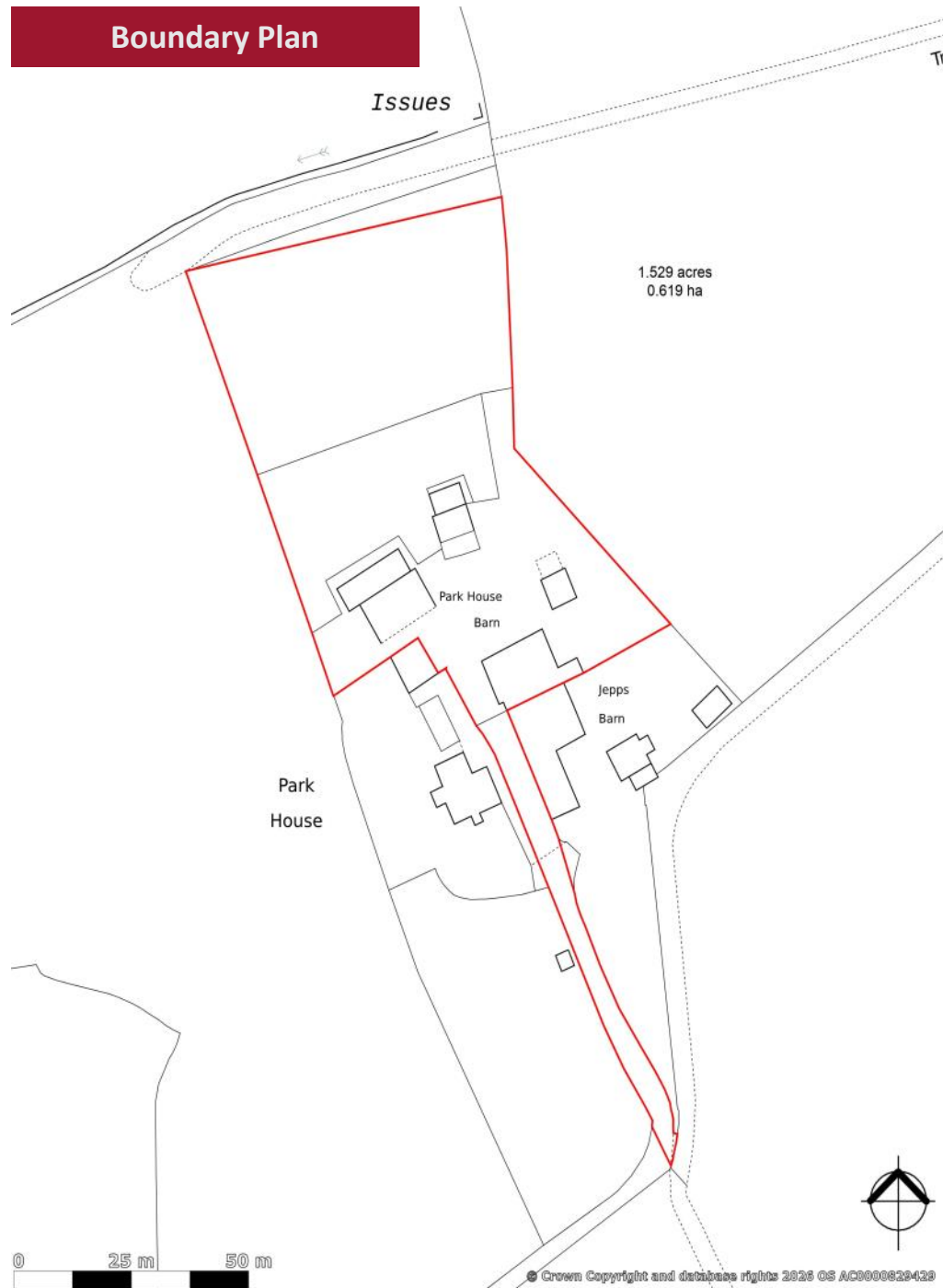
There is a home office in one of the converted buildings which offers incredible views across the countryside and towards Beacon Fell – a fabulous place to work from home!



Home Office



Boundary Plan



Outbuildings

A 3 bay steel frame building is provided giving great flexibility to the property. There are currently 2 Monarch stables in here, but this space could be altered to suit a buyer and gives great flexibility. This currently provides workshop space and storage. A further range of outbuildings provide more accommodation, for further information contact the selling agents.

Outside

The property enjoys an enviable rural position with extensive lawned gardens, mature hedging and established trees creating a private and picturesque setting, there is a paddock beyond the buildings. The property is set in 1.53 acres (0.62 hectares) or thereabouts

A sweeping driveway leads to a generous parking area with ample space for multiple vehicles. The grounds provide an ideal environment for families, outdoor entertaining and those seeking a country lifestyle, while enjoying convenient access to nearby villages and transport links.







General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is by way of a septic tank, which the vendor has informed us complies with the current regulations.

Parking allocated and number of spaces : Parking is available in the garage and on the large driveway.

Construction Type : Brick walls and slate 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 : 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 : 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

Communications :

Broadband: EE available in the area

Mobile signal: EE, O2, Vodafone and Three available in the area

B4RN : The network is live in the local 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: Preston City Council **Council Tax:** Band E

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 : ///monorail.stared.projects

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

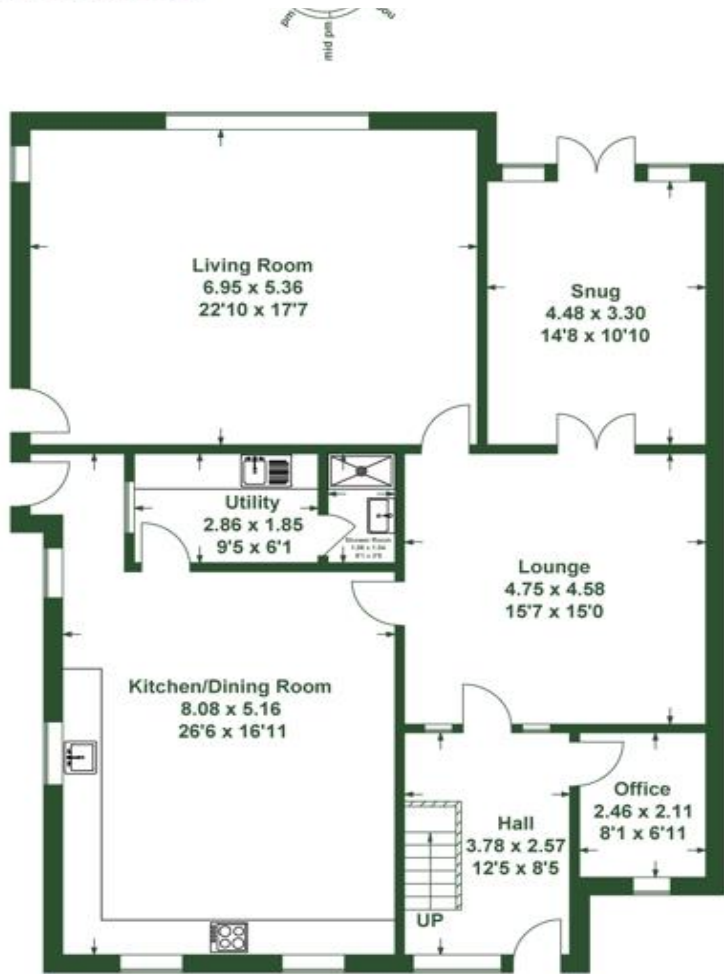
SUBJECT TO CONTRACT



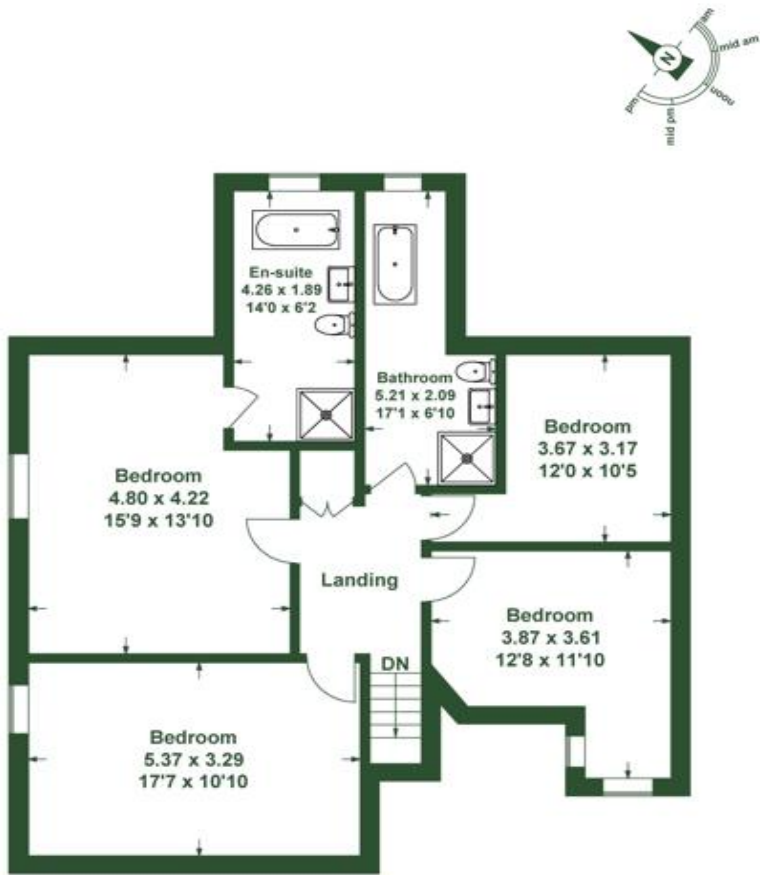


Approximate Gross Internal Area : 222.03 sq m / 2390 sq ft
Outbuilding : 122.78 sq m / 1322 sq ft
Annexe : 167.19 sq m / 1800 sq ft
Total : 512.01 sq m / 5511 sq ft

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



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 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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