

£1,100,000



Armitstead
Barnett

Chain House Lane, Whitestake, Preston, Lancashire, PR4 4LB





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Price: £1,100,000

- An outstanding and deceptively spacious detached property.
- Situated in the sought after location of Whitestake.
- Large plot of 0.66 acres.
- Renovated to an exacting standard by the current owners.
- Floor to ceiling aluminium windows and doors.
- Eco friendly 'A' rated energy performance.
- Breath-taking outbuilding boasting a home pub, workshop and home gym.
- Within easy reach of Preston, Leyland, Chorley and only 5 minutes' drive from the motorway network.





Simply stunning, this highly attractive detached property is set in a lovely location along Chain House Lane in Whitestake. Deceptively spacious, the property has been completely renovated by the current owners to an excellent specification and offers impressive, versatile accommodation on a generous plot along with an outbuilding that provides amazing additional amenity use. The property is highly accessible for the main road and motorway network, making it ideal for commuters with easy access to Preston, Leyland and beyond.



The main entrance to the property is through electric gates which open onto a large expanse of block paved driveway. The entrance is via a walled courtyard with a feature brick outdoor fireplace. Greeted by a large reception area, your eyes are immediately drawn to the simply stunning lounge with its impressive, vaulted ceiling and full height aluminium gable windows providing beautiful far-reaching views down the rear garden and woodlands beyond. This is a truly fantastic space for entertaining as well as everyday living. The double aluminium glass sliding doors lead out to the walled courtyard with a wonderful outdoor dining area, covered canopy if required and feature fireplace.

Back in the lounge, a contemporary glass fronted log effect gas fire inset within a feature tiled chimney breast provides another beautiful focal point together with a large, highly efficient tall designer radiator. There are many mood lighting features to the ceiling and walls along with contemporary chandeliers overhead. The floors of this open plan design are tiled in large, polished porcelain with additional underfloor heating if required.





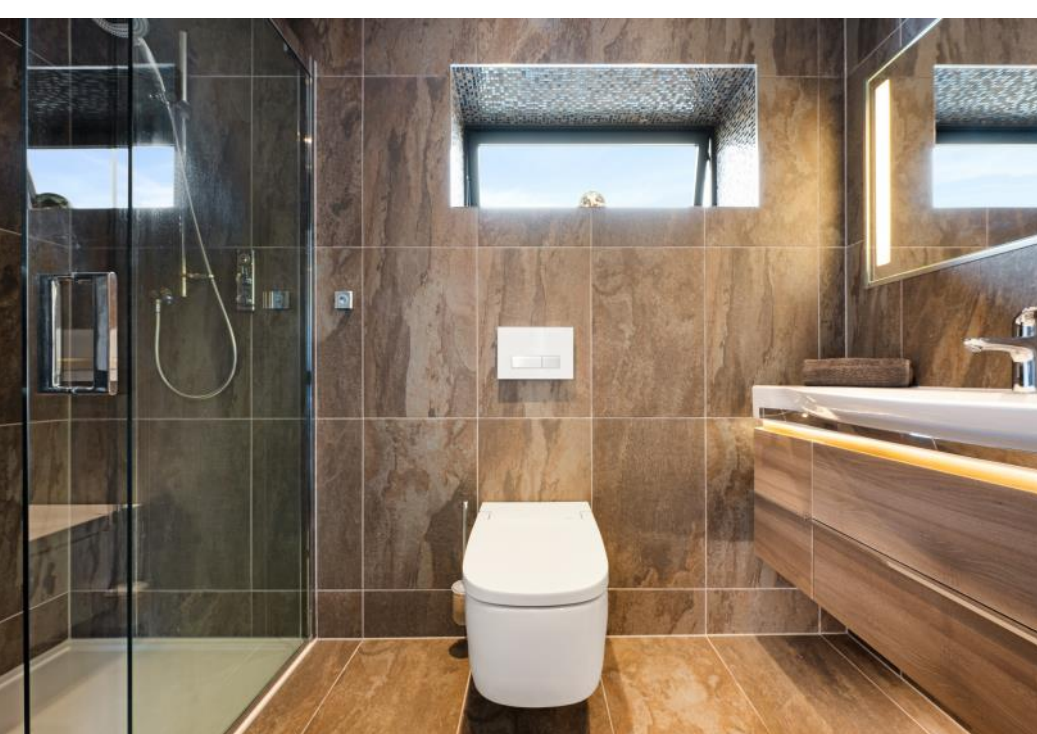
The right hand side of the reception area opens out onto a stunning kitchen/ breakfast/dining area which exudes the very best of high end luxury living. The top of the range designer kitchen includes a bespoke central island with Italian quartz worktop and sides, a solid walnut breakfast bar, large undermount granite composite sink with boiling tap and Siemens flex induction hob. All integrated appliances are Siemens including top of the range 'Studioline' ovens with built in microwave and steam, coffee machine with every conceivable option and dishwasher with zeolith drying technology. There is space for a freestanding American fridge freezer as well as a full height wine and drinks cooler. There is a flush fitting Siemens extractor in the ceiling with many mood lighting features and built in ceiling speakers creating a wonderful ambiance. There is also a tall designer radiator which matches the lounge. To the opposite side can be found a dining area for more formal dining with triple pendant lights overhead. Off the reception area, a useful, separate utility room housing the Worcester boiler and space for washing and drying appliances contains the same style units as the kitchen, offering lots of additional storage.



From the dining area you enter a hallway leading firstly to the principal bedroom. Again this exudes high specification luxury mixed with comfort. A range of custom fitted gloss wardrobes and drawers have been installed to one wall, with contrasting panelling above the bed as well as an eye-catching ceiling fan. Sliding doors open out onto the rear courtyard - perfect for a relaxing morning coffee and access to the rear grounds.

The principal bedroom has a stunning ensuite, fully tiled with porcelain tiles and includes a Matki double shower enclosure with curved mosaic recess alcove and digital shower with recessed ceiling shower head and riser rail options. There is a Laufen double wash basin and mood lit vanity unit with drawers and cupboards together with a double Keuco recessed illuminated mirror cabinet for even more storage. The wall hung WC with odour free charcoal filter flush plate and designer towel rail radiator and under tile heating completes this truly high-end room.





Moving left down the hall, the family bathroom boasts a similar impressive specification and has a real 'health and wellness' feel to it. The large double ended Villeroy and Boch bath with digitally operated waterfall filler has been inset into a tiled mosaic surround making it perfect for relaxing with candles etc. The large Matki shower enclosure also has a digital fixed shower and a recessed alcove for toiletries. The generous size wash basin comes with a mood lit vanity unit and Keuco illuminated mirror wall cabinet, and the wall hung WC features an 'odour free' charcoal filter in the flush plate with a co-ordinating ladder rail radiator and under tile heating.

Next to the main bathroom at the front of the property is a second bedroom also featuring a range of high specification fitted wardrobes, drawers and wall hung bedside units on a feature built in bed frame with ottoman style underbed storage. There is an illuminated vanity mirror, mood lighting above the wardrobes and a full height designer radiator.

Bedroom three is located opposite the main bathroom with built in fitted wardrobes with overhead cupboards, bed side units, and a feature built in bed with ottoman style storage. There is a useful dressing area with backlit mirror above and mood lighting above the bed.

The fourth bedroom is currently used by our vendors as an office. The room features a variety of fitted cupboards, office drawers, bookcase and desk unit with more overhead storage and recessed downlights and a coordinating designer radiator.

The spacious hallway, tiled in the same polished porcelain boasts further fitted furniture with drawers and cupboards, a large feature illuminated mirror above and a designer radiator. This leads to a front porch and aluminium door with frosted glazing to either side leading out onto the front garden.





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Externally, the property continues to impress with a very large outbuilding concealed in the rear segment of the garden which has been subdivided into three distinct and useful spaces. To the front our vendors have created an outstanding traditional home 'pub' complete with a woodburning stove and lounge area for family and friends to enjoy. There is a television for sporting events or movies, a music system with built in wall speakers for parties or just relaxing, a bespoke antique bar, pool table, darts area and enough 'pub seating' for at least 20 people. At the end of the outbuilding there is a large home gym, fully equipped with panelled and mirrored walls to all sides. The rest of the building is a dedicated workshop/garage area. This outbuilding has the full quota of photovoltaic panels delivering a feed in tariff of approximately £1,800 per year until 2036 together with the huge benefit of reduced electricity bills.

The property is set in stunning landscaped grounds of approximately two thirds of an acre. Electric gates open to a further expanse of block paved driveway which is capable of housing several vehicles. A brick and rendered feature wall separates the driveway from the courtyard area which is paved with granite slabs and there is a further expanse of gravel driveway beyond this. There is feature lighting to the house on the front, sides and rear including the courtyard, driveway and outbuilding. The rear garden is very well presented and boasts an impressive expanse of lawn with established trees, a nature pond and well clipped hedges and boasts several distinct areas to relax and entertain.

Immediately outside the lounge is an area of composite decking offering views down the length of the garden and is surrounded by ornamental borders of flowers shrubs and perennials. To the side of the property there is a very impressive WC room with high end 'Thomas Crapper' Belfast style basin and taps and a high level WC suite. This is accessed from the outside and is perfect for enthusiastic gardeners and outdoor parties. Towards the far end of the garden there are a range of ornamental fruit trees and another relaxation decking area and at the back of the outbuilding lies a substantial 20ft x 12ft polytunnel with an area of raised beds perfect for salad and vegetable growing to complete this truly unique lifestyle home.



Outbuilding





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. Solar panels fitted which benefit from a feed in tariff (approx. 11 years remaining).

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 for multiple vehicles.

Construction Type : Standard

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

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

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

Communications :

Broadband: Standard broadband available in the area

Mobile signal: Good outdoor/variable in home 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.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 : intro.funds.miss

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

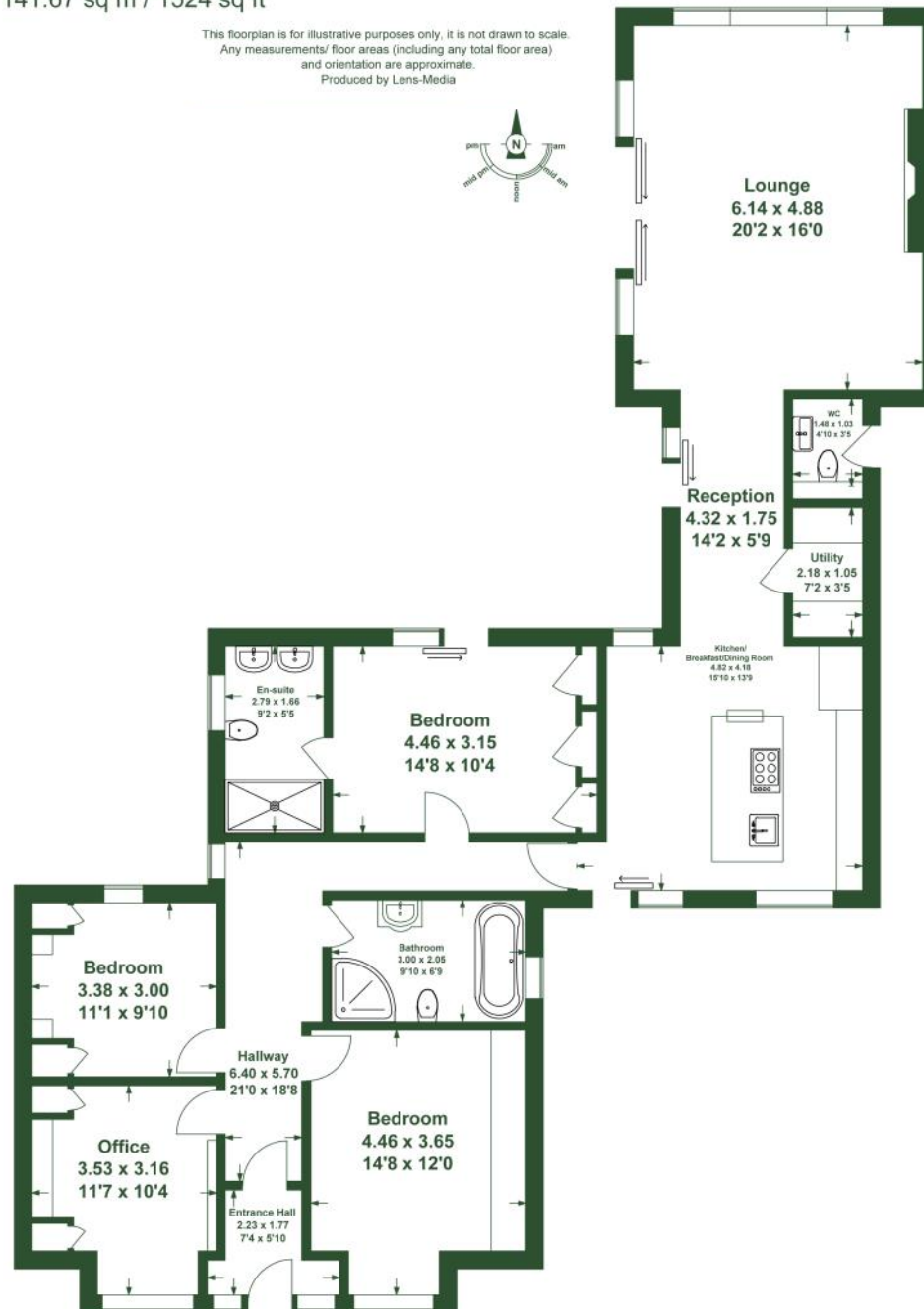


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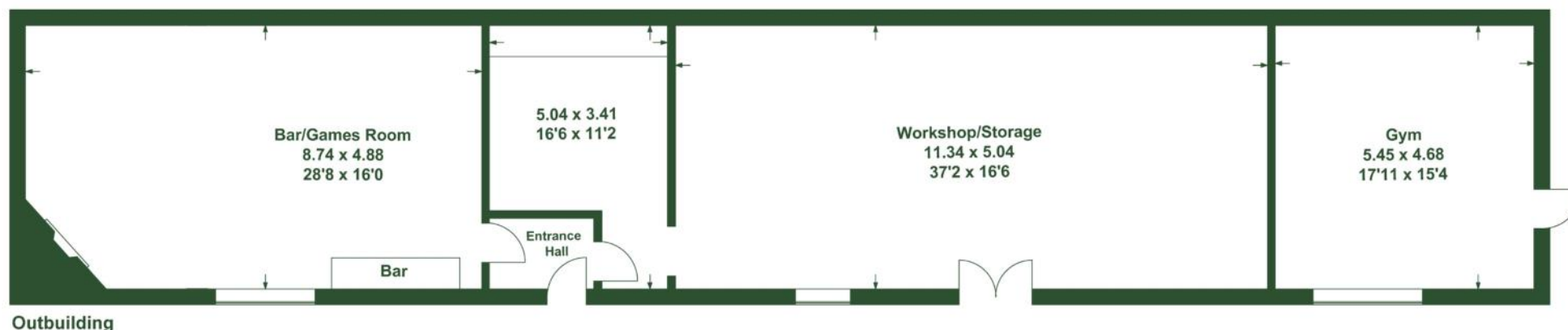
Approximate Gross Internal Area : 141.67 sq m / 1524 sq ft

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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Outbuilding : 145.65 sq m / 1568 sq ft



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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 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	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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