



Brierley Lane, Cuddy Hill, PR4 0BJ

O.I.R.O. £1,150,000





Brierley House, Brierley Lane, Cuddy Hill, PR4 0BJ

Offers in the region of £1,150,000



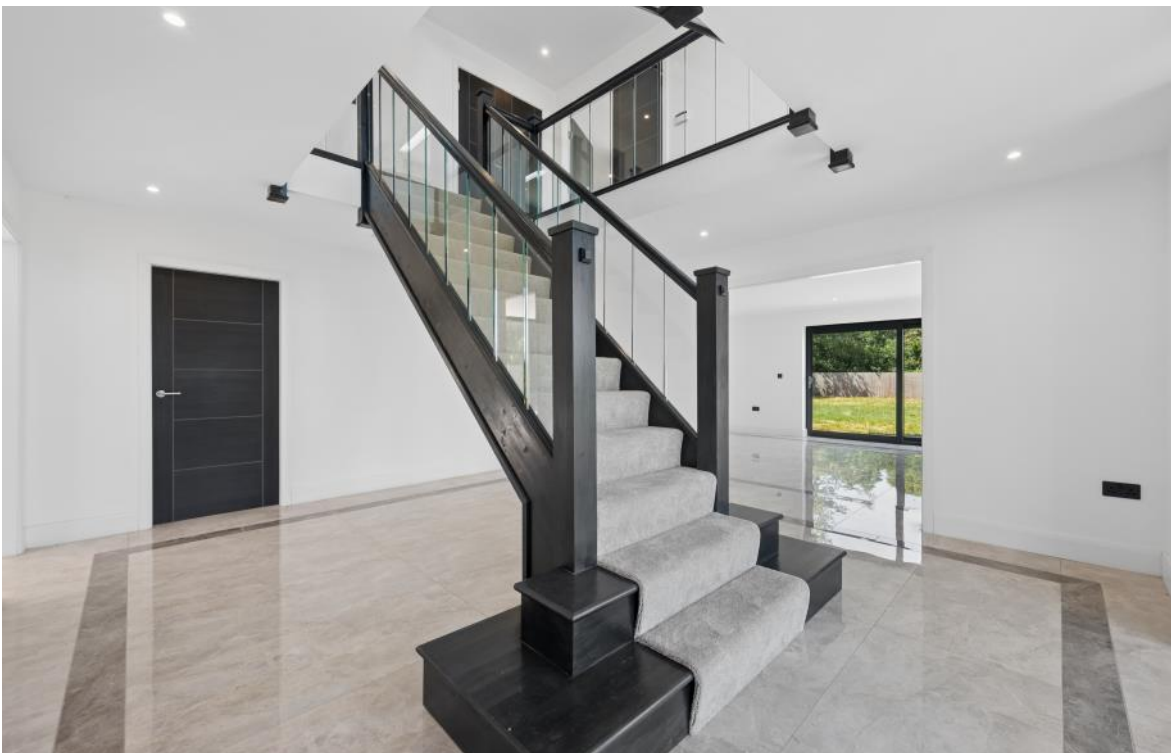
6 Bedrooms



6 Bathrooms

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- Impressive contemporary home in a fabulous Eaves location
 - Showstopping living kitchen and two further reception rooms
 - 6 bedrooms, 6 bathrooms including a superb principal bedroom suite
 - Impressive glazing with some super views
 - Completed to an excellent specification which is carefully considered by the vendor
 - Rural in feel, yet so accessible to the A6
 - A short walk to The Plough at Eaves and Honeywells farm shop and a short drive The Flower Bowl and Broughton village





Impressive contemporary home with 4950 sq. ft or thereabouts of space to include the garage. A standout living kitchen, two further reception rooms along with a sumptuous bedroom and five further bedrooms and bathrooms, this home is so well equipped and will effortlessly incorporate family life throughout the years. The second floor space provides fantastic flexibility and could be very useful for those teenage years or as a further reception space.

The fixtures and fittings throughout this fantastic property have been chosen to a high standard, the kitchen is by Kemp and the bathrooms are fully tiled.

There are fabulous glazed features in many of the rooms along with a number of balconies and sets of sliding doors to allow plenty of natural light into the living spaces, but also to give a feeling of letting the outdoors in.

Set in an attractive plot with an expanse of patio and seeded lawned gardens, this home has a grand presence from the outset. The property is set in the hamlet of Eaves and is within walking distance of The Plough at Eaves, Honeywell Farm Shop and a short drive to the Flower Bowl entertainment centre and Barton Grange. The Forest of Bowland is also just a short drive away providing plenty of walks along with more local canal side walks. The City of Preston is found to the south and has a main line station providing excellent links to London and Manchester.

Electric operated gates open to reveal a tarmac driveway which provides plenty of parking at the front of the property and ahead of the 3/4 garage. It is clear to see on entry that this property is very impressive and is of an exceptional quality. The front door opens into a fabulous entrance hallway which has a central staircase to the first floor and glazing to the front providing plenty of natural light

There are double doors which open into the lounge at the front of the property. The lounge has windows to the front with tilt and turn windows providing plenty of natural light





To the rear of the snug is a hall which has windows to two elevations again with tilt and turn windows providing plenty of natural light. These two reception rooms are to one side of the house providing quieter places to work or take time out from the hustle and bustle of family life.

On the opposite side of the hall is a superb living kitchen. This runs from the front to the back of the property and has two sets of fantastic sliding doors which will allow the buyer to throw the doors open and will make a fantastic space to allow for outdoor entertaining. The kitchen is complete with a range of contemporary kitchen units and a complimentary central island incorporating a breakfast bar with quartz worktops. Integrated appliances include dishwasher, microwave and Quooker tap. This impressive room really will be the centrepiece of this wonderful property and is likely to be where families live day to day.



Off the living kitchen is a pantry and a very useful utility space which again has been fitted with a range of units with a sink and drainer and there is a point for a washing machine and dryer. Access is provided to the rear of the property from here and a boot room, WC are found off the utility room making this extremely practical.





The staircase rises up from the impressive entrance hall up to a superb landing space. The landing really does give a feel of luxury and enjoys superb views out of the picture window to the front

The Principal bedroom has a feature window to the front of the property giving the room a real contemporary edge. Doors open into the impressive principal bedroom suite and there is a feature window to the front of the property ensuring plenty of natural light, along with a door out to the balcony at the front. Where views across the open countryside can be enjoyed. The principal bedroom is a spacious room with views overlooking the plot. There is a further dressing room and an ensuite.

The guest bedroom has views out to the front of the property through a picture window and includes a dressing room and ensuite, as well as access to the balcony. The third bedroom has views out to the rear of the property and has a shower ensuite. The fourth bedroom is a spacious room with views out to the front of the property and is served by the spacious family bathroom which includes a double ended bath, wet room shower, wall mounted WC and wash handbasin in a unit.

A further staircase rises up to the second floor space where there are two spacious bedrooms, each with a good sized shower ensuite.

The second floor would make a great space for multi-generational living and has potential to either be used as a bathroom or a reception space to suit the buyer.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump. There is a treatment plant. We do not know of the working order of the services and appliances. It will for the purchaser to test them and satisfy themselves as to the working condition prior to the exchange of contracts.

Parking allocated and number of spaces : Garage and driveway.

Construction Type : Standard construction

Building Safety : N/A

Restrictive Covenants : Unknown

Listed building : The property is not listed

Conservation Area / National Landscapes : Unknown

Easement, and Wayleaves or Rights of Way : Unknown

Footpaths / Bridleways : Unknown

Flooding : The vendor doesn't know if the property has or hasn't flooded within the last 5 years. According to the Environment Agency's website the property sits in flood zone 3. No defence has been put in place.

Unimplemented Planning Consents : Unknown

Planning Consents affecting the property : Unknown

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: Three, O2, Vodafone, EE 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: tbc **Council Tax:** Band tbc

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 : [///colleague.defeat.clouds](#)

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.

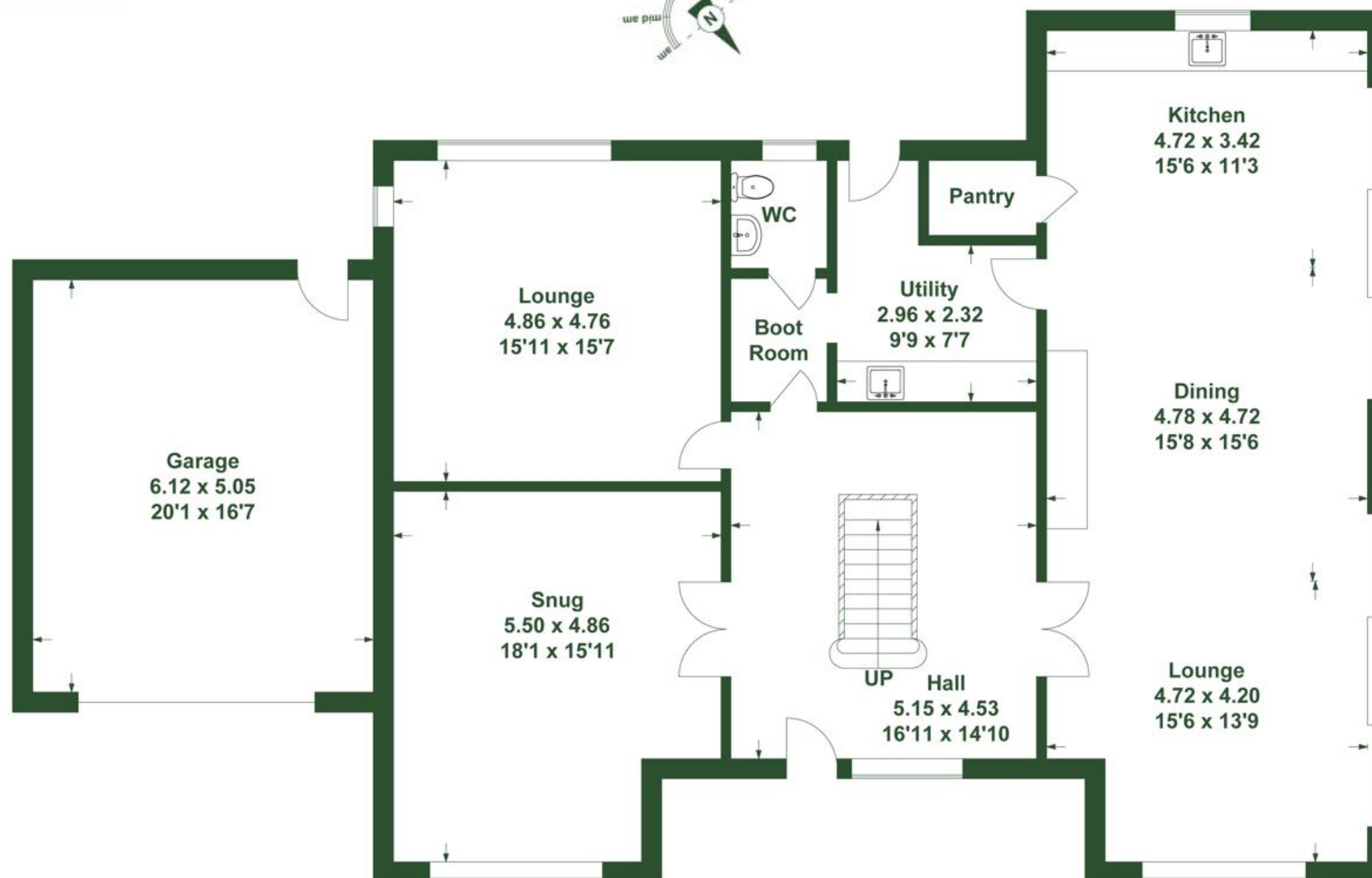
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

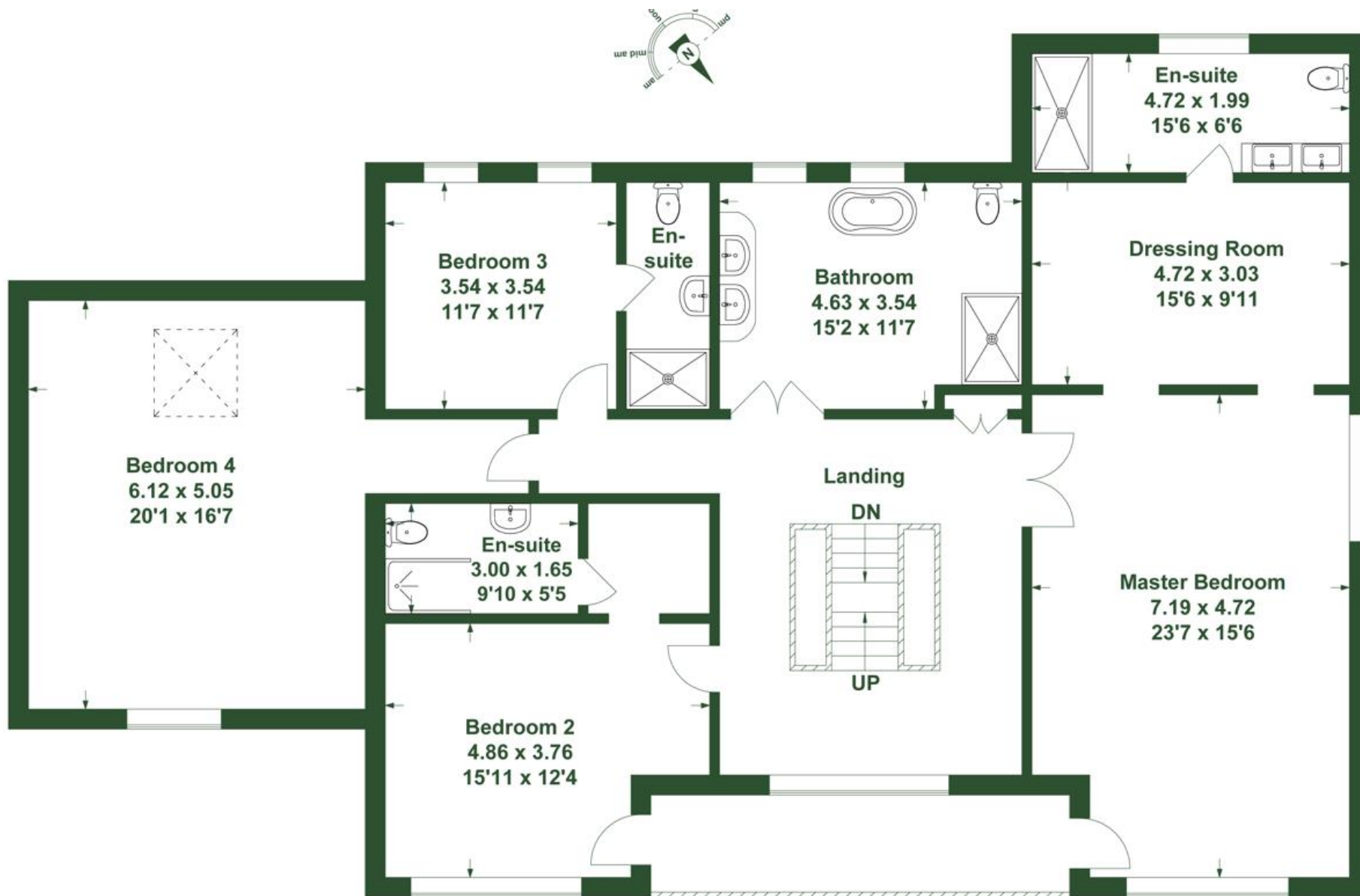


Approximate Gross Internal Area : 431.00 sq m / 4639 sq ft
 Garage : 30.90 sq m / 332 sq ft
 Total : 461.09 sq m / 4963 sq ft

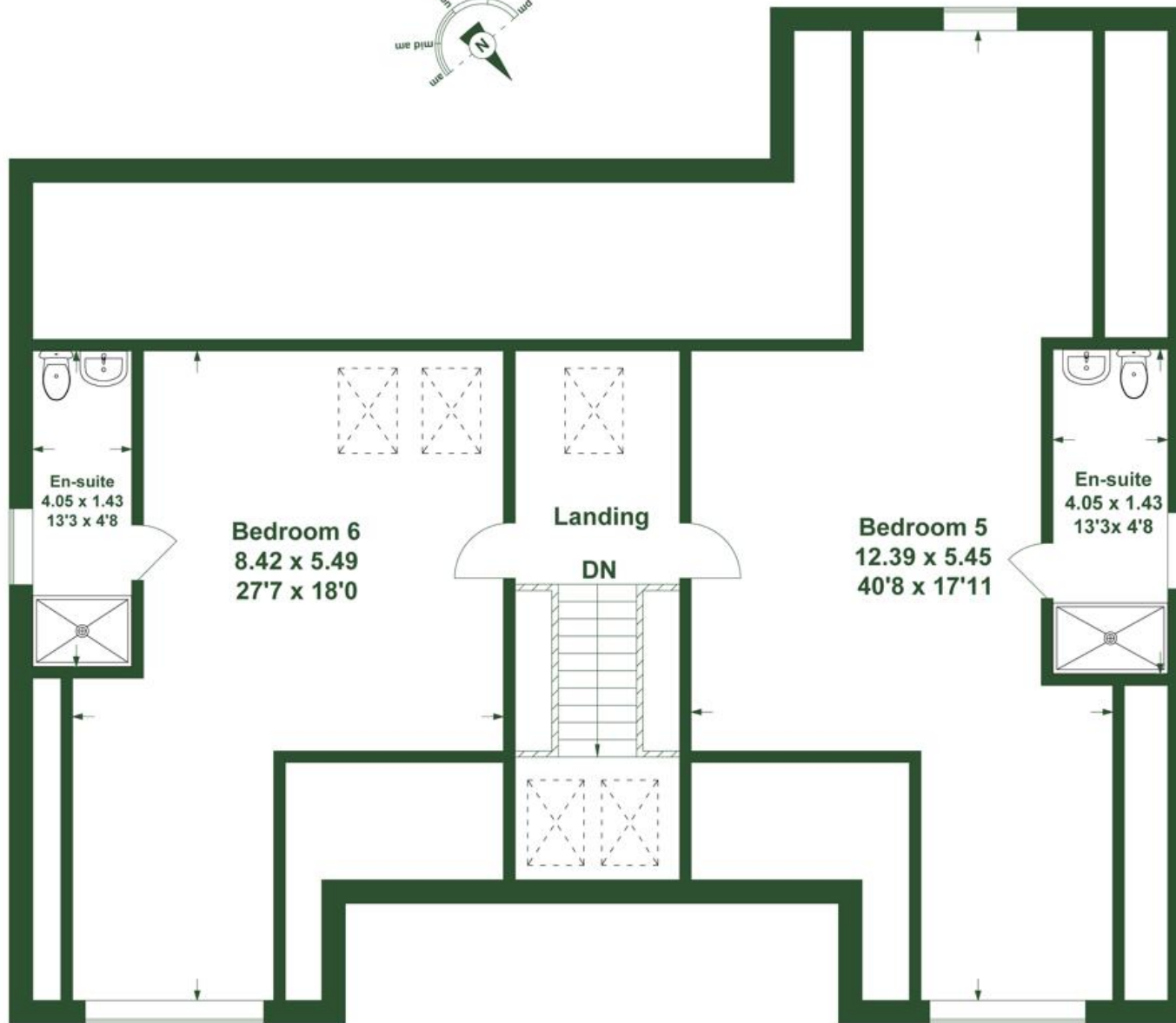


Ground Floor

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



First Floor



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 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.



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