

5 bed farm house to buy in PR4

Lea Lane, Lower Bartle, Preston, Lancashire, PR4 0RT

£700,000 Starting Bid

x 5 x 1 x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- Close to public transport
- Substantial Detached Property
- Large double garage with ample parking
- Fabulous Family Home
- EPC Rating D

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Nestled within the picturesque and highly desirable hamlet of Lower Bartle, Lancashire, this exceptional detached residence presents a rare opportunity to acquire a truly distinctive family home. Offering four/five bedrooms and an outstanding range of versatile accommodation, the property enjoys a peaceful rural setting surrounded by open countryside, while remaining conveniently positioned for excellent transport connections. The M55 and M6 motorway networks are all easily accessible as are nearby rail links. Despite its tranquil location, a variety of local amenities, schools and leisure facilities are within easy reach, making this an ideal balance of countryside living and everyday convenience.

Approached via electronic gates, the property opens into an impressive courtyard with extensive parking and an array of substantial outbuildings. The grounds provide ample space for numerous vehicles, including larger recreational vehicles, alongside several garages and flexible workspaces. Mature trees and established planting surround the lawned gardens, creating a private and peaceful environment, while a covered outdoor seating area adjoining the rear of the home offers an ideal space for entertaining throughout the seasons. A neighbouring plot of land measuring approximately 20 metres square is also included, presenting further potential for a variety of uses subject to the necessary consents.

Internally, the home combines charm, character and practicality throughout. The welcoming reception hallway leads to a cosy snug fitted with bespoke storage and display cabinetry, providing an inviting retreat. A useful utility room and separate WC enhance the practicality of the layout, while a secondary entrance from the courtyard leads directly into the central living areas. The beautifully designed kitchen/breakfast room has been thoughtfully styled to complement the rural surroundings and features an Everhot range cooker, central island with breakfast bar seating, and an excellent range of cabinetry. Open access into the dining area creates a sociable environment perfectly suited to family life and entertaining alike.

The main lounge is a wonderfully bright and spacious room centred around an attractive feature fireplace, with dual-aspect windows allowing natural light to flood the space. French doors open into the impressive garden room, where bi-folding doors seamlessly connect the indoors with the covered terrace and gardens beyond. Flowing from here is an additional family room, offering flexibility for a variety of uses including a playroom, cinema room or further reception space.

To the first floor are four generously proportioned double bedrooms, all beautifully presented. The principal suite enjoys a luxurious feel, featuring a walk-in wardrobe, an elegant four-piece en suite with freestanding bath, and a Juliette balcony overlooking the surrounding countryside and gardens. Bedroom two offers a particularly distinctive arrangement over two levels, incorporating a dressing area or additional sitting space with fitted storage and access to an ensuite wet room, while stairs rise to the upper sleeping area above. Completing the first-floor accommodation is a stylish family bathroom, similarly appointed with a freestanding bath positioned to enjoy delightful views through its own Juliette balcony.

A major highlight of the property is the superb range of outbuildings, offering immense potential for a variety of uses. These include a large double garage, separate single garage, workshop, office space and a gymnasium with loft room above, ideal for home working, hobbies or potential conversion into ancillary accommodation, subject to the necessary permissions. Adding further individuality and charm is “The Ivy” — a remarkable traditional-style private pub featuring exposed timber beams, stone flooring, bar area and cloakroom facilities, creating a truly unique entertaining space rarely found within a residential home.

Combining substantial accommodation, extensive outdoor space and highly adaptable ancillary buildings, this outstanding countryside residence offers a lifestyle opportunity unlike any other, perfectly suited to modern family living, entertaining and home working in a secluded yet highly accessible Lancashire setting.

Please note we have been advised by the vendor it is inconclusive where the septic tank runs off to

Entrance hallway - 5'3 x 10' ft (1.6 x 3.05 m)

W.C - 4'7 x 3'1 ft (1.4 x 0.94 m)

Laundry room - 8'8 x 7' ft (2.64 x 2.13 m)

Hallway - 11'1 x 2'11 ft (3.38 x 0.89 m)

Living room - 13'6 x 12'1 ft (4.11 x 3.68 m)

Kitchen dining area - 14'8 x 11'5 ft (4.47 x 3.48 m)

Kitchen - 14' x 12'2 ft (4.27 x 3.71 m)

Garden room - 25'2 x 13'11 ft (7.67 x 4.24 m)

Living room - 13'6 x 12'12 ft (4.11 x 3.96 m)

Master bedroom - 34'10 x 12'10 ft (10.62 x 3.91 m)

Dressing room - 9'11 x 5'7 ft (3.02 x 1.7 m)

Bathroom - 9'10 x 9'0 ft (3 x 2.74 m)

Bedroom - 15'2 x 10'9 ft (4.62 x 3.28 m)

Bathroom - 13'9 x 10'4 ft (4.19 x 3.15 m)

Bedroom - 11'11 x 10'5 ft (3.63 x 3.18 m)

Bedroom lower level - 11'8 x 8'9 ft (3.56 x 2.67 m)

Bedroom upper level - 13'9 x 10'0 ft (4.19 x 3.05 m)

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £700,000

Property Type: Farm House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil, Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

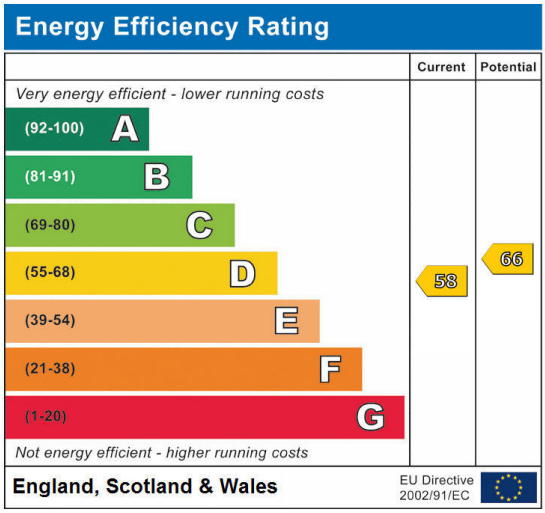
Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Mobile signal coverage: Good





Lea Lane, Lower Bartle, Preston, Lancashire, PR4 0RT

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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