



Neds Lane, Pilling, Preston, PR3 6HT

Asking Price £525,000







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4 Bedrooms



2 Bathroom

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- Detached true bungalow in a private semi-rural setting
 - Three bedrooms plus useful study/home office
 - Spacious dining kitchen with central island
 - Generous lounge and additional reception space
 - Conservatory overlooking the gardens and grounds
 - Two bathrooms and flexible accommodation
 - Extensive gardens with orchard, allotment area and small meadow
 - Private driveway and detached double garage



A rare opportunity to acquire a spacious detached true bungalow enjoying a wonderfully private semi-rural setting, surrounded by open countryside and occupying generous gardens and grounds.

The accommodation is well proportioned and offers a flexible layout ideally suited to a range of buyers. A welcoming entrance hallway provides access through to the principal living areas, including a generous lounge and additional reception space, with the conservatory offering a further area in which to relax and enjoy views over the gardens.



At the heart of the home is the impressive dining kitchen, fitted with a comprehensive range of units together with a central island and integrated appliances. The kitchen provides plenty of space for everyday dining and entertaining, complemented by a separate utility area.



The bedroom accommodation currently provides three bedrooms together with a study, offering useful flexibility for those requiring a home office, hobby room or occasional fourth bedroom. The principal bedroom benefits from fitted storage, while two bathrooms serve the accommodation.

Externally, the property is equally appealing. The gardens and grounds include extensive lawned areas, mature planting, an orchard area, a dedicated allotment area ideal for those wishing to grow their own produce, and a small meadow, together with a summerhouse and shed. A private driveway provides ample off-road parking and leads to a detached double garage with power and lighting.



The setting is a key feature of the property, offering a high degree of privacy and a genuine semi-rural feel whilst remaining within easy reach of Pilling and the wider North Lancashire area. Garstang, Poulton-le-Fylde, Lancaster and Preston are all accessible for a broader range of shopping, schooling and leisure facilities, while road connections provide access towards the A6 and M6 motorway network for travel throughout the region and beyond.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is by way of septic tank. The Vendor is unable to confirm the compliance of the existing septic tank. Purchasers are advised to make their own enquiries and satisfy themselves as to the condition, compliance and suitability of the system prior to purchase.

Parking allocated and number of spaces : Parking available for multiple vehicles..

Construction Type : Brick under tiled roof.

Building Safety: N/A

Restrictive Covenants The property is subject to and has the benefit of various rights, easements and restrictive covenants as referred to within the registered title. The title register also refers to the property having the benefit of a claimed right of way, with or without vehicles, over the accessway known as Neds Lane. Prospective purchasers should refer to the title documentation and make their own enquiries through their legal adviser.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : The property is subject to and has the benefit of various rights, easements and restrictive covenants as referred to within the registered title. The title register also refers to the property having the benefit of a claimed right of way, with or without vehicles, over the accessway known as Neds Lane. Prospective purchasers should refer to the title documentation and make their own enquiries through their legal adviser.

Footpaths / Bridleways : We understand that there are none known to affect the property.

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.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

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

Communications :

Broadband: Standard and Ultrafast are available in the area

Mobile signal: EE, Three, o2 and Vodafone are available in the area

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: Wyre Borough 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 : [//soccer.unite.permit](https://www.what3words.com/?q=//soccer.unite.permit)

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

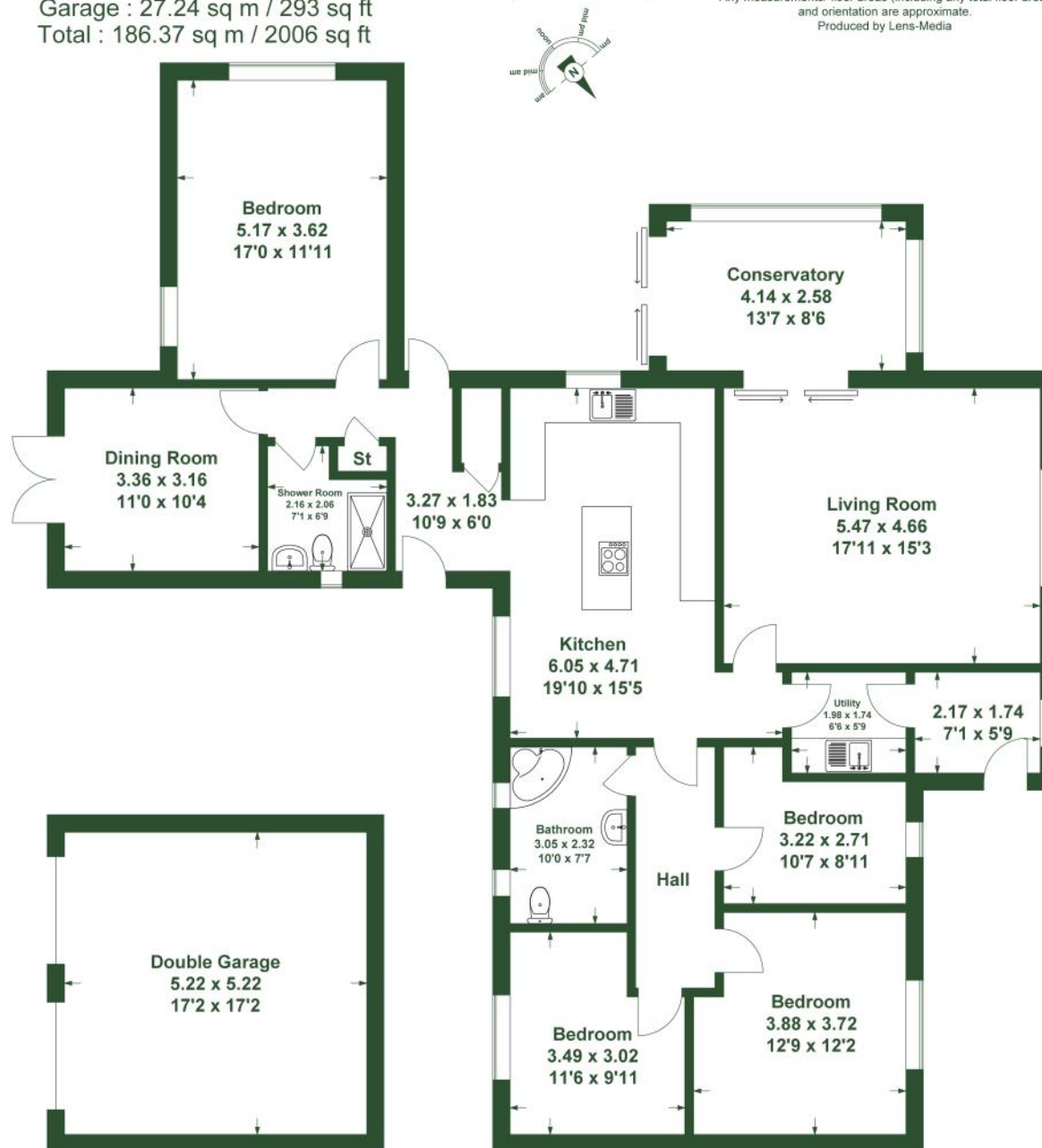
Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

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



Approximate Gross Internal Area : 159.13 sq m / 1713 sq ft
 Garage : 27.24 sq m / 293 sq ft
 Total : 186.37 sq m / 2006 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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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