



Hooles Lane, Pilling, Preston PR3 6HU

Asking Price £549,950







Hooles Lane, Pilling, Preston, PR3 6HU

Asking Price of £594,950



4 Bedrooms



2 Bathroom

-
- Spacious four-bedroom barn conversion
 - Extensive and private rear garden
 - Principal bedroom with en-suite
 - Generous lounge with log-burning stove
 - Kitchen with adjoining living area
 - Separate dining room and utility
 - Ample gated driveway parking
 - Detached single garage



A spacious and characterful four-bedroom semi-detached barn conversion, offering generous and versatile accommodation together with a particularly impressive private rear garden, ample parking and a detached garage. Converted in the late 1990s, the property combines the proportions and individuality of a traditional barn with comfortable family living, occupying an attractive semi-rural position off Hooles Lane.



The accommodation is arranged over two floors and includes a welcoming entrance hall, a substantial main lounge with log-burning stove and a separate dining room. At the heart of the home is the kitchen with central island and adjoining living area, creating an excellent everyday family and entertaining space, complemented by a useful utility room and ground-floor WC. Upstairs are four bedrooms, including a principal bedroom with en-suite facilities, together with the main family bathroom. Two loft access points provide additional useful storage.



Externally, one of the property's standout features is the extensive and remarkably private rear garden. Mainly laid to lawn and bordered by established trees, mature planting and stone wall boundaries, it provides a superb outdoor setting with a high degree of seclusion. There is also a stone-paved patio area for outdoor seating and entertaining, together with a vegetable patch, greenhouse, wood store and garden shed. To the front and side are generous parking areas, with a gated entrance and access leading to a detached single garage.



The property is situated on the outskirts of Pilling, an attractive rural village within the Over Wyre area of Lancashire, offering a peaceful countryside setting whilst remaining well placed for access to Garstang, Poulton-le-Fylde, Lancaster and the Fylde Coast. The surrounding road network provides connections towards the A6 and M6 motorway, making the location convenient for those travelling throughout North Lancashire and further afield.

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas central heating system. Foul drainage is via a septic tank. Further details available from agent.

Parking allocated and number of spaces : The property has space within its boundary, at the front and side, for up to 6 vehicles. The property also shares a private road of some 100 metres with three other properties available for further parking.

Construction Type : Red brick with timber framed pitched roof covered with slate tiles.

Building Safety: None known

Restrictive Covenants : The maintenance of a private driveway is shared by all 4 property owners. All work and costs agreed by all owners as and when necessary.

Listed building : The property is not listed

Conservation Area / National Landscapes : None Known

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : None Known

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None Known

Accessibility adaption information : N/A

Coal field / mining area : None Known

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2, Vodafone and Three are 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: Amitstead 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 : [///cheer.eruptions.testy](#)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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

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.

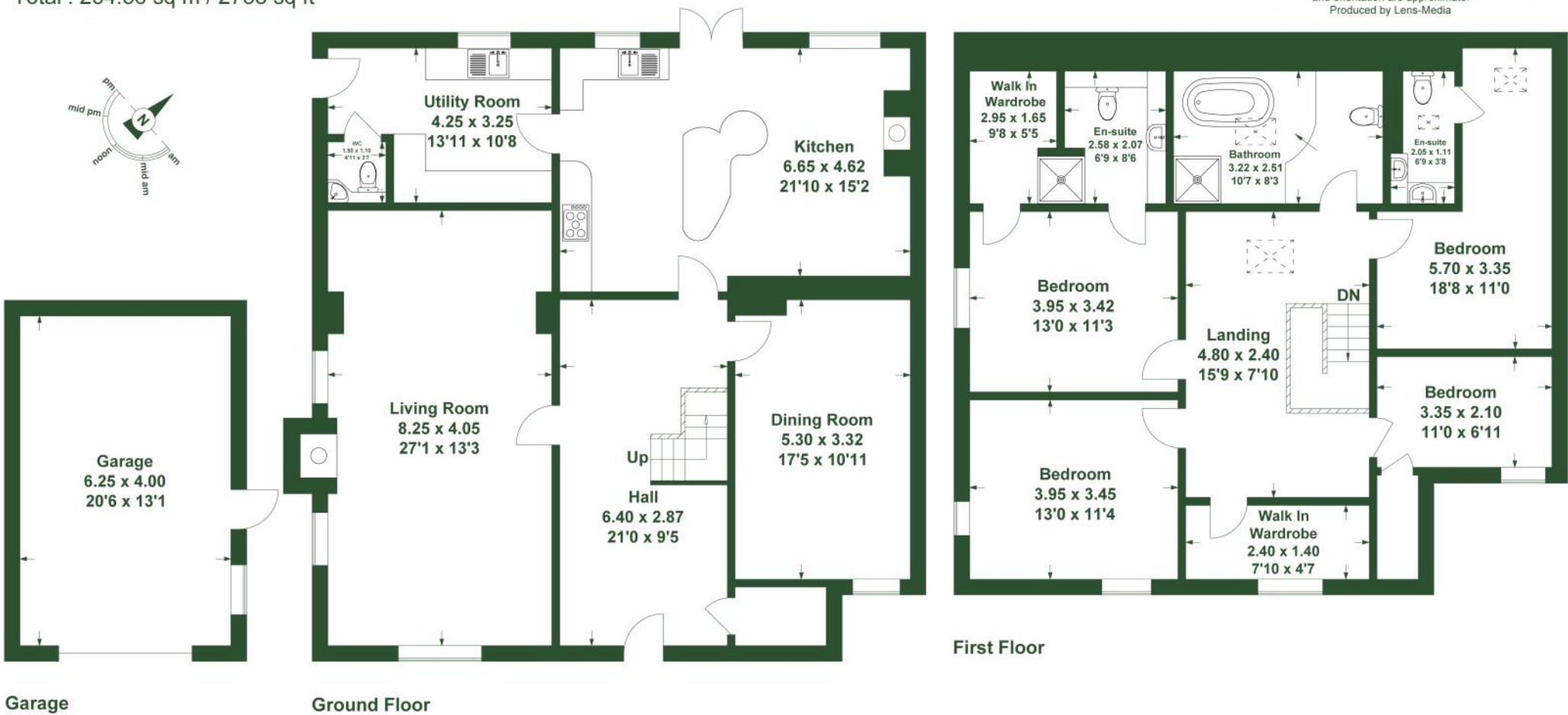
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly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

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 229.36 sq m / 2469 sq ft
Garage : 25.00 sq m / 269 sq ft
Total : 254.36 sq m / 2738 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



Amitstead 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 Amitstead 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 Amitstead 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		92 A
81-91	B		
69-80	C	82 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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