

Elmridge Lane, Chipping, Preston, PR3 2NY

Offers Over £1,000,000





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5 Bedrooms | 3 Bathrooms | Garden

- Beautiful home of above 4000 sq. ft
- Stunning living kitchen and reception space
- Large reception landing to the second floor
- Potential to purchase the house with extra land and equestrian facilities
- Fantastic principal suite with dressing room and bath ensuite
- 3 / 4 further bedrooms across the first and second floor spaces
- Spacious gardens and plenty of room for parking





The house gives the perfect blend of country feel yet embracing modern designs and layout. Designed and built 5 years ago for the current vendors, with family living in mind, the centrepiece to this wonderful home has to be the showstopping kitchen and family room. To the ground floor there is an entrance hall, reception room, utility and WC. The principal bedroom suite is found on the first floor which includes two dressing rooms and a bath ensuite. There are two further bedrooms and two further bathrooms on the first floor. A large reception landing is found to the second floor with bedrooms or study spaces off.

The property is entered from Elmridge Lane and the electrically operated steel gates open to the large parking area at the front and side of the property. A substantial door opens into the porch which is open into the welcoming entrance hall. There is an oak staircase which splits and rises to the first floor giving an impressive feel to the house from the outset. Fitted book shelves and storage is also provided. As you might expect, a WC is positioned off.





The showstopping living kitchen comprises an in-frame style range of handmade painted kitchen units by Laurel Farm Kitchens Ltd with a contrasting central island which has a double Cosmos black granite work surface with cathedral edging and sold oak surfaces providing finishes to some edges. This incorporates a breakfast bar, there is also a sink and hob within the central island. A porcelain sink is also found in the kitchen along with integrated Siemens appliances which include induction hob, extractor (in central island), dishwasher, two ovens. There is a built-in table and window seats. Patio doors are offered out to the rear patios, this fantastic room is open to the family room where there is a large bi-fold door which can be open to the rear patio. The layout lends itself to entertaining both indoors and out. This room also has a point for a television on the wall and a contemporary style fireplace.

A further reception room is used as a dining / lounge and there is a woodburning stove set in a beautiful stone fireplace. There are windows to three elevations creating a lovely bright space.

Off the kitchen there is a utility room which has a range of units and points for washer and dryer. There is also a boot room area within this space. This is the practical side of the property and there is access from the outside into this room and therefore day to day dog walks and rural activities are likely to utilise this way in.



The oak staircase rises to the first floor and three bedrooms can be found from the landing space. The principal bedroom has views across the gardens towards the equestrian facilities and across the countryside beyond. This spacious room has the benefit of timber panelling and two dressing room spaces. The principal bedroom ensuite has a beautiful roll top copper style bath, a separate shower, wash handbasin set in a unit, WC and heated towel rail.



The second bedroom also enjoys views to the front of the property and includes a dressing area and shower ensuite. The third bedroom has views out to the rear of the property. The family bathroom is found on the first floor and includes a bath, twin wash handbasin, WC and a separate shower.







A staircase rises further to the second floor where there is a large reception landing which has potential to be used for a range of uses to suit the buyer. There are two further rooms that have been used as bedrooms and as studies, giving great flexibility to this fantastic family sized home.

The gardens and grounds include a large parking area with a storage building to the side and an area of hard standing. There are spacious lawned gardens at the front, with a hedge at the front boundary. To the rear there is an expansive patio and lawn making this ideal for entertaining.

General Remarks

Services: The property has the benefit of mains water and mains electric. Foul drainage is via a treatment plant.

Parking allocated and number of spaces : Double garage and driveway for numerous cars

Construction Type : Stone, render and slate roof

Building Safety: None known to the vendor

Restrictive Covenants : None known to the vendor

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property sits in a National Landscape

Easement, and Wayleaves or Rights of Way : None known to the vendor

Footpaths / Bridleways : None

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

Unimplemented Planning Consents : None known to the vendor

Planning Consents affecting the property : None known to the vendor

Accessibility adaption information : None

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

Communications :
Broadband: Ultrafast 1000 Mbps available in the area
Mobile signal: EE, 3, Vodaphone and O2 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 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: Ribble Valley Borough Council **Council Tax:** Band 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 : ///crunching.tweed.salaried

Money Laundering Regulations Compliance: please bear in mind, that Armitstead 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.

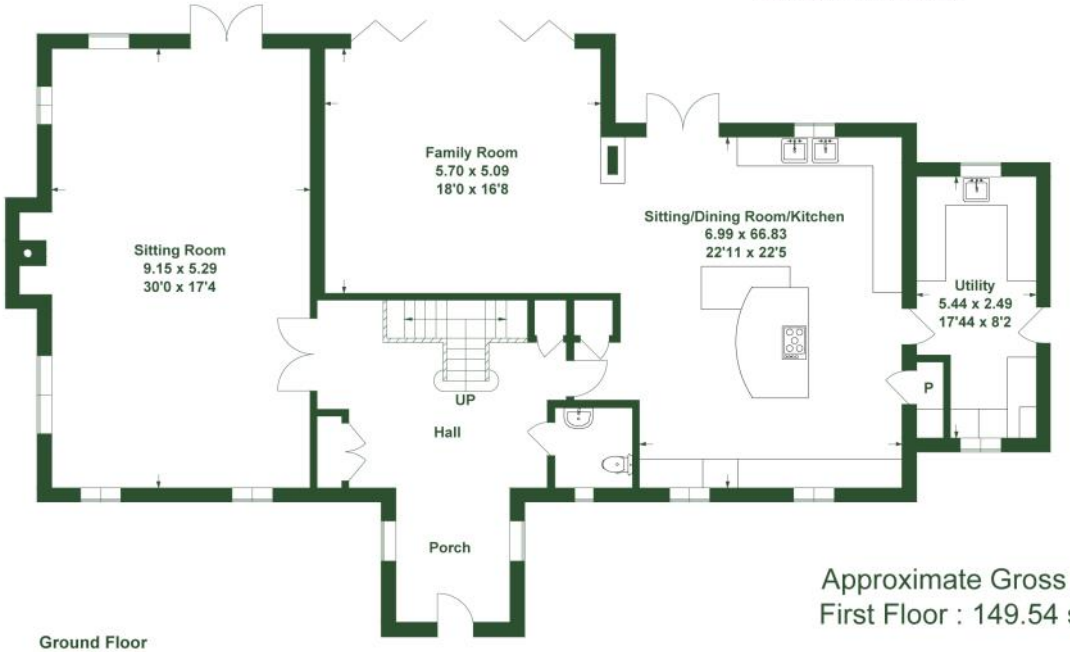
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly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

Date photographs taken : 15/6/23

SUBJECT TO CONTRACT

Approximate Gross Internal Area :
Ground Floor : 173.26 sq m / 1865 sq ft

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the
floor plan, all measurements are approximate and no
responsibility is taken for any error.



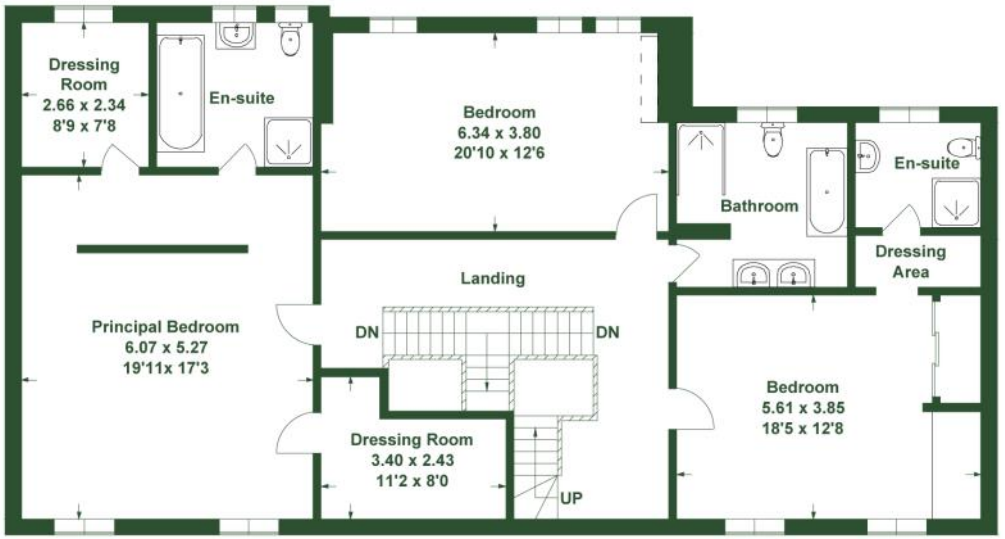
Ground Floor

Ground Floor

First Floor

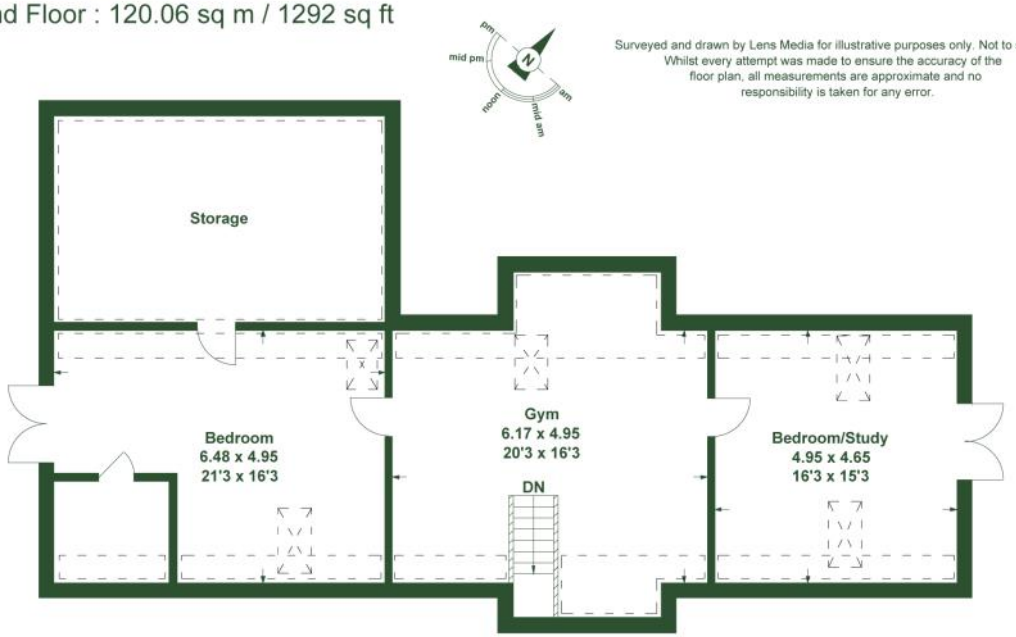
Approximate Gross Internal Area :
First Floor : 149.54 sq m / 1610 sq ft

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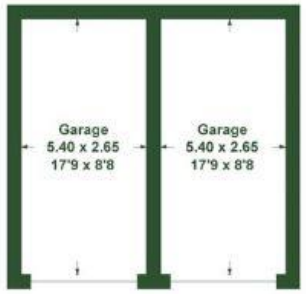
First Floor

Approximate Gross Internal Area :
Second Floor : 120.06 sq m / 1292 sq ft



Second Floor

Garage : 30.24 sq m / 326 sq ft

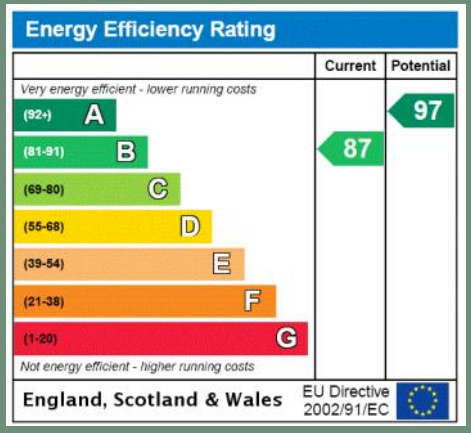


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Garage

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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