

Garstang Road, Broughton, Preston, PR3 5JB

Offers Over £1,750,000


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6 Bedrooms **5 Bathrooms**

- Prominent and impressive home
- Over 6400 sq ft (over 600 sq m) of accommodation OTA
- 5 reception rooms, 6 bedrooms and 5 bathrooms
- Incredible Principal bedroom suite
- Beautiful woodland backdrop
- Fantastic Broughton village location
- Walking distance to the village amenities
- Great location for commuters with good access to the main road and motorway network and a mainline station in Preston





An impressive stand out detached residence nestled into an attractive woodland back drop in a prime Broughton location. This beautiful house has over 6400 sq ft (over 600 sq m) of space including 5 reception rooms and 6 bedrooms centred around a stunning staircase and galleried landing.

Positioned in a prominent Broughton location, this property is within walking distance of Broughton's amenities which include shop, pub, restaurant, hairdressers, hotel with leisure facilities, tennis club, primary schools and senior schools. The City of Preston is found to the south where there are further amenities. It is an excellent location for commuters with good access to the main road and motorway networks and a main line station in Preston.

Double gates are set within impressive brick-built pillars and open to reveal this incredible home. Its imposing nature and striking appearance are evident at the outset and this continues as a theme throughout this gorgeous home. There is plenty of parking ahead of the garaging and stone flags pass through the attractive front gardens to the front door.

The substantial front door opens into the bright entrance vestibule with windows to two sides and a further part glazed double doors opens further into the welcoming and impressive entrance hall. Taking centre stage of the entrance hall is a fabulous oak staircase which rises and splits to a galleried landing, there are doors off to various ground floor rooms and a WC can be found off this room.

The dining lounge is a fabulous bright room with an incredible brick chimney feature with a woodburning stove creating a warming and welcoming feel to the room. There are views to both the front and side of the property along with a picture window which provides plenty of natural light.







The kitchen is another bright space with patio doors out to the rear, making the layout a great space for entertaining inside and out. There are a range of kitchen units together with a central island and a quartz work surface. Integrated appliances include a coffee machine, double oven, induction hob and extractor, Quooker tap, and dishwasher.

The dining room is found off the kitchen and also has a door out to the rear. This room has a feature fireplace giving a focal point to the room.

The utility room has a point for a washing machine and dryer along with sink and drainer and a window to the front. The range of units have granite work surfaces over.

The cinema room has windows to the front. There is a fabulous gym space which has patio doors looking out over the rear grounds, this is a great space tucked away from the everyday hustle and bustle of the home. From here a further staircase rises up to the games room.

The games room also overlooks the gardens and grounds and has zoned areas where there are games facilities, a bar, and also a snug area. The study is found off the entrance hall with views to the front of the property.







The staircase rises to the first floor where the principal bedroom is found which has a balcony overlooking the front of the property. This impressive room has double height vaulted ceilings and gives a truly impressive feel to this special room. There are patio doors out to the incredible balcony which overlooks the front garden and countryside beyond, there is also a WC in the bedroom area.

The bedroom staircase rises to the first floor where there is a further galleried landing and a luxurious ensuite. There is a walk-in shower with a slipper bath, WC, bidet, heated towel rail and two wash handbasins set in a unit. A spacious walk-in dressing room is provided with a range of built-in wardrobes. The second bedroom has windows to two sides and includes a walk-in wardrobe and a shower ensuite. Bedrooms 2,3 and 4 have walk-in wardrobes and a shower ensuite.

A further staircase rises to the second floor where there is a further spacious bedroom which would make an ideal guest suite. This includes a dressing room with a range of fitted wardrobes and a sumptuous ensuite, which has a double ended bath with a shower head fitting, a walk-in shower with a built in seat, WC, bidet and a wash handbasin set in a unit. There is also another smaller bedroom on this floor.

The boiler room can be found on the second floor.







Garaging with electric 'up and over' doors is provided and there is a studio / office above which includes a shower room.

The gardens and grounds are attractive with lawned and bedded areas at the front along with plenty of parking and garaging. To the rear there are expanses of lawn and there are seating areas and a summer house. The rear gardens are nestled within a woodland setting making this particularly enchanting and providing good levels of privacy.



General Remarks

Services: The property has the benefit of mains water, mains gas, sewerage drainage system is connected to the mains drains (For more information please ask the selling agent) and mains electricity. The property has underfloor heating throughout. The heating system is via a Air to Air Heat pump.

Parking allocated and number of spaces : Detached garage for 2 vehicles at side of house. Also parking at side and rear of house.

Construction Type : Brick and sandstone

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Tree Preservation Orders : There are tree preservation orders on a number of trees at the property. For more information please ask the selling agent.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There is a right of access through the hotel to get to the rear entrance and they are having the kerb dropped on the front entrance

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : None known. 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 : N/A

Communications :
Broadband: EE. Three available in the area
Mobile signal: EE, Three, Vodafone and 02 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 Leasehold- 999 years from 7 April 2005

Local Authority: Preston City Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M 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 : adding.caves.spark

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.

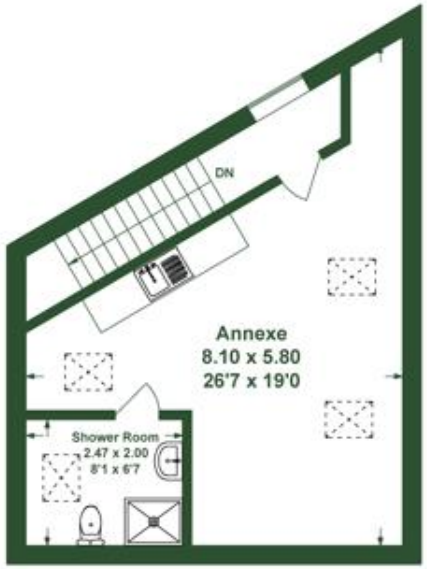
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly 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 : October 2026

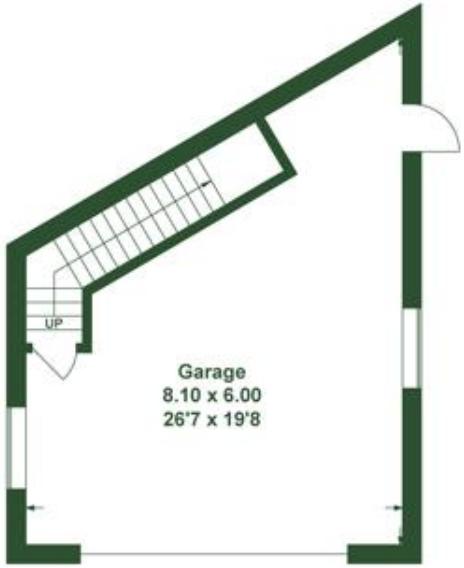
SUBJECT TO CONTRACT



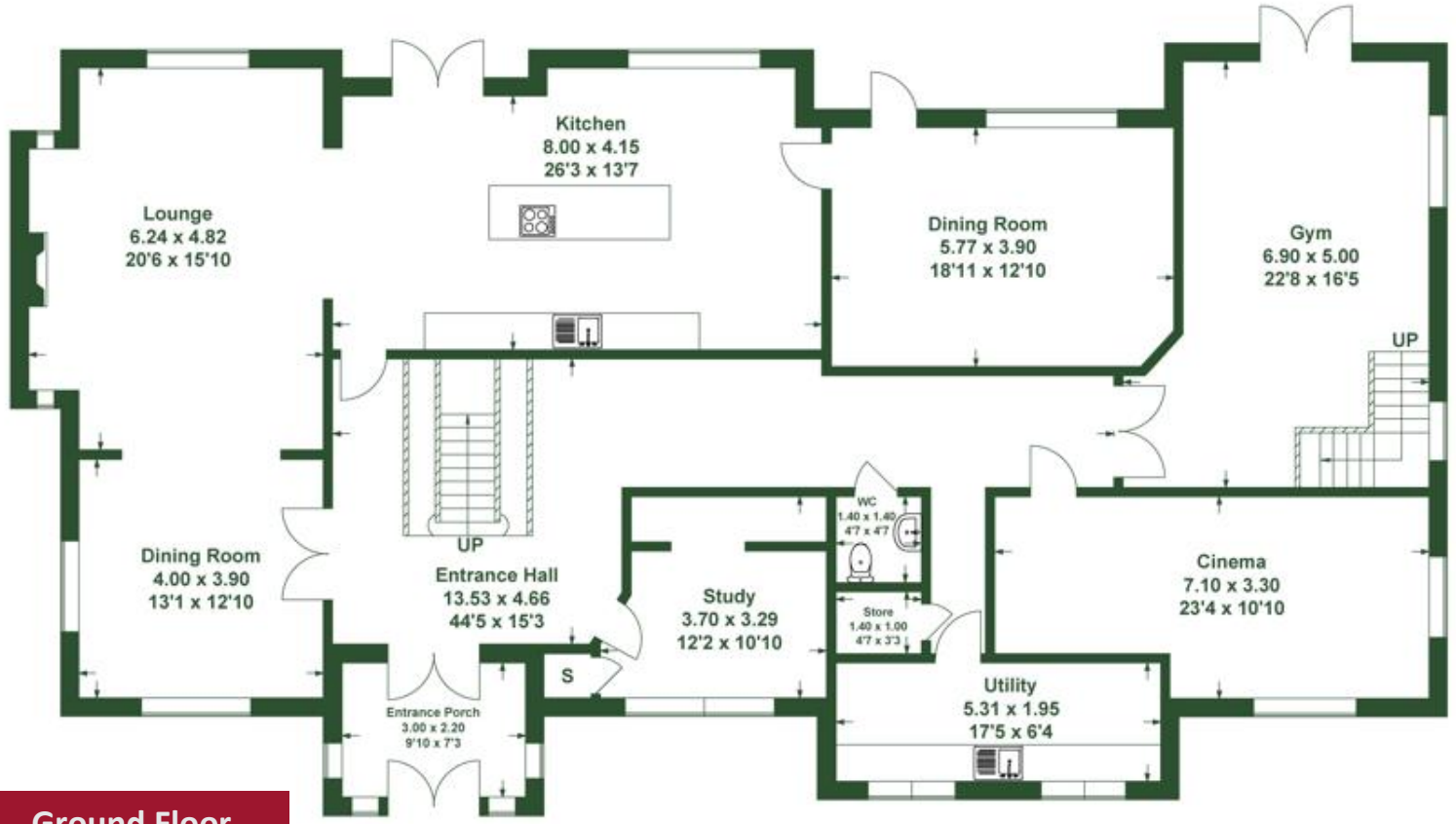
Approximate Gross Internal Area : 602.37 sq m / 6484 sq ft
Garage floor area : 76.20 sq m / 820 sq ft
Total : 678.57 sq m / 7304 sq ft
(Excluding Void)



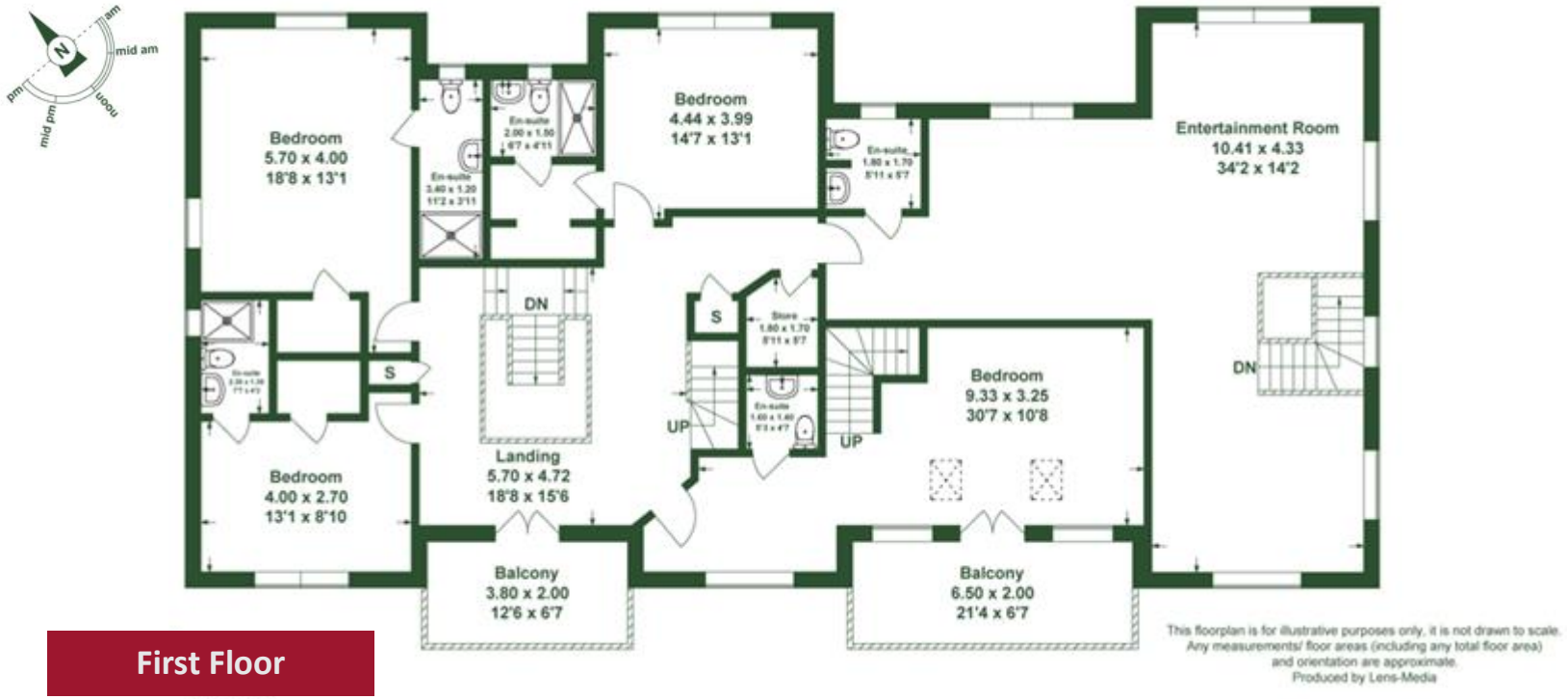
Garage First Floor



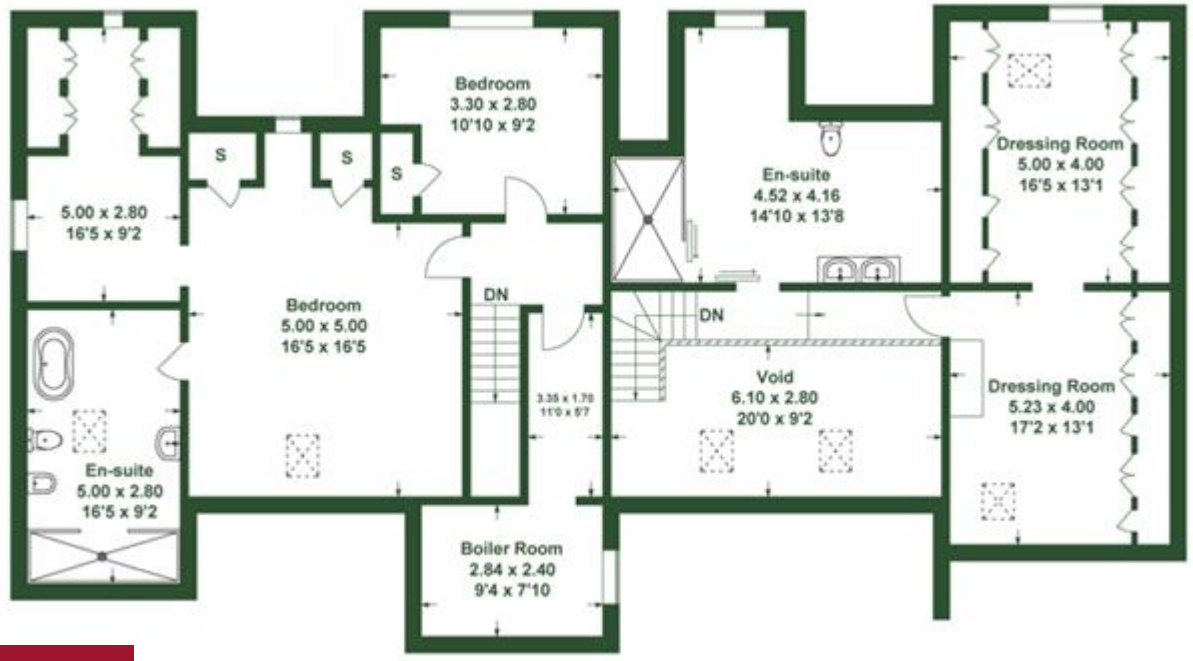
Garage Ground Floor



Ground Floor



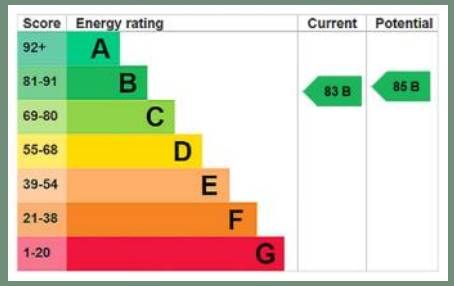
First Floor



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





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

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