



Lea Lane, Lea Town, Preston, PR4 0RL

Offers Over £1,000,000







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Offers Over £1,000,000



4 Bedrooms



4 Bathrooms

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- Attractive detached home extending to 3273 sq ft including the stunning second floor space
 - Fabulous living kitchen and orangery, 4 further reception rooms, 4 bedrooms and 4 bathrooms.
 - Off road parking, large driveway with electric gates & double garage
 - Sizeable well presented plot with lovely open views across fields
 - Good access to the main road and motorway network making this a great choice for commuters



Beautifully presented, Highfield House is an exceptional detached family home extending to approximately 3,273 sq. ft (304 sq. m) of beautifully appointed living accommodation, arranged over three floors. In addition, the property benefits from a substantial 669 sq. ft (62 sq. m) double garage with a superb first-floor cinema room, providing exceptional versatility for modern family life.

Oozing character this home has a lovely period feel yet with the comfort and flexibility demanded by contemporary living, this is a property that effortlessly adapts to family life, entertaining and also working from home.

From the moment you arrive, there is a sense of occasion. Inside, a wonderful open kitchen, generous reception rooms, four luxurious bedrooms, and four bathrooms. There is extensive garaging and a cinema room above, creating a home of distinction in a semi-rural yet accessible location. Part glazed double doors open into the spacious and bright entrance hall – a real welcome. There is an attractive staircase to the first floor and a picture window into the gorgeous rear gardens. The study has views to the side and has doubled as a music room through the vendors ownership. The ground floor WC is located next to the study.



The lounge has a bay window and a window to the side ensuring plenty of natural light floods the room. A wood burning stove is set into an attractive stone fireplace, creating a cosy focal point to the room.





The kitchen is complete with a range of Mark Wilkinson fitted kitchen units with a complementary central island. Granite work surfaces are included. An oil fired Aga takes pride of place, this also has an electric hob. An integrated dishwasher, built in microwave oven and a point for an American fridge freezer is provided.

The beautifully appointed kitchen seamlessly opens into a wonderfully bright and spacious family room and orangery, creating an impressive and highly versatile space that is perfectly suited to modern family living and entertaining.

The flexible arrangement can be adapted to suit the vendors' needs throughout the seasons, with an abundance of room for both relaxed lounging and elegant dining.

These exceptional interconnecting rooms deliver the wow factor, offering a wonderful sense of space and grandeur while framing the delightful views across the surrounding gardens and fields beyond. With their generous proportions, the rooms feel light, airy, enhanced by the striking vaulted ceilings creating an impressive sense of volume. From the family room, a staircase leads up to the impressive cinema room. Located above the attached garage.

The dining room is another lovely bright room with a bay window and patio doors to the side giving access to the gardens

A utility room has a point for a washer and a drier, there is a sink and drainer. The boiler is situated within the utility.







The main staircase rises to the first floor landing where there is a window overlooking the grounds.

There are 3 spacious double bedrooms on this floor, 2 of the bedrooms enjoy those beautiful bay windows and give rise to stunning views, they each have a shower ensuite. The third bedroom includes a range of fitted wardrobes and is served by the family bathroom which has a double ended bath, shower, wall mounted wash basin and WC along with a heated towel rail.

A further staircase leads to the second floor, currently used as a master bedroom by the owners. This lovely bright room really is a showstopper with vaulted ceilings along with a range of fitted wardrobes. The luxurious ensuite includes a slipper bath with shower head fitting, two wash basins in a unit and WC.



We understand that, in order for this space to be classified as a bedroom, a door would need to be installed. This work has not yet been carried out, as the vendors believe that prospective buyers may have their own preferences regarding the position of the door. Any required works will therefore be the responsibility of the buyer and should be agreed as part of any offer.





The property is entered through electric gates onto a driveway giving plenty of parking. The property sits in a sizeable plot where there are expanses of lawn, bedded areas along with apple, pear & plum trees. A sizeable patio is the perfect place to kick back and enjoy the wonderful position this property has. From here you can feel the good levels of privacy that the property affords.

The double garage is fitted with electric up-and-over doors, with a bright and spacious cinema room located above. Accessed via the family room, this versatile space features Velux windows and bespoke built-in office furniture, making it ideal for a variety of uses, including a home study, teenager's suite or additional accommodation for relatives.







General Remarks

Services: The property has the benefit of mains water, mains electricity. Heating is by way of an oil central heating system. Sewage is via a septic tank- The vendor informs us this is to be replaced in October to meet current legislation.

Parking allocated and number of spaces : Electric gates through to double garage with driveway for 6 cars.

Construction Type : Brick

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

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 Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A- See brochure regarding 2nd Floor bedroom.

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. EE may be available. The vendor informs us Microwave Tower provided by Quickline.

Mobile signal: EE, Three, Vodafone & 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: Preston City Council **Council Tax Band:** G

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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : stress.vibrate.drift

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.

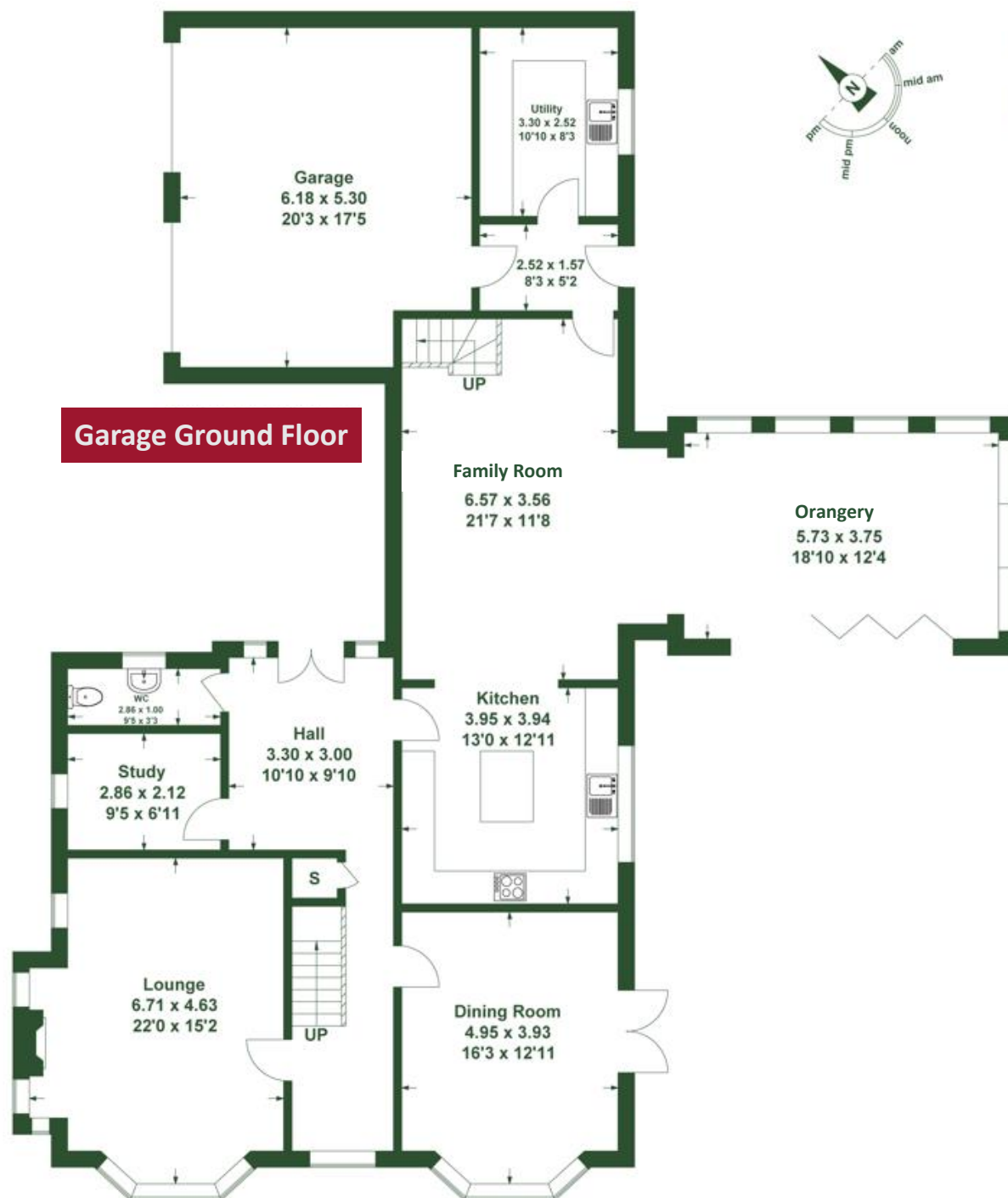
SUBJECT TO CONTRACT



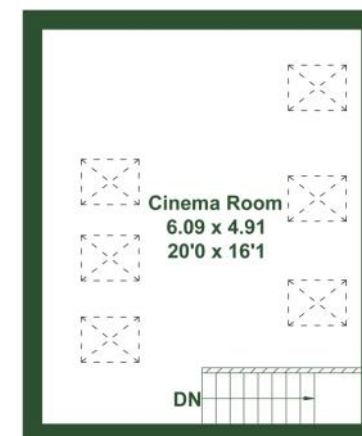


Approximate Gross Internal Area : 156.78 sq m / 1688 sq ft
 Garage : 31.29 sq m / 337 sq ft
 Total : 188.07 sq m / 2025 sq ft

Garage Ground Floor



Ground Floor



Garage First Floor

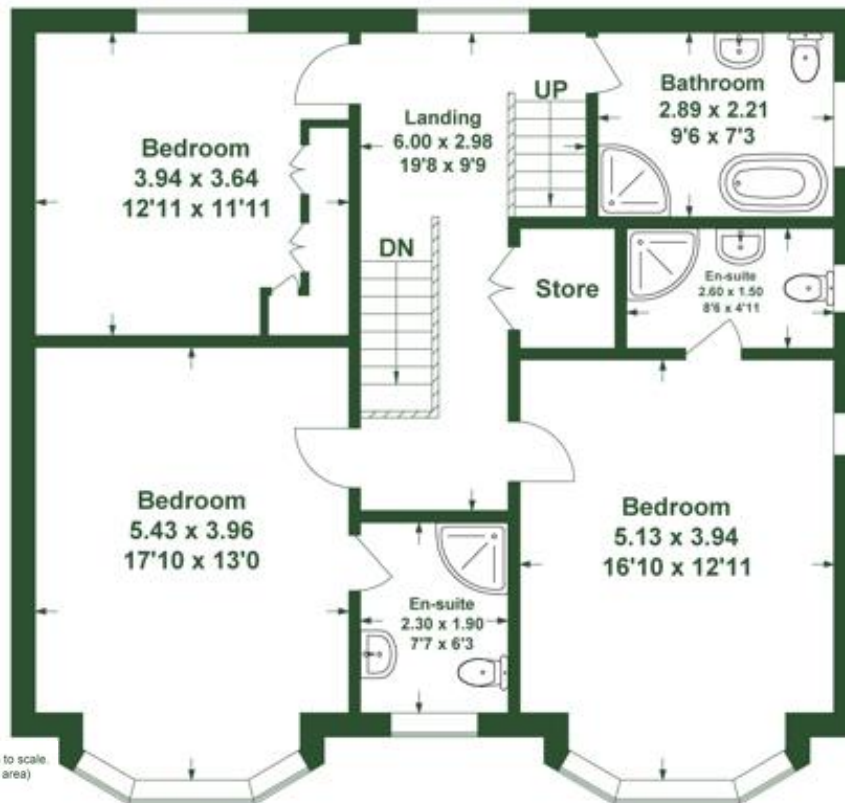
Approximate Gross Internal Area : 30.90 sq m / 333 sq ft

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



Second Floor

Approximate Gross Internal Area : 57.61 sq m / 620 sq ft



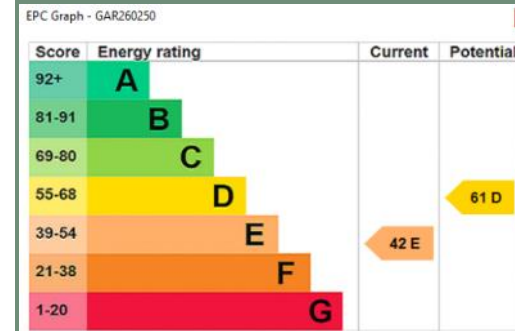
First Floor

Approximate Gross Internal Area : 89.65 sq m / 965 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
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