

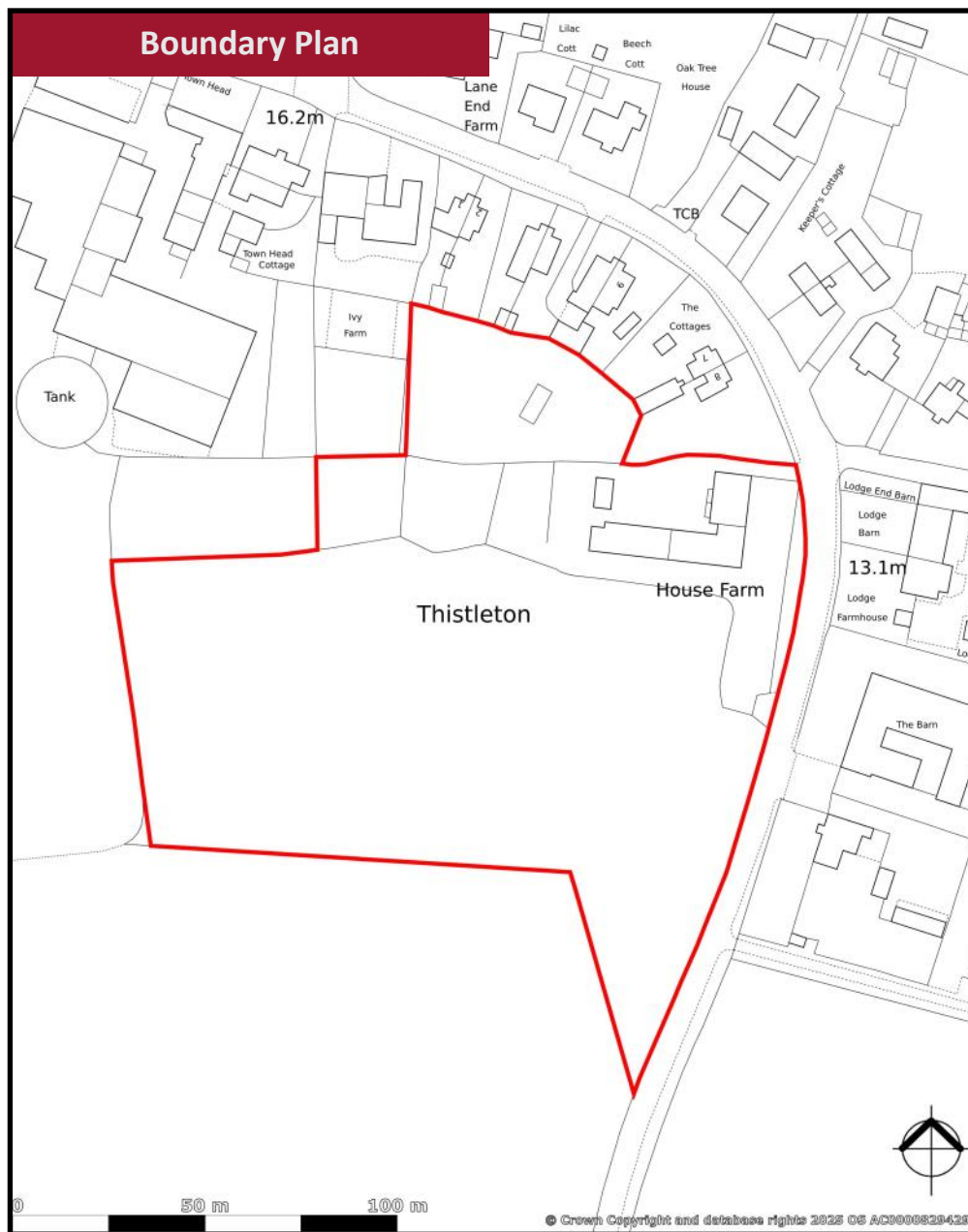


Thistleton Road, Thistleton, Preston, PR4 3XA

Offers over £1,250,000







# Thistleton Road, Thistleton, Preston, PR4 3XA

Offers over £1,250,000



5 Bedrooms



3 Bathroom



5.2 Acres OTA

- Impressive detached barn conversion
- 5 bedrooms and 3 reception rooms
- Set in 5.2 acres (2.11ha) or thereabouts
- Stunning open living kitchen
- Lovely semi-rural location
- Stable and outbuilding
- Spacious double garage with space above
- Good access to the main road & motorway network



Situated in the village of Thistleton, this highly attractive barn conversion offers impressive accommodation finished to a very high standard for the current vendor. Electronically operated gates open to a gravel drive and parking area beyond.

The property occupies its own courtyard style entrance and the glazed front door sits within a picture window opening into the impressive living kitchen. This super room is has vaulted ceilings with attractive beams and there are high levels of natural light.

The beautifully fitted kitchen includes a range of units with granite work surfaces and a contrasting central island with breakfast bar making this a wonderfully social space. The range cooker is set within the kitchen units as a feature. Integrated appliances include; dishwasher, fridge, freezer. The mezzanine reception room overlooks the living kitchen. The snug is found below. The utility room has a part glazed door to the side, and includes a point for a washer and drier, a sink and drainer is also provided, and a WC off.



Glazed doors open out to the Lounge which can create a further open feel if desired, adding great flexibility. The Lounge has vaulted ceilings and exposed beams, along with patio doors to the patio at the front. A woodburning stove provides a lovely focal point to the room.









There are 5 bedrooms in total. 4 of the bedrooms share Jack and Jill ensuites. The spacious principal bedroom is an impressive space, with a vaulted ceiling and a picture window with views out the the courtyard and a large wetroom shower ensuite.

The courtyard has a large gravel area, turning circle and patio. The property has the benefit of a double garage. In addition there are 3 brick built stables along with fields beyond. Set in a plot extending to 5.2 acres (2.11 ha) or thereabouts.. Ideal for the agricultural / equestrian interests or those wishing to enjoy more space.





## General Remarks

**Services:** The property has the benefit of mains water, mains drains, mains gas and mains electricity. Heating is by way of a gas central heating system.

**Parking allocated and number of spaces :** Double garage, hardstanding drive and courtyard - can accommodate over 5 cars, caravans and trailers.

**Construction Type :** Brick with slate roof.

**Building Safety :** N/A

**Restrictive Covenants :** Vendor not aware of any.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** The property is within the Thistleton Conservation Area.

**Easement, and Wayleaves or Rights of Way :** Vendor not aware of any.

**Footpaths / Bridleways :** Vendor not aware of any.

**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. Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: EE available in the area

Mobile signal: EE, Vodafone, Three and O2 available in the area

B4RN : vendor advised the property is connected to B4RN (add in if available)

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:** Fylde Borough 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.

**What3words Location :** //stable.mailings.foster

**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

**Disclosures :** Please speak to the agents with regards to the disclosures.

**Images :** Taken in 2021

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 373.89 sq m / 4025 sq ft  
 Storage Outbuilding : 65.37 sq m / 704 sq ft  
 Stable Block : 36.25 sq m / 390 sq ft  
 Total : 475.51 sq m / 5119 sq ft



For illustrative purpose 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.



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 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		
69-80	C	75   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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