

O.I.R.O. £2,450,000



Armitstead  
Barnett

Marsh Lane, Longton, Preston, Lancashire, PR4 5YL





## Marsh Lane, Longton, Preston, Lancashire, PR4 5YL

Offers in the region of £2,450,000

- Impressive contemporary home.
- Exceptional design throughout.
- Great care and attention to detail.
- Approx. 5,950 sqft set in a large plot of approximately 1 acre OTA.
- Fabulous Marsh Lane, Longton location.
- Good access to main road and motorway network yet with a semi rural feel.



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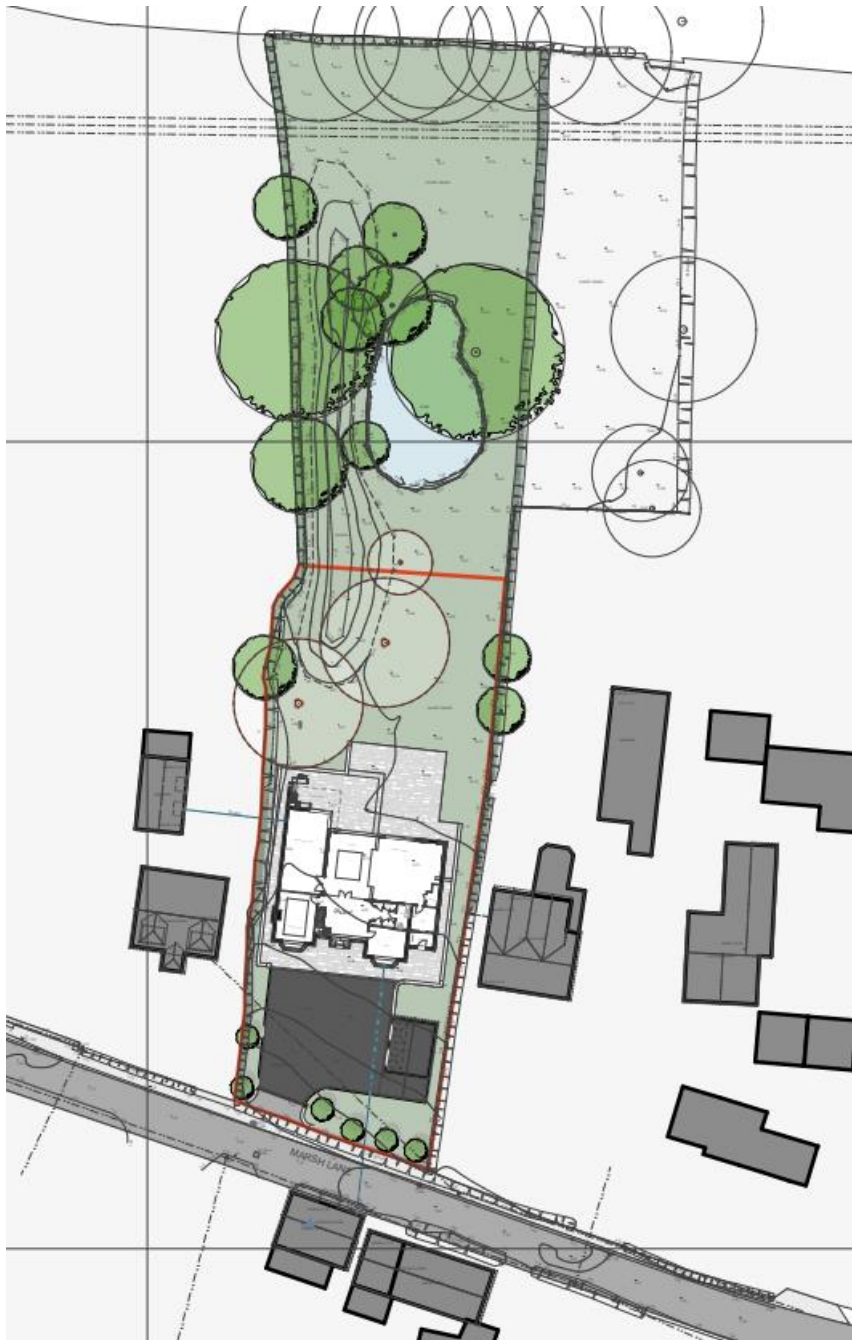
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Have you always fancied creating your own home? Here is your opportunity! Woodhouse Bespoke have created some of the most desirable homes in the area and will work with you to get the style and finish you are looking for, known for their attention to detail and exceptional tastes they will create a super home with fittings bespoke to you. Woodhurst is nestled along Marsh Lane in a large plot and offers exceptional accommodation.

Offering spacious, breath-taking accommodation incorporating a sizeable and impressive entrance hall, the centrepiece is likely to be the incredible Living Kitchen space. With bifold doors out to large grounds, this is the perfect place to gather family and friends, giving the ability to entertain both indoors and out. Your kitchen can be selected with Woodhouse Bespoke to suit you and your needs. Double doors open to a Bar/Games Room and further sliding doors open to the outdoor kitchen – imagine the entertaining you could enjoy here!

A formal lounge and study are found at the front of the property off the impressive entrance hall, nicely tucked away from the hustle and bustle of the likely main living areas. A utility room and boot room are also included.



The first floor has a wonderful galleried landing. The Principal Bedroom is something quite special. A spacious and sumptuous bedroom with a balcony allowing views over the gardens and grounds. A dressing area and fitted wardrobes along with a spacious bath ensuite. The second and fourth bedroom have views to the rear and each enjoy a shower ensuite, whilst bedroom three has views to the front as well as a dressing room with fitted wardrobes and a shower ensuite. Bedroom five is positioned to the rear of the property and has a bath ensuite.

The house is set back from the road and has a gated driveway and plenty of space to park. A detached double garage with a car port is included.

The property is currently available to purchase "off plan" giving the buyer every chance to make this home their own from the outset. The developer is happy to discuss finishes, fixtures and fittings to suit a buyer prior to a commitment

### External façade

Stone coursed walling to external walls, natural cut stone sills and heads to some windows and door surround as per elevation drawings. Black gutters and downspouts. Roof finished in grey natural slates together with a ridge system carrying grey capped ridging.

### External doors and windows

Bespoke factory finished aluminium windows and doors incorporating efficient low E double glazed units. Garage doors are of thermally efficient composite of sectional design and electrically operated or equivalent

### Driveway, groundworks, fencing and external lighting

The driveway is to be finished in tarmacadam. Natural stone paving flags form paths to the side and rear patio areas. Porcelain tiled external entrance. Front boundary consists of stone walling and entrance gates.

### Drainage

Surface water drainage is via standard collection components, piped into local water courses. Wastewater is to be collected via standard component and discharged to private septic tanks.

### Decoration

Ceiling and walls are decorated using matt emulsion to customers choice.

### Lighting and Security

Internal and external lighting designs in accordance with drawings which can be provided. Security and heating can be controlled through mobile phone applications. There are CCTV cameras included along with an alarm for the property.

### Wet rooms, bathrooms, shower rooms and WCs

High quality sanitaryware and tiles from local supplier Roccia.

### Carpets

Carpets will be placed in bedrooms, dressing rooms, landing, study and lounge (rooms without tiling). Carpet can be selected from a range from their supplier including quality underlay and included in the price of £50.00 per sq. mt including VAT.

### Kitchen

The high specification kitchen and utility is included with bespoke design and manufacture. Including natural stone work tops, splashback, high quality appliances including a Rangemaster range cooker and Belfast sinks.

### Heating

The heating of the property is to be supplied by air source heating.

### Electrical

Mains operated fire and smoke detection equipment is installed where appropriate for it to meet building regulation requirements. Electrical wiring included. Light fittings to be supplied by the customer.

### Externals

The house will be gated with entrance and egress electric security gates. Planted areas are potentially to be introduced. Up and down lighting is included on the external elevation to the property.

### Warranty

Construction warranty compliant with mortgage guarantee scheme provided for 10 years from Advantage.

### Extras

Woodhouse Bespoke are keen to build houses to a personal specification for each client, if you wish to enhance the property further, Woodhouse Bespoke will quote for the desired works. Any increased costs must be agreed in writing and paid for prior to the work being carried out, completion estimated September 2026.

### Reservation Fee

A 2.5% reservation is required to reserve property and enable full personalisation with the balance paid on completion of the dwelling.

## General Remarks

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

**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.

**Parking allocated and number of spaces :** Driveway parking and detached garage.

**Construction Type :** Block under tile.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** N/A      **Conservation Area / National Landscapes :** N/A

**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 :** N/A

**Accessibility adaption information :** N/A

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

**New build clause:** The plans, images and specifications shown in this brochure are as planned. Alterations may be made during construction. The buyer should satisfy themselves with the property ahead of exchange. Please refer to the ICW Consumer Code for New Homes for further New Build information.

### Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor signal 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.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** South Ribble Borough Council      **Council Tax:** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FAAV FNAEA. 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 :** [relocated.sporting.gloom](https://www.what3words.com/relocated.sporting.gloom)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead 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.

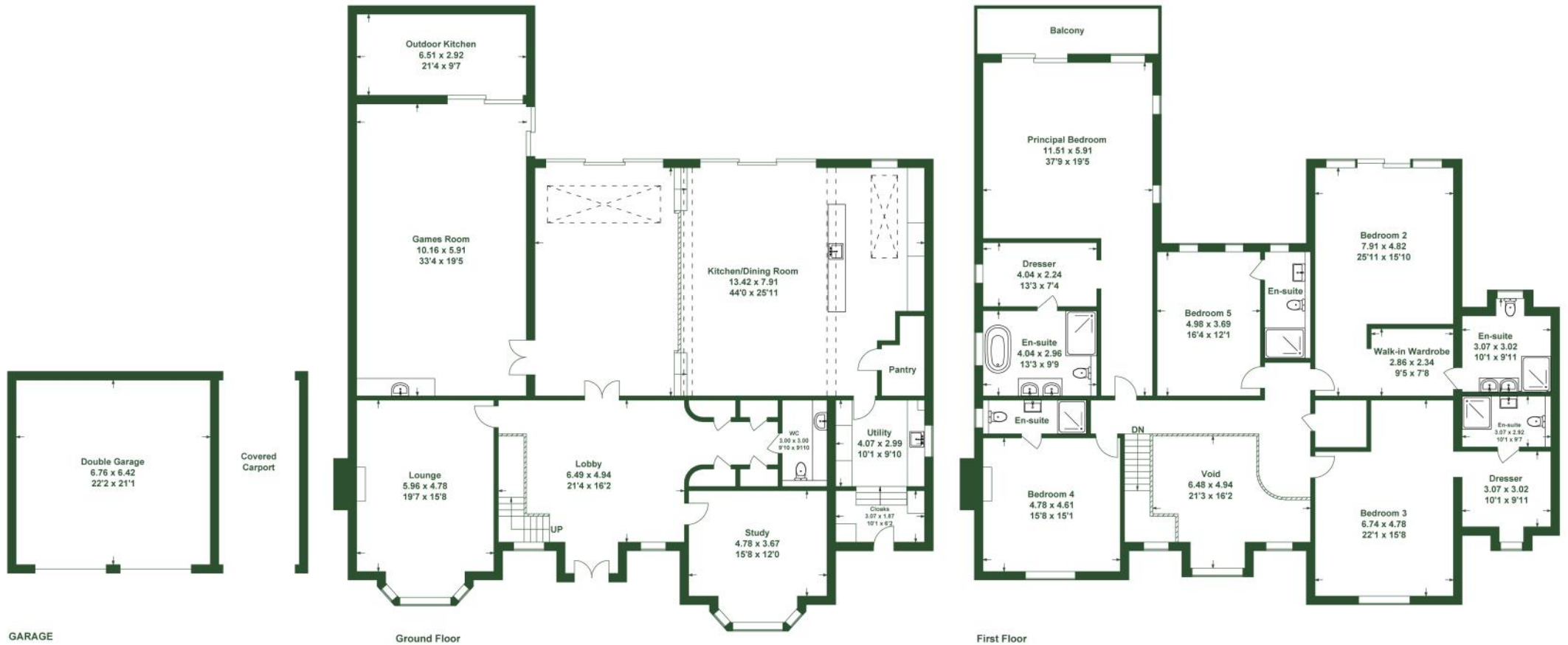
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would 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

**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 552.84 sq m / 5951 sq ft  
 Garage : 43.39 sq m / 467 sq ft  
 Total : 596.23 sq m / 6418 sq ft

This floorplan is for illustrative purposes only. It is not drawn to scale.  
 Any measurements for floor areas (including any total floor area) and orientation are approximate.  
 Produced by Lenn+Media



**Amitstead 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 Amitstead 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



**North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA  
01995 603 180  
garstang@abarnett.co.uk

**South Lancashire**

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
01704 895 995  
burscough@abarnett.co.uk

**Cumbria**

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH  
01539 751 993  
cumbria@abarnett.co.uk

**Ribble Valley**

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
01200 411 155  
clitheroe@abarnett.co.uk

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