



Eaves Lane, Cuddy Hill, Woodplumpton, PR4 0BP

O.I.R.O. £1,250,000





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Offers in the region of £1,250,000



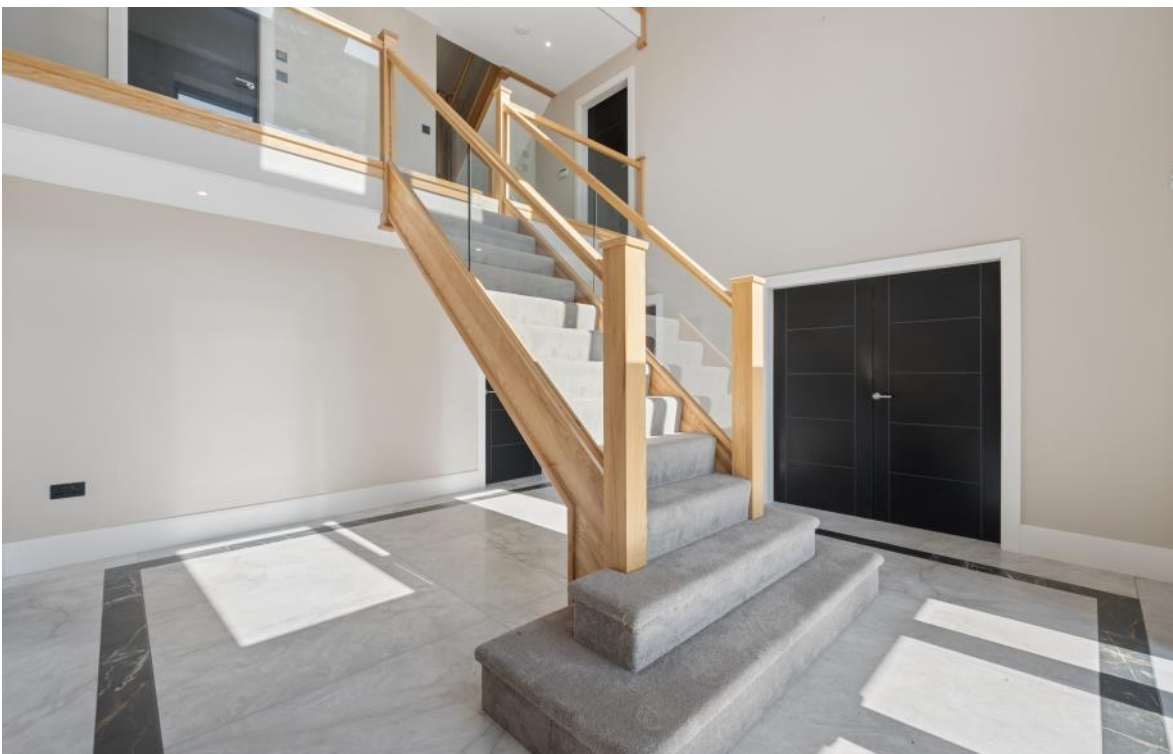
5 Bedrooms



4 Bathrooms

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- Substantial contemporary home extending to 5357 sqft (OTA)
 - Spectacular living kitchen, large entertainment room, 2 further reception rooms and utility
 - Incredible principle bedroom suite with dressing area, ensuite and balcony
 - 2 further bedrooms and 2 further bathrooms to the first floor
 - 2 bedrooms and a shower room to the second floor
 - Spacious plot with off road parking and double garage





A striking statement property set within the hamlet of Eaves, Hill House is an outstanding five-bedroom contemporary residence designed for modern family living. Combining cutting-edge design and generous living accommodation, this impressive home offers luxury and seamless indoor-outdoor living. This home is complete with good quality fixtures and fittings and needs to be viewed to be fully appreciated.

Woodplumpton is one of Preston's desirable residential villages, offering the perfect balance of countryside living and excellent accessibility. Residents benefit from nearby independent shops, farm shops, restaurants, highly regarded schools and excellent transport links via the M55 and M6 motorway network, placing Manchester, Liverpool and the Lake District within easy reach.



The tarmacadam driveway rises up to rendered pillars opening out to the large tarmacadam parking area ahead of the front door and double garage. External lighting is provided.

A porcelain tiled area sits under a covered porch, glazed double doors sit under the open porch and open into an impressive entrance hall. The entrance hall is an impressive space with a feature staircase sat centrally with glazing and oak balustrade. A galleried landing is above through to the second floor giving an impressive feel. There is a fabulous tiled floor which continues through to the dining area, living kitchen and utility space.





There are doors off to various ground floor rooms and double doors open into the dining area which has a picture window to the front of the property this space is open to an impressive living kitchen. There are two sets of bi-fold doors out to the rear gardens and grounds along with a range of contemporary kitchen units with quartz work surfaces and built in table. The central island has a double sink. Integrated appliances include two Gaggenau hobs with an extractor over. Further large Elica oven with warming drawer, 2 Neff dishwashers, Liebherr fridge and freezer. There are also picture windows to the front and Velux windows making this a fabulous bright and impressive room.

The utility room is found off the living kitchen and includes arrange of kitchen units with a quartz work surface over, there is a point for a washing machine and dryer along with a large sink. The WC is found off and includes a wall mounted WC, wall mounted wash handbasin and heated towel rail. There is a further pantry style door off the utility room. A glazed door leads through to the spacious rear gardens.

The lounge enjoys windows to two elevations giving plenty of natural light and a fully glazed door leading out to the rear gardens.

The snug has a picture window to the front of the property and a glazed window to the front

From the kitchen 'secret' doors open into a large reception room which has glazed doors to the front and rear gardens and Velux windows and vaulted ceilings making it a lovely bright space. This would make a fabulous entertainment space. There is a door beyond through to a garage with electric 'up and over' doors. A staircase rises up to a first floor space which has potential to be used to suit a buyer in a variety of ways.







The impressive staircase rises up from the ground floor entrance hall. The landing is a fantastic bright space and enjoys views out to the front of the property. The principal bedroom one has a Juliet balcony to the front with a large glazed door and a further glazed door onto the balcony. The views from here through the picture window across the countryside and up towards the Bowland Fells is superb. A dressing area is provided at the rear of this bedroom and a further door through to an ensuite bathroom. There is a large double ended bath, wall mounted wash basin and WC along with a wet room shower with Hansgrohe fittings.

The second bedroom enjoys a Juliet balcony giving views to the front and a glazed door onto the front balcony. The shower ensuite has a wet room shower with Hansgrohe fittings and a wall mounted wash handbasin set in a unit and a wall mounted WC along with a heated towel rail. There is space to create a walk-in wardrobe.

Bedroom three has a Juliet balcony overlooking the rear gardens and grounds and also has room to create a walk-in wardrobe. The ensuite has a wall mounted WC, wash hand basin set in a unit and a smaller bath.



The sumptuous family bathroom has black sanitary ware which has a double ended bath with a shower head fitting, wet room shower with Hansgrohe fittings, twin wall mounted wash hand basin and a heated towel rail. This room has a fully tiled floor and walls.

The staircase rises up to the second floor where there is another spacious landing. On the second floor there are two fantastic bedrooms with some of the eaves height is limited. Bedroom four has windows out to the front of the property and Velux windows ensuring that there is plenty of natural light, there is space to both sleep and lounge. Bedroom five has a window to the front and Velux windows to the rear along with access to the under eaves space and underfloor heating manifolds. The second floor shower room includes a wet room shower with Hansgrohe fittings, wall mounted WC and wash handbasin set in a unit.

The plot itself has a porcelain tiled patio with lawned area beyond set within a close board fence at the rear. The front grounds include a tarmac area for parking which is ideal ahead of the garaging and front door. A laurel hedge has been planted which will mature over time.

General Remarks

Sold as seen: This property is sold as seen

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump heating system and underfloor heating. The treatment plant is in the front grounds. 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. There is an electric car charging point and water point at the back. External CCTV cameras.

Parking allocated and number of spaces : Garage and driveway parking

Construction Type : Timber frame construction.

Building Safety: Unknown

Restrictive Covenants : N/A

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 is unaware 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, Ultrafast available in the area

Mobile signal: EE, Three, O2, Vodafone 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: 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 : [///wash.natively.feeds](https://www.what3words.com/#!/en/@@@wash.natively.feeds)

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

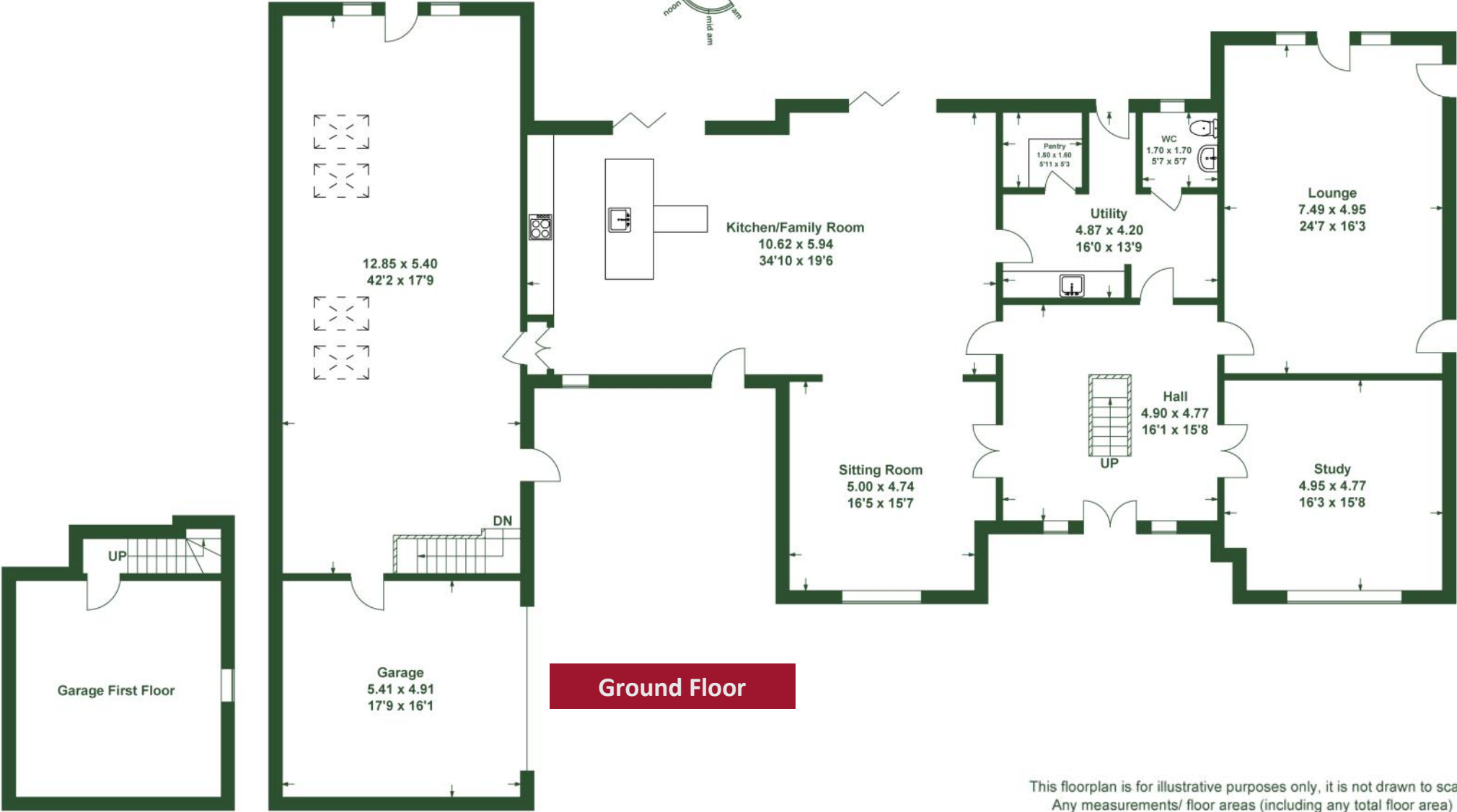
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 497.70 sq m / 5357 sq ft
Garage : 52.56 sq m / 566 sq ft
Total : 550.26 sq m / 5923 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.
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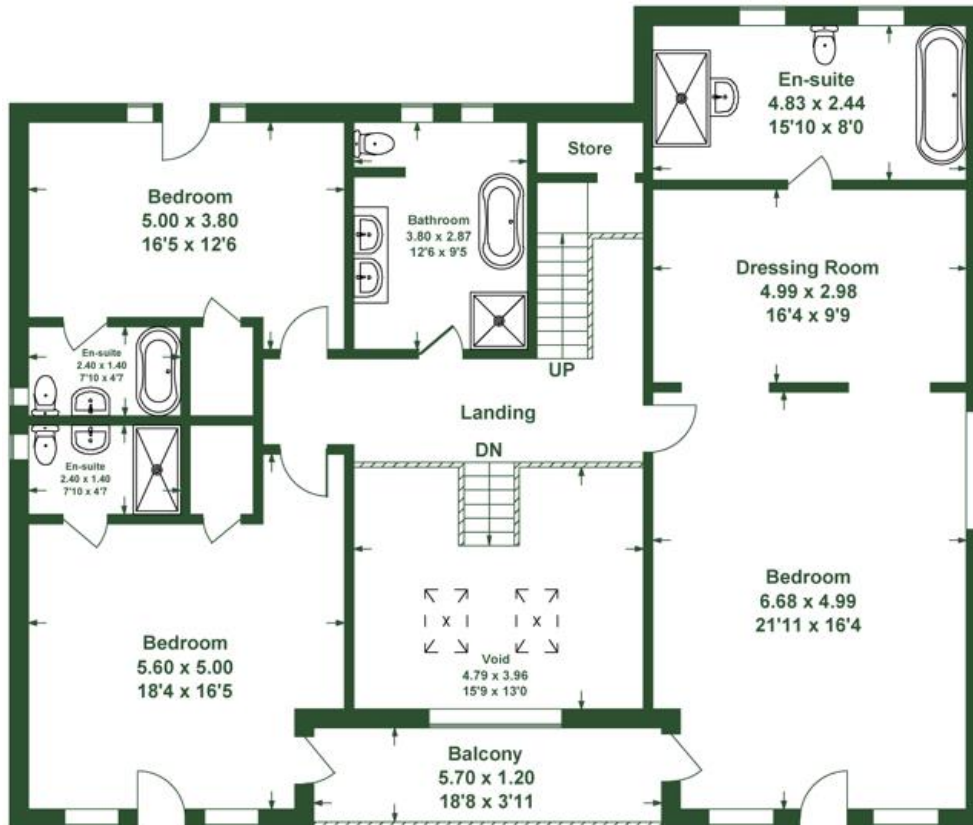
Garage first floor

Garage ground floor

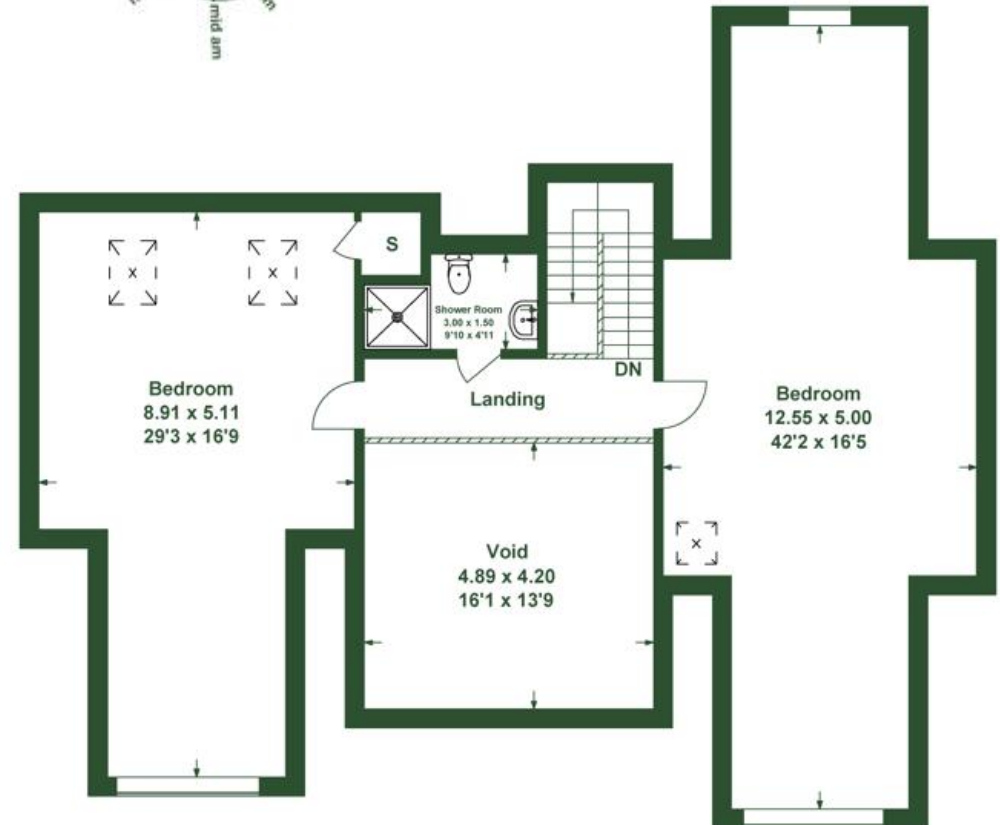
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First Floor



Second Floor

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