

Station Lane, Barton, Preston, PR3 5DX

O.I.R.O. £700,000





Station Lane

Barton, Preston, PR3 5DX

Offers in the region of £700,000

4 Bedrooms

2 Bathrooms

- Substantial four-bedroom detached family home
- Mature and highly private garden setting
- Impressive double-height entrance hallway
- Recently fitted Nickson's kitchen with quartz work-tops and Neff appliances
- Generous living room, separate dining room and snug
- Spacious principal bedroom with dressing area and modern high quality en-suite
- Attractive south-facing gardens with patio area
- Gated driveway, ample parking and detached electric double garage





Occupying a mature and highly private garden plot, this substantial four-bedroom detached family home offers spacious and versatile accommodation, a gated driveway, detached double garage with electric door and attractive south-facing gardens. Surrounded by established trees and greenery, the property enjoys a peaceful setting whilst presenting an excellent opportunity for purchasers seeking a well-proportioned family home with both privacy and potential.

The accommodation opens into an impressive double-height entrance hallway, creating a welcoming first impression and providing access to the principal ground floor rooms. A particular highlight is the recently installed Nickson's kitchen, beautifully fitted with quartz worktops and a range of integrated Neff appliances. This is complemented by a cozy snug enjoying views and access to the rear garden through sliding patio doors.

The generous living room provides an excellent space for both family life and entertaining, whilst a separate dining room offers further flexibility. A useful utility room and recently updated ground floor WC complete the accommodation at this level. Whilst the property has benefited from a number of improvements, there remains scope for further modernisation, allowing purchasers to personalise the home to their own tastes and requirements.





To the first floor are four bedrooms, including a particularly spacious principal bedroom with dressing area and recently installed high quality en-suite shower room. The remaining bedrooms provide comfortable family accommodation, served by a separate family bathroom. The landing also offers additional space which could lend itself to a study or reading area.

Externally, the property is approached through a gated entrance onto a sweeping driveway providing ample off-road parking and access to the detached electric double garage. The attractive slate roof adds to the property's appeal, whilst mature trees and established planting create a wonderful sense of seclusion. Gardens extend around the property, with the south-facing rear garden enjoying an excellent degree of privacy, incorporating lawned areas and a patio ideal for outdoor dining, entertaining and family enjoyment.

Barton remains one of Preston's most sought-after semi-rural locations, offering an appealing balance between countryside living and everyday convenience. Excellent road connections are available via the nearby A6, M6 and M55, providing straightforward access to Preston, Lancaster, Blackpool and beyond. Preston railway station offers direct services to Manchester, Birmingham, London and Scotland, making the area particularly attractive for commuters. A range of local amenities, highly regarded schools, leisure facilities and beautiful countryside walks are all within easy reach.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Double garage, large driveway at front of property.

Construction Type : The property appears to be of traditional construction; however, the seller is unable to confirm the precise construction materials. Buyers should satisfy themselves through their survey

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 : 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-Standard & Superfast are available in the area. EE may be available
Mobile signal: EE, Three, Vodafone, 02 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: Preston City Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : ///lofts.almost.goes

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 Barnett 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.

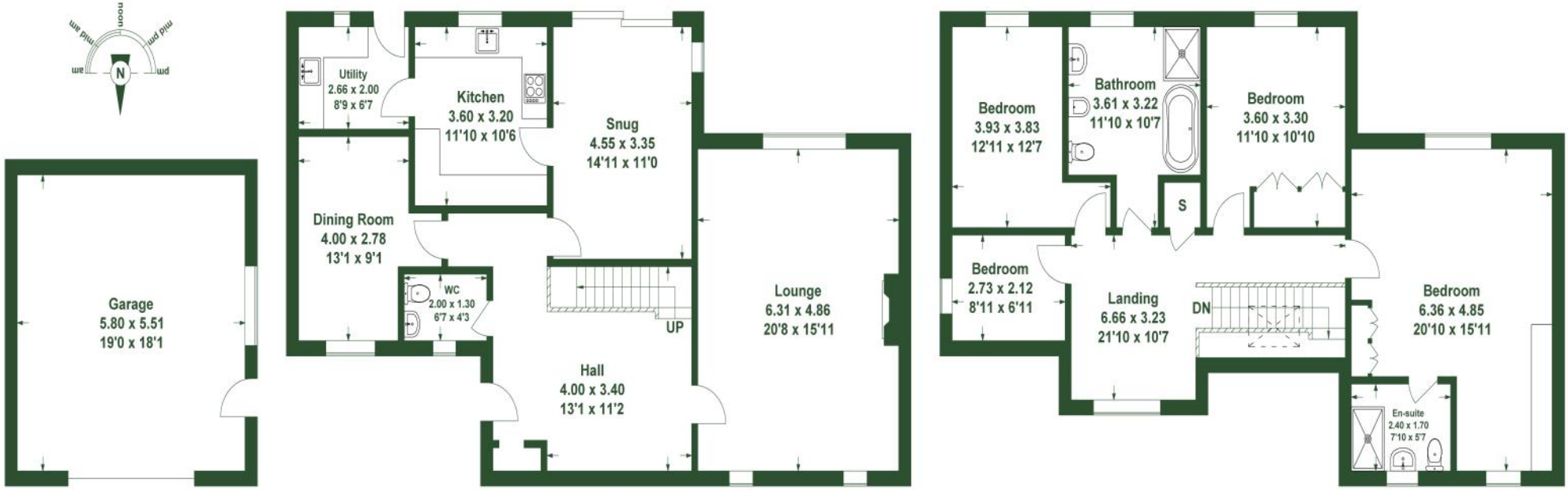
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly 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.

Date photographs taken : November 2026

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 196.81 sq m / 2118 sq ft
Garage : 31.95 sq m / 344 sq ft
Total : 228.76 sq m / 2462 sq ft

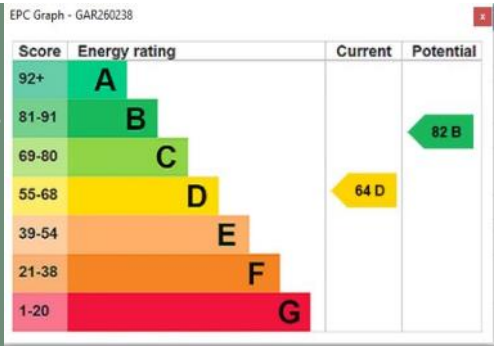
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage | 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 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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