



Liverpool Road, Hutton, Preston, Lancashire, PR4 5HB

O.I.E.O. £850,000







# Liverpool Road, Hutton, Preston, Lancashire, PR4 5HB

Offers in excess of £850,000



7 Bedrooms

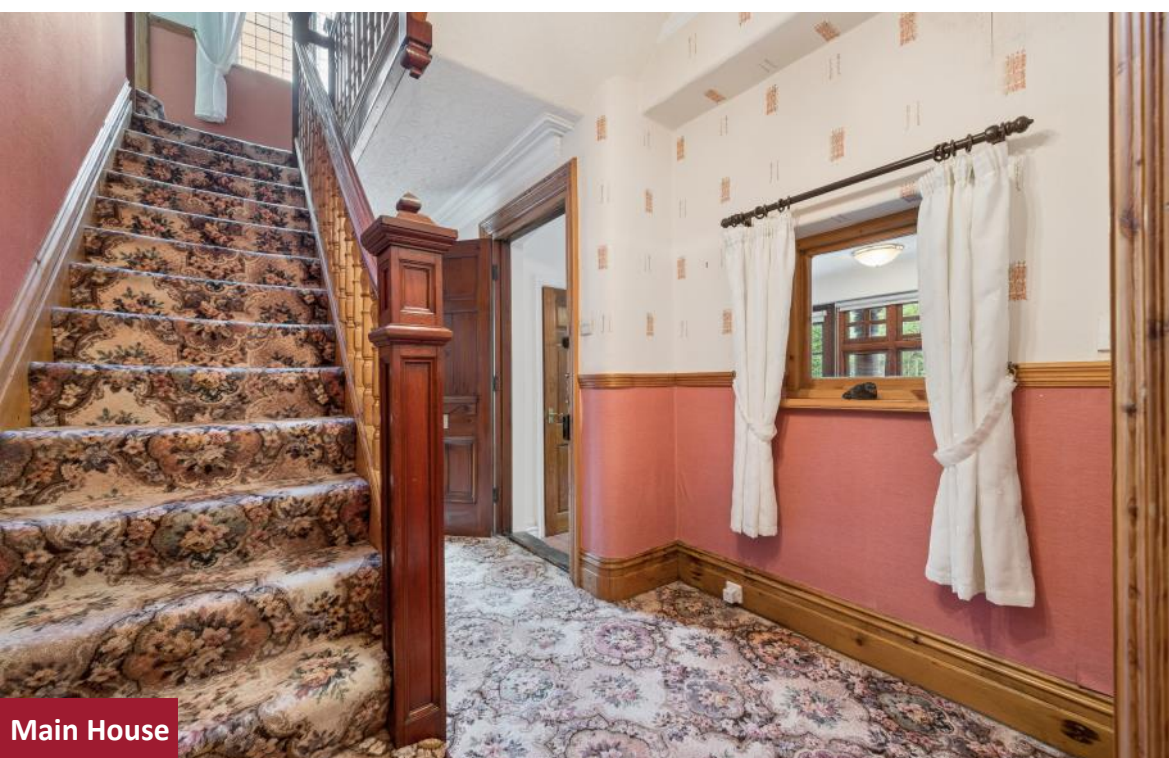


2 Bathroom



Generous Plot

- 
- Striking period four-bedroomed Victorian semi-detached family home.
  - Three bedroom separate single story annex to rear.
  - Established cattery business.
  - Generous garden plot of 0.45 acres (0.18ha) OTA.
  - Sought after residential location in Hutton.



Main House

**A handsome period family home with additional annex and with an established cattery business within extensive grounds of 0.45acres (0.18 Ha) OTA.**

An exciting and rare opportunity to acquire a handsome period residence, separate annex accommodation together with site of a former well-regarded cattery business, occupying a generous plot in the sought-after village of Hutton.

The property combines a characterful 4 bedroom Victorian semi detached family home, with the advantage of a three bedroom separate single story annex to rear and a substantial range of purpose-built cattery accommodation, gardens, parking and external areas all set in 0.45acres (0.18Ha) OTA.

The property has endless opportunities to either live alongside and reopen the cattery, or alter, adapt the property for multigenerational living but with the added additional outbuildings which could be converted to suit to an owner-operator seeking a lifestyle business in a desirable South Ribble location.



Main House



Main House



Main House

## The House

Approached from Liverpool Road, the property immediately impresses with its distinctive period architecture, With Red brick elevations, decorative timber framing, attractive bay windows and steeply pitched tiled roofs all combining to create a particularly handsome, striking and individual residence.

Internally, the house offers approximately 1,900 sq ft of accommodation, retaining many of the Victorian features and proportions whilst providing comfortable family living.

The accommodation includes well-proportioned reception rooms, a generous family kitchen with bespoke handmade kitchen units, separate utility, and to the first floor four good sized bedrooms,, family bathroom together with useful attic accommodation to the second floor which could be used for additional space.

Immediately to the rear of the house, connected by interlinking door leads to a very well presented 3 bedroom annex, The property's configuration also lends itself particularly well to multi-generational living, offering the potential for different generations of a family to enjoy a degree of independence whilst remaining together within the same overall property, with its own living room, kitchen, bathroom and three good sized bedrooms.



Annex



Annex



Annex



Annex



Cattery



## Outside

Leads to the site of the former highly regarded established cattery operation, which had been trading from 228 Liverpool Road for many years.

The property occupies a generous plot of 0.45 acres (0.18 ha) OTA with extensive areas of gravelled parking, established gardens and a variety of ancillary buildings.

## 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 :**

**Construction Type :** Brick under slate.

**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 Agencys website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor/variable in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.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. A portion of the land immediately to the north of the property (LA823246) is held via a long leasehold - please enquire with the agent for further details.

**Local Authority:** South Ribble Borough Council

**Council Tax:** Band D

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Richard D Furnival BSc (Hons) MRICS FAAV. 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 :** forum.scam.patch

**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

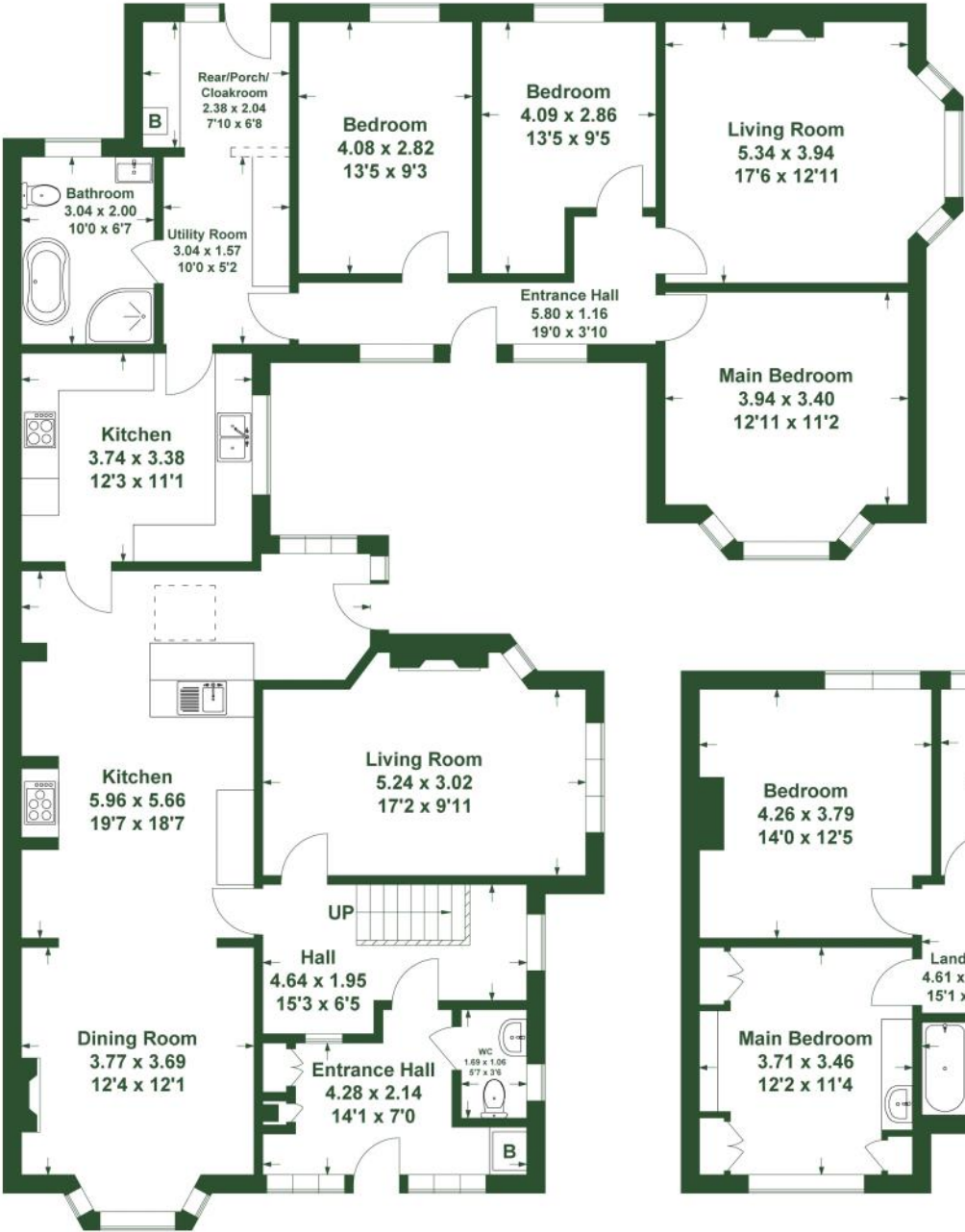
**AML checks :** Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly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

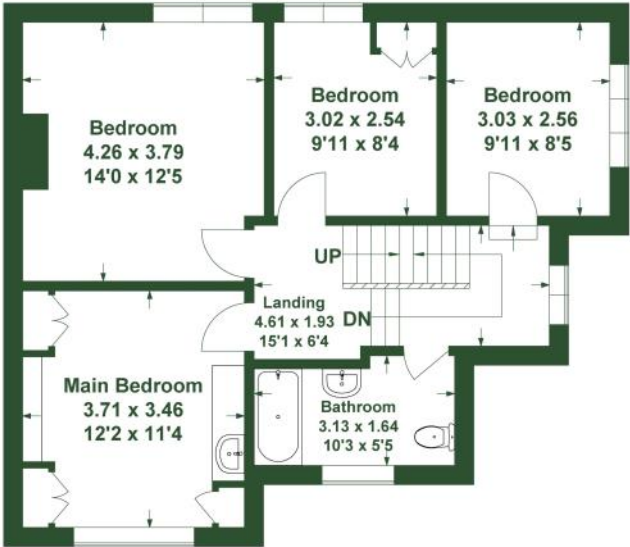


Approximate Gross Internal Area : 180.90 sq m / 1947 sq ft  
Annexe : 96.96 m / 1044 sq ft  
Total : 277.86 sq m / 2991 sq ft

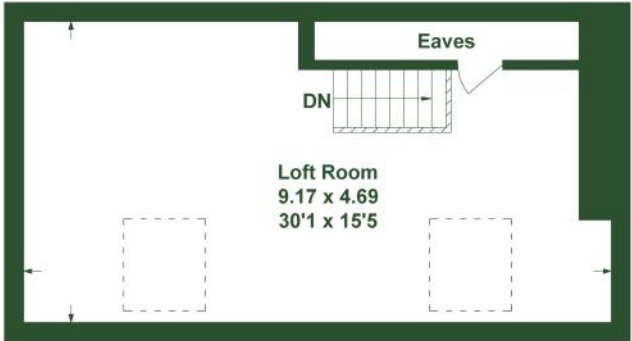
This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



Ground Floor



First Floor



Loft

House

## Cattery Outbuildings

Outbuildings : 190.23 sq m / 2048 sq ft



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 Arritstead 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 Arritstead 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             |         | 76 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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