

Green Lane East, Cabus, Preston, PR3 1JS

O.I.R.O. £725,000





Green Lane East,
Cabus , PR3 1JS

Offers in the region of £725,000

6 Bedrooms | 2 Bathroom | 0.72 Acres

- Substantial six-bedroom detached family residence
- Generous grounds extending to approximately 0.72 acres
- Impressive reverse-level living accommodation
- Spectacular countryside and distant fell views
- Spacious first-floor lounge/diner and separate living room
- Two additional first-floor rooms ideal for home working
- Two driveways, detached garage and extensive outbuildings
- Established gardens and adjoining grass paddock





An individual six-bedroom detached residence with reverse-level living accommodation, extensive outbuildings and breath-taking countryside views, set within approximately 0.72 acres.

Occupying a generous plot in a delightful semi-rural setting, this substantial and individually designed detached residence offers an exceptional amount of space, flexibility and character. With six bedrooms, impressive first-floor living accommodation, extensive outbuildings and an adjoining paddock, this is a home that offers something rather different from the conventional family residence.
Originally dating back to the 1950s, the property has been extended and adapted over the years, with further additions during the 1970s and improvements in 2008. The result is a particularly interesting home with a distinctive architectural appearance, incorporating cedar boarding and Brazilian hardwood, together with a versatile layout that could appeal to larger families, multi-generational households or those seeking additional space for working from home.

One of the most striking features is the reverse-level living arrangement, with the principal living accommodation positioned on the first floor to take full advantage of the wonderful countryside setting.

The substantial lounge/dining room is particularly impressive, with extensive glazing allowing natural light to flood the space whilst providing far-reaching views over the surrounding fields and towards the distant fells. This elevated position creates a wonderful environment for both everyday family living and entertaining, with the changing countryside providing a beautiful backdrop throughout the seasons.

Also positioned on the first floor is a generously proportioned kitchen, incorporating granite worktops and Neff appliances, together with a separate living room, home office and study. This arrangement provides an excellent degree of flexibility, allowing different areas of the home to be enjoyed independently.





The ground floor offers six bedrooms, five of which benefit from fitted wardrobes, together with a family bathroom, separate wet room and utility room. The accommodation provides considerable scope for different family requirements, whether accommodating a larger household, visiting relatives or creating additional hobby and workspace.
Further features include zoned central heating, cavity wall insulation.

Externally, the property is equally impressive. The grounds extend to approximately 0.72 acres and comprise established residential gardens together with an adjoining grass paddock, providing a particularly attractive combination of outdoor space and privacy.

The aerial photography beautifully illustrates the extent of the grounds, with the property enjoying an attractive position surrounded by open countryside. The gardens are well established, incorporating lawned areas, mature hedging and a variety of trees and shrubs.

Two separate driveways provide ample off-road parking, complemented by a detached garage and an extensive range of additional outbuildings. These include a workshop and a substantial building divided into three sections, offering considerable potential for storage, hobbies, workshop use or other purposes, subject to any necessary consents.

The adjoining paddock offers further opportunities for outdoor enjoyment and a variety of lifestyle interests, adding considerably to the overall appeal of the property.

Situated along Green Lane East in Cabus, the property enjoys the benefits of a peaceful semi-rural setting whilst remaining conveniently positioned for the nearby market town of Garstang. Here, a range of independent shops, supermarkets, cafés, schools and everyday amenities can be found, whilst the surrounding road network provides convenient connections towards Preston, Lancaster and the wider Fylde Coast.

A genuinely individual home offering substantial accommodation, extensive outside space and truly impressive countryside views. Properties combining this degree of flexibility with such an attractive setting are rarely available, and viewing is highly recommended to appreciate everything on offer.

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.

Parking allocated and number of spaces : Garage, Driveway at front 2 vehicles & rear drive- approx 8 vehicles.

Construction Type : Block & brick with rendered finish. The two-storey extension, completed in 2010, incorporates steel supports and cedar board cladding.

Building Safety : The seller has disclosed external cedar board cladding to the two-storey extension. The seller reports that no cladding-related remedial works have been carried out or are planned.

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : Please note Tree Preservation Orders are present at the property. Any works to these may require consent of local planning authority.

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

Footpaths / Bridleways : N/A

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 : 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, Superfast & Ultrafast available. EE may be available
Mobile signal: EE,Three, Vodafone & 02 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 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 **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 : sapping.painted.steeped

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.

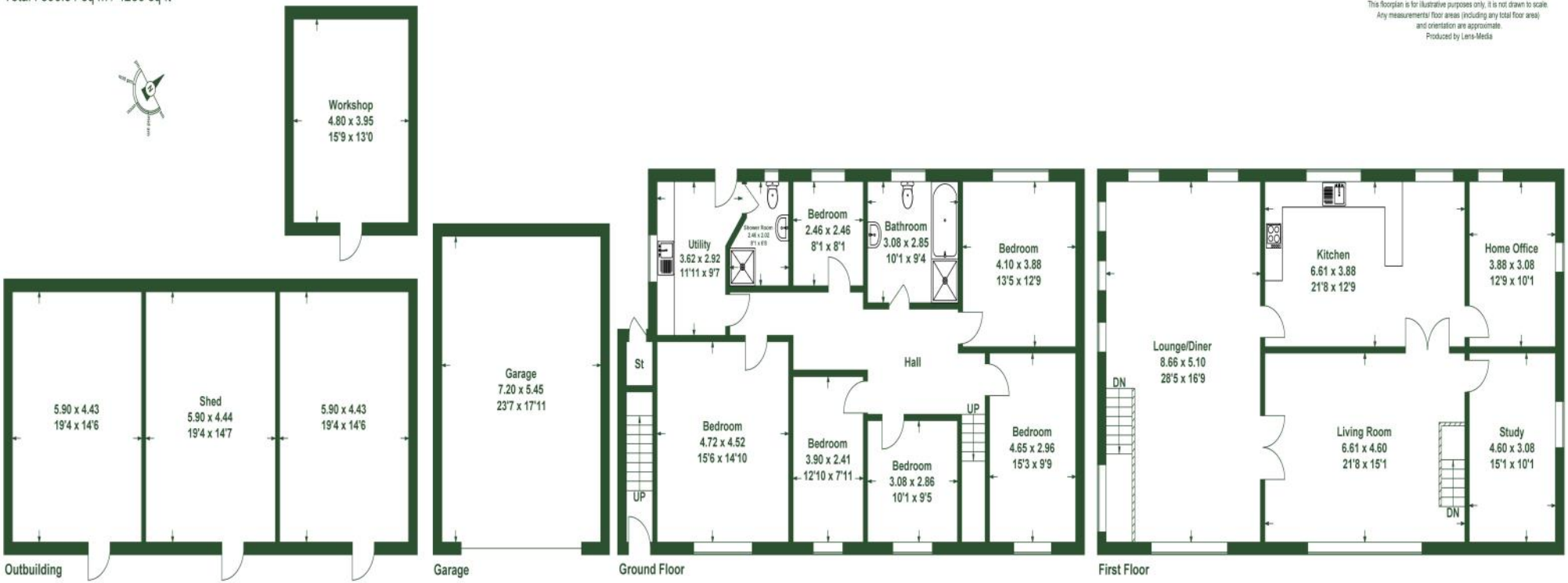
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly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

SUBJECT TO CONTRACT

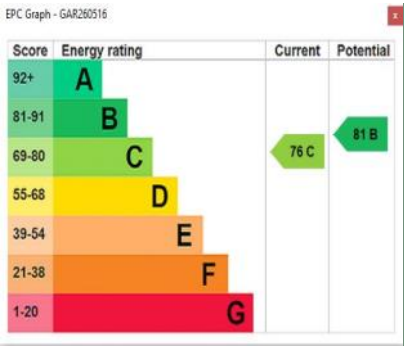
Approximate Gross Internal Area : 257.87 sq m / 2776 sq ft
Garage : 39.24 sq m / 422 sq ft
Outbuildings : 99.20 sq m / 1068 sq ft
Total : 396.31 sq m / 4266 sq ft

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



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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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