

O.I.R.O £975,000



Armitstead
Barnett

Moorside Lane, Woodplumpton, Preston, PR4 0TB





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Offers in the region of £975,000

- Fabulous detached barn conversion
- Extending to 3143 sq. ft (291 sqm)
- Fantastic reception spaces
- 5 bedrooms, 4 bathrooms
- 5th ground floor study/bedroom ideal for multi-generational living
- Double garage
- Planning permission has been granted for a further detached garage
- Lovely semi rural location
- Good access to the main road and motorway network



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A spacious and well presented home - the perfect place for a growing family, or those who simply wish to enjoy plenty of space.

This charming barn conversion has so much to offer with a gorgeous dining kitchen open to a large reception space, conservatory, lounge, study, front hall, utility room, 5 bedrooms, principal bedroom with ensuite, second bedroom with ensuite and 2 further bath/shower rooms. A double garage, and further outbuilding are included. The plot is spacious and includes a large patio, further seating area and an expanse of lawn. Plenty of off road parking is included too

The house is set on the edge of the village of Woodplumpton with a rural feel and open views to the front and back. All of this, yet within easy reach of the main road and motorway network and with a mainline station in Preston, makes is a great choice for those who commute.

Woodplumpton is close to the village of Broughton where there are both primary and a sought after senior school. Broughton has a range of amenities including, shops, whilst Fulwood has a further range of amenities. Private Schools in the area include Kirkham Grammar School, AKS Lytham and Rossall School. This lovely location ensures you are an easy drive from the upmarket Town of Lytham, the Forest of Bowland, Ribble Valley and the Lake District – perfect for those who enjoy the outdoors.





On entry through the electric gates, it is clear to see the size of this superb home. Plenty of parking is offered at the front and side of the house. A stone flagged area at the front leads to double doors positioned in a glazed picture window at the front which open into the entrance hall. From here it is easy to see that this home is sure to impress. With stairs up to a galleried landing and doors off to the various ground floor rooms.

The dining kitchen includes a solid wood painted kitchen with contrasting work surfaces and a complimentary central island with breakfast bar. A Sandyford range cooker is in a brick feature and gives a warming focal point to the kitchen. There is also a 1.5 sink and drainer and a point for an American fridge freezer, a boiler tap and integrated dishwasher are also included. To one end is a lovely bright dining area, the perfect place to host a more intimate gathering or enjoy day to day. Patio doors lead to the flagged patio at the back making this very convenient for outdoor entertaining.

The kitchen is open to a large reception room that has been used for both dining and lounging. A multi-fuel stove set in a brick feature provides a cosy focal point and gives a wonderful ambience. Two sets of glazed double doors lead through to the conservatory room.

The conservatory is a lovely space which overlooks the gardens at the rear. Sliding doors lead to the rear patio all making a great layout for entertaining outdoors and in. A further lounge is a great space to retreat to and includes a multi-fuel stove set in a brick fireplace.





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A further bedroom/reception room is included which has built in wardrobes and includes a shower ensuite. This gives great scope for multi-generational living (this bedroom is currently used as a study) The gym/reception room has a door to the garage. The utility room includes a range of wall and base units and an integrated oven, wine fridge along with a 1.5 sink and a point for a washer and drier.

The staircase rises to the first floor galleried landing, where there is a part picture window to the front

The principal bedroom has open views to the rear and includes fitted drawers and a dressing room with fitted wardrobes. A shower ensuite is also provided.

The guest bedroom has a range of fitted wardrobes and includes a shower ensuite. There are 2 further bedrooms each with fitted wardrobes and views to the rear. The family bathroom has a bath with a showerhead fitting, walk in shower, WC and wash basin in a unit. There are views to the front





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There is an expanse of patio at the rear making a great space for entertaining outdoors with a large lawned area and a further seating area. The vendors have put in a timber building which is part used to cover a hot tub and part as storage.

The double garage has electric up and over doors.

Planning permission has been granted for a detached garage and shed offering further potential. For further information please see Preston City Council planning application number 06/2024/1239.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Foul drainage is via a sewerage treatment plant which is compliant with current regulations. There is an electric car charging point

Parking allocated and number of spaces : There is parking available at the front and side of the property within the boundaries.

Construction Type : Brick and rendered construction with slate roof.

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 : Planning permission has been granted for a detached garage and shed offering further potential. For further information please see Preston City Council planning application number 06/2024/1239.

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

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Communications :

Broadband: Openreach available in the area

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

The above information is according to Ofcom <http://checker.ofcom.org.uk>

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: Preston City 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 : //hugs.faster.blog

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.

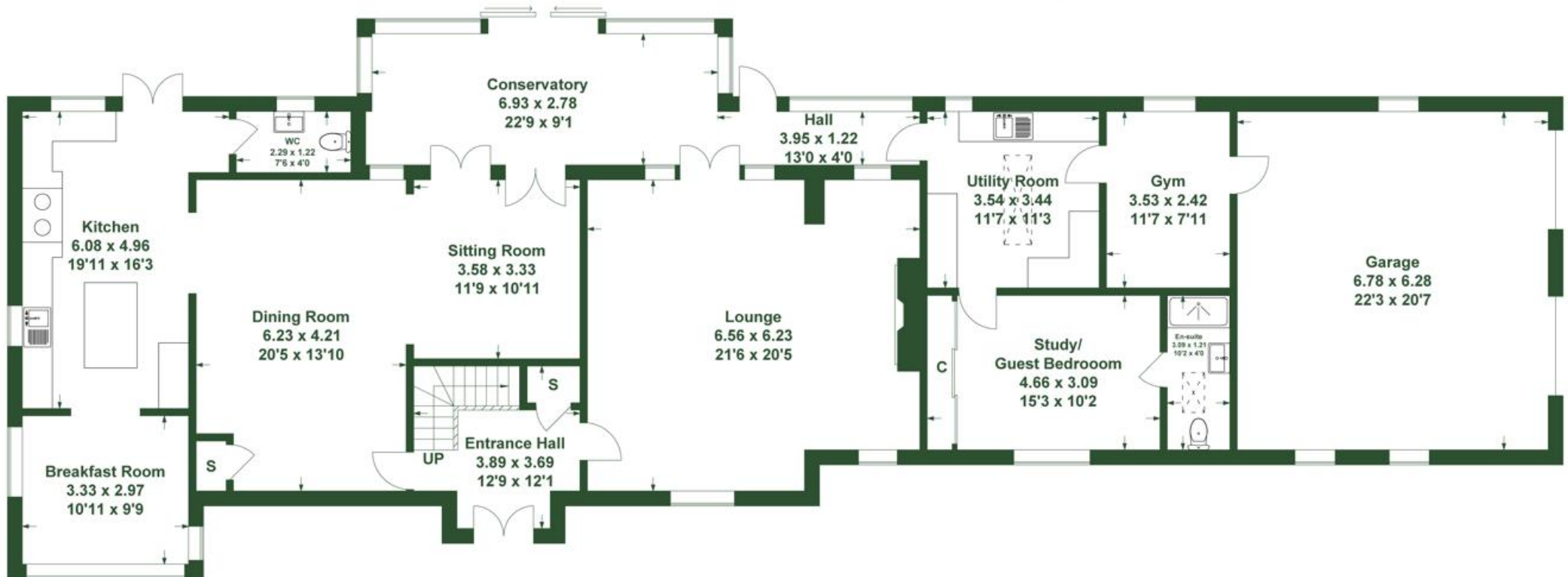
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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



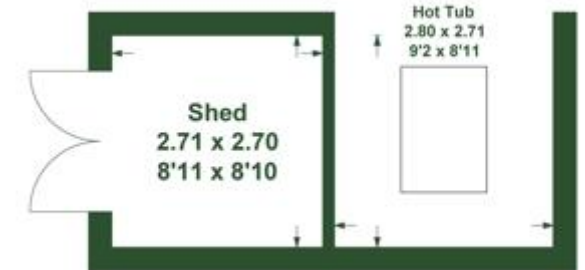
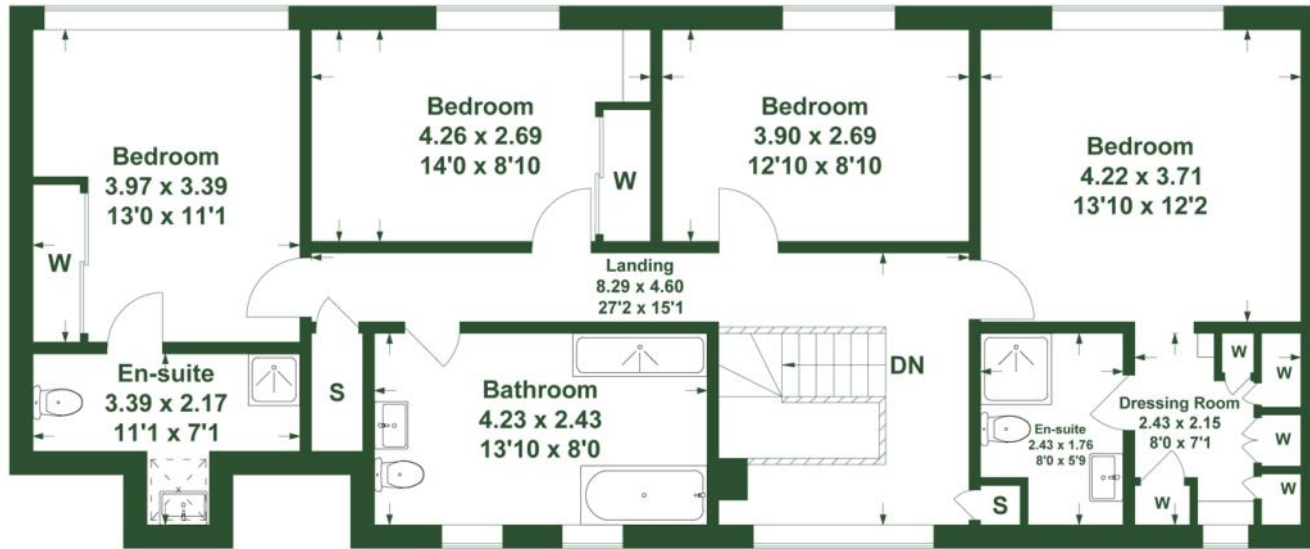
Approximate Gross Internal Area : 291.95 sq m / 3143 sq ft
 Garage : 42.17 sq m / 454 sq ft
 Outbuilding : 15.31 sq m / 165 sq ft
 Total : 349.43 sq m / 3762 sq ft



Ground Floor

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

First Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		70 C
39-54	E		
21-38	F	28 F	
1-20	G		



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