



Market Place, Garstang, Preston PR3 1ZA

O.I.R.O. £995,000







Market Place, Garstang , Preston, PR3 1ZA

Offers in the region of £995,000



5 Bedrooms



3 Bathroom



1.98 Acres

-
- Superb 5 bedroom home extending to 4198sq/ft (390 sq mts) or thereabouts (not including the garage space)
 - Set in 1.98 acres (0.80 ha) or thereabouts
 - Fantastic central Garstang location within easy walking distance to the amenities of Garstang yet a very short distance to river side walks
 - Convenient access to the A6 and M6 motorway network



Storeys House is an exceptional detached home offering 4198sq ft (390 sq mts) of family accommodation. This impressive home has a real contemporary edge and is set in 1.98acres (0.80 ha) or thereabouts which is an unusual offering in the central Garstang location. Storeys House has seen a number of significant improvements during the current vendors ownership ensuring that it will give a welcoming feel to the next purchaser.

There is a tarmacadam driveway which sweeps through to the side and rear of the property where there is plenty of parking and garaging. The main entrance is at the front of the property and a substantial door opens into the entrance vestibule where there are tiled floors and a range of fitted cupboards – perfect for coats and shoes. There is a door to the double garage and a further door to the hallway.



The inner hall offers doors through to further accommodation including a ground floor room currently used as a bedroom which has windows to the gardens and a range of fitted wardrobes along with an LVT floor. The utility room has a WC, shower, porcelain sink, point for a washer dryer



There is a fabulous reception space on the ground floor which includes a recently fitted media wall, there are bi-fold doors out to the rear overlooking the beautifully recently landscaped area, these doors can be open to allow easy access to the hot tub point and gym and sauna area. There are also windows to the front ensuring this is a really bright space. A party kitchen is also included which has a range of units and a porcelain sink along with large sliding doors to the rear.

The staircase rises up to the living kitchen which is a fabulous bright room and has sliding doors out to the balcony and a window to two further elevations ensuring plenty of natural light. There are a range of kitchen units with a central island, commissioned from James Nickson Kitchens, quartz worksurfaces are provided. Integrated appliances include two ovens, dishwasher, induction hob with an extractor. A pantry is located off the kitchen with a point for a fridge freezer.



A lovely living room/snug area is situated just off the stunning open plan kitchen and dining space, with a charming focal point designed to accommodate a cosy wood-burning stove. A perfect place to sit and retreat.

The master bedroom suite has windows to two elevations with walk-in wardrobes. A beautifully appointed ensuite is provided which has a shower, bath, wash handbasin set in a unit and WC.

A playroom / bedroom has views out to the front, a WC is provided which includes a wall mounted WC, wash handbasin set in a built in unit.



Further stairs rise to the second floor space where there are two further bedrooms. Bedroom four has a fabulous window into the apex and views towards the river whilst bedroom five has an adjoining door to bedroom 4.

It is rare to find a property with such incredible gardens in the centre of Garstang location. There is an area of recently landscaped contemporary gardens which are bedded and with hardscaped areas. A covered composite decked area with a retractable roof complements the area making it a fantastic entertaining space. There is a point for a hot tub along with contemporary outdoor seating areas and a building that has a space ideal for a gym with potential to have a sauna installed.



Beyond the lower wall is a further area of approximately 1 acre of lawn complimented by a flower & vegetable plot, fenced area for chickens/animals, a polytunnel, extra workshop space with a sleepover pod & fire pit patio which makes the perfect place for teenager parties or a lovely place to kick back and relax.

The property includes up to the middle of the river and there is a footpath on the outside of the hedge, between the garden hedge and the river. The hedge offers good levels of privacy.

The double garage has electric 'up and over' doors and there is plenty of out door parking.





Garstang is well known for its traditional high street, market day and a good range of independent shops, cafes, restaurants and other amenities. There are local primary schools and a senior school in Garstang.

The town is surrounded by attractive Lancashire countryside with scenic walks on the Lancaster canal and along with River Wyre this together with the Bowland Fells provides super opportunities to enjoy the outdoors. Garstang is well positioned for good access to the A6 and the M6 motorway network beyond making this a great choice for commuters.



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. The property benefits from solar panels & 30KWH of battery storage in garage. 2 EV car chargers present at property.

Parking allocated and number of spaces : Garage and parking for 6 cars on driveway.

Construction Type : Brick built with slate roof, aluminium double glazed windows.

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 : Right of easement to access property via Storeys Weind.

Footpaths / Bridleways : We understand that there is a public footpath behind perimeter hedge.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3. Flood wall and gate surrounds property & defences placed within Garstang- See PIQ

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 is available in the area-Standard & Ultrafast. EE may be available

Mobile signal: EE,02,Three & Vodafone 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: Wyre Borough Council **Council Tax:** G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 : [visitwaxesabstracts](https://www.what3words.com/visitwaxesabstracts)

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.

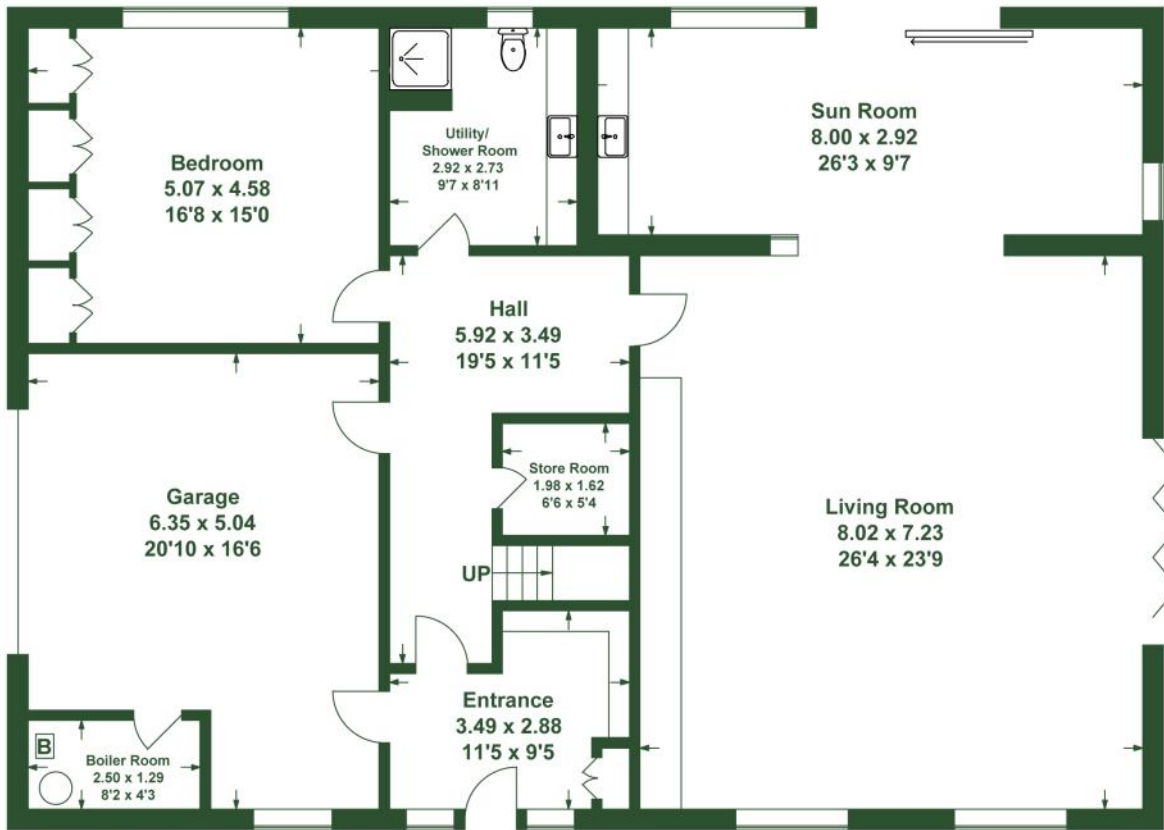
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 151.55 sq m / 1631 sq ft
Garage : 33.76 sq m / 363 sq ft
Total : 185.31 sq m / 1994 sq ft

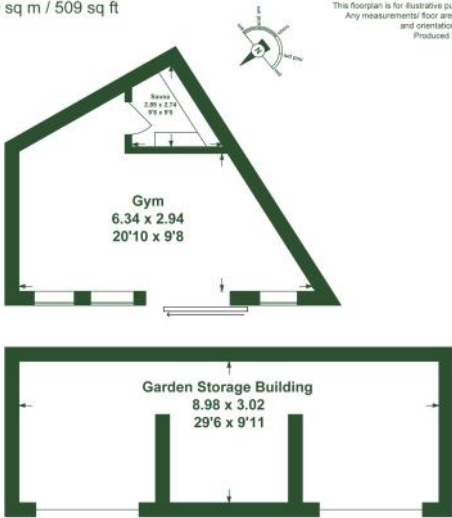


This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor

Outbuildings : 47.29 sq m / 509 sq ft

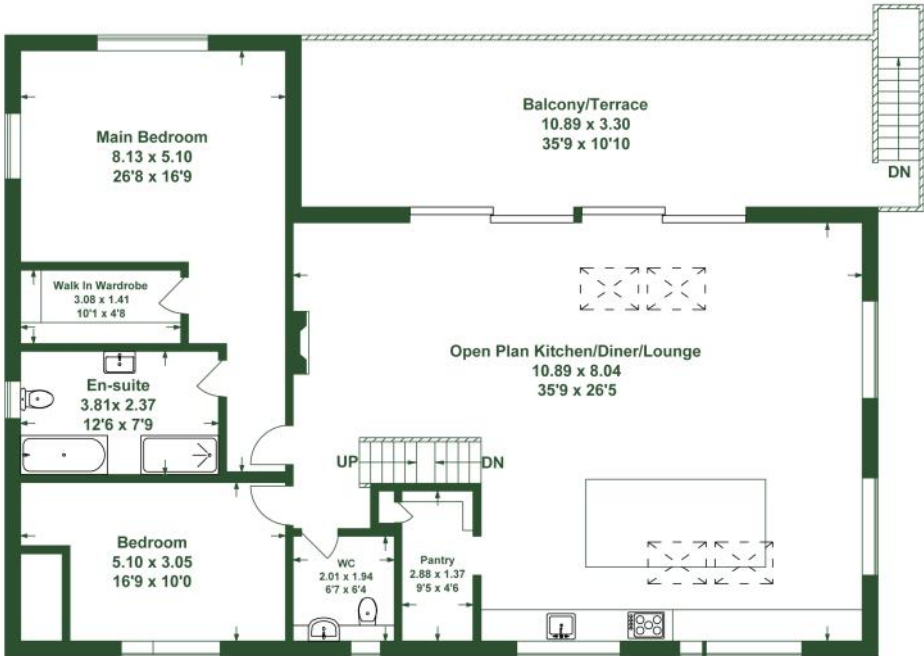


Outbuildings

Approximate Gross Internal Area : 147.12 sq m / 1548 sq ft



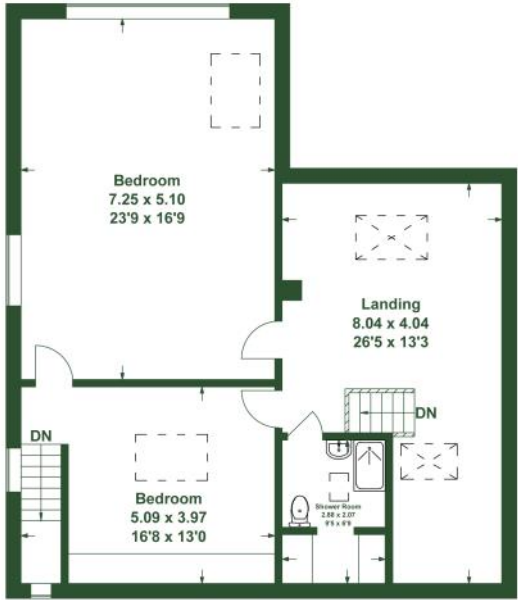
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



First Floor

Approximate Gross Internal Area : 147.12 sq m / 1548 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

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

EPC Graph - GAR260355

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!



Abarnett.co.uk