



Fox Lane Ends, Westby, Preston, PR4 2PJ

O.I.R.O. £600,000







Fox Lane Ends, Westby, Preston, PR4 2PJ



2 Bedrooms



1 Bathroom



0.49 Acres OTA

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- Highly attractive character cottage with so much potential
 - 2 bedrooms, 3 reception rooms
 - Large plot extending to 0.49 acres (0.2 ha) or thereabouts
 - Recent damp proof course and replacement porch
 - Wonderful position on the edge of the village of Wrea Green
 - Lovely rural views
 - Good access to the main road and motorway network



A true 'hidden gem'. This charming character cottage is tucked away and in our opinion is in one of the most attractive positions on the edge of the village of Wrea Green. Set behind Fox Lane Ends in a large plot with good levels of privacy and some lovely views, this cottage offers fantastic potential for those looking to make a home their own. Likely to be of interest for those looking to improve or to replace the house subject to gaining any necessary consents.

The house is classed as being in Westby, but is within walking distance to the village of Wrea Green, many would describe the location as Wrea Green village edge. Wrea Green is seen as a desirable village and is centred around the picturesque village green where many a sporting fixture, club days and other community events can be enjoyed. Ribby with Wrea Endowed C of E school, St Nicholas Church, the village shop, Dizzy Ducks, the Thai Restaurant and The Grapes are all found around the green side. Further amenities include Wrea Green Pre-School, Alchemy hair salon, Wrea Green Dental Practice and The Villa Hotel to name a few. Lytham and Kirkham are a short drive and are home to private schools AKS and Kirkham Grammar School. The property is also well positioned for good access to the main road and motorway network making this an ideal location for commuters.



A private road leads from Fox Lane Ends through to the property where there is a gateway which opens up to unveil the rear of the house. On arrival this property feels like a real treat, tucked away in a little known location, this beautiful character cottage sits within a large plot and it is easy to see the charm that the property exudes from the outset. The expanse of garden is evident and the house is positioned centrally within the plot. A parking area is found at the rear ahead of a single garage and parking area at the side of the property.



Day to day access is typically taken from the rear porch which offers views out to the rear of the property and gives plenty of space to hang coats and store boots, this area is open to the dining room. The kitchen has a range of kitchen units with a sink and drainer and a point for an electric cooker and washing machine. The kitchen is open to a pantry area which is fully shelved.

The dining room is found off the kitchen and enjoys a window to the front of the property. A dual sided woodburning stove gives warmth in both the dining room and lounge creating a cosy cottage feel. The lounge is a bright and spacious room which has windows to three elevations ensuring that there is plenty of natural light. The study has a window to the front of the property along with a wood burning stove set in an attractive arched brick fireplace, again providing a lovely focal point to the room.

A staircase rises up to the first floor where there are two bedrooms in total. Both bedrooms have views out to the front of the property with the principal bedroom having a fitted wardrobe. The family bathroom includes a bath with a shower over, a pedestal wash hand basin, WC and there are part tiled walls with a window out to the rear of the property. The first floor enjoys views across the plot and the rural areas beyond.

The property has had a damp proof course fitted. Externally the property has the benefit of a parking area and concrete block-built garage with a fibre cement sheet roof with double timber doors.

The gardens are well stocked and have been very productive over the years to include orchard areas which we understand from the vendor have a range of trees to include quince, apple, pear plum and damson. There are cobbled paths which lead to bedded areas through to a vegetable patch, greenhouse and a polytunnel which have been productive in years gone by. There are also raised beds, a patio area and a shed. To the side of the property there is a further patio area and to the front attractive lawned gardens with a footpath through to a pedestrian gate.

We understand that the road from Fox Lane Ends to the property is owned with Fox Lane Cottage, see disclosures in the General Remarks. The neighbours have a right of access to use the first part of the lane



General Remarks

Services: The property has the benefit of mains electricity, mains and mains water. Central heating is via electricity. Foul drainage is via a septic tank which has not been tested for compliance, the responsibility for this will pass to the vendor.

Access : The road is thought to be in the ownership of Fox Lane Cottage, it has been understood this way by all neighbours and the current owner and her predecessor for many years. They are currently looking to register this with Land Registry, the property has only recently been registered.

Planning : Any parties looking to purchase the property to alter or similar will need to seek planning advice ahead of placing an offer on the property.

Parking allocated and number of spaces : Parking is available at the side of the property.

Construction Type : Traditional rendered.

Building Safety : N/A

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : We understand that the neighbouring properties have right of access across the road to where their drives go to.

Footpaths / Bridleways : There is a footpath alongside the access road, it does not sit in the immediate fenced garden area.

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 affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: EE available in the area

Mobile signal: EE, Three, Vodafone, 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: Amitstead 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 E

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 : [//tastings.uniforms.hatch](https://www.what3words.com/#!/tastings.uniforms.hatch)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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

SUBJECT TO CONTRACT

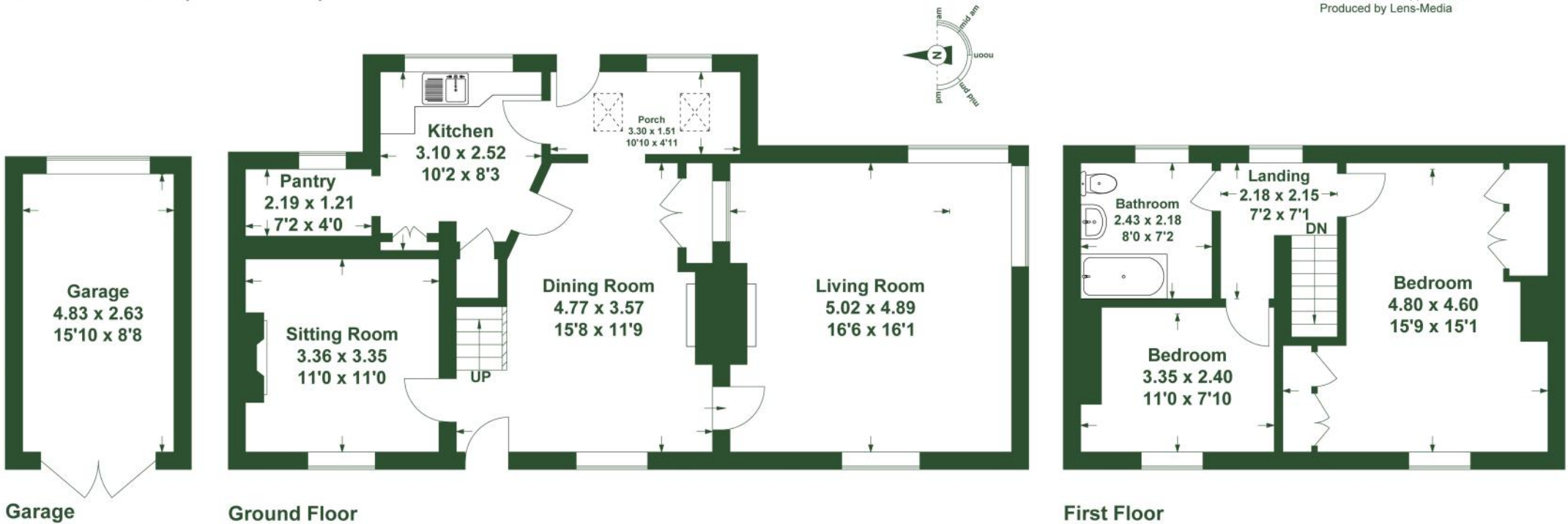


Approximate Gross Internal Area : 117.10 sq m / 1260 sq ft

Garage : 12.70 sq m / 137 sq ft

Total : 129.80 sq m / 1397 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



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