

Stony Lane, Clifton Hill, Forton, Preston, PR3 0AR

Offers in the region of £1,950,000





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7 Bedrooms | 5 Bathrooms | 10.6 acres (OTA)

- Grade II Listed country residence
- Approximately 10.6 acres (4.2 Ha)
- Breakfast kitchen, 5 reception rooms, 7 bedrooms and 5 bathrooms
- Range of outbuildings, garaging, equestrian facilities and indoor swimming pool complex
- Beautifully landscaped gardens and grounds with agricultural land beyond, tennis court, and orchard.
- Private rural setting with countryside views
- Convenient access to Lancaster, Garstang and Preston





An exceptional Grade II Listed country residence with indoor swimming pool complex, stables, extensive outbuildings all set in approximately 10.6 Acres (4.2 Ha), or thereabouts.

Home Farm is a superb Grade II Listed home occupying an enviable rural position on Clifton Hill, Forton, set within approximately 10.6 acres of gardens, paddocks and pastureland, with the original part of the house dating back to 1683, and having been sympathetically upgraded over the years, the property combines historic character with outstanding lifestyle facilities, totalling approximately 13,390 sqft.

The property enjoys a private and peaceful setting, surrounded by its own land and commanding attractive views across the Lancashire countryside, whilst remaining highly accessible to Lancaster, Garstang, Preston and the M6 motorway network.

Approached via a driveway which leads to the front of the house and to extensive parking areas. The gardens and grounds are simply stunning and include expanses of lawn, shrub and flower beds, an orchard area, vegetable garden, fruit cages, and green house. These gardens make this fantastic country home even better, creating the perfect setting.

The accompanying land forms an important part of the property's appeal, creating a wonderful sense of privacy, space and separation from neighbouring properties.







Dining Room

The accommodation provides an ideal balance of elegant entertaining space and comfortable family living. The atmospheric reception rooms make a wonderful place to gather family and friends. Character features ooze out of this gorgeous home and include; mullion windows, exposed beams vaulted ceilings, impressive fireplaces, and fabulous stone work.

The main residence

Structed in traditional stone beneath slate roofs, Home Farm is a handsome and substantial period residence retaining the charm, character and architectural qualities expected of a listed country property.

The principal house extends to approximately 7,119 sqft (661 sqm) or thereabouts and offers beautifully proportioned accommodation arranged over three floor. This includes:

- Entrance hall, Kitchen/breakfast room, 5 further reception rooms and practical utility facilities
- Principal bedroom suite including dressing room and ensuite, 6 further bedrooms and 4 further bathrooms (2 of which are ensuites)

Well presented and welcoming throughout, we adore all this property has too offer.





Lounge













Leisure and equestrian

A rare feature for a property of this nature, Home Farm benefits from a substantial indoor leisure building centred around a private swimming pool. Facilities include; indoor swimming pool, leisure and entertainment space, gym, ancillary changing, shower room and storage facilities.

There is a decked area with hot tub too! All this provides year-round enjoyment for family and guests alike. In addition to the pool area, the property enjoys its own tennis court, orchard, and vegetable garden.

The property is exceptionally well suited to equestrian and rural pursuits. The approximately **10.6-acre (4.2 Ha) holding** comprises a combination of formal gardens, paddocks and grazing land arranged around the house and outbuildings, creating a practical and highly manageable small country estate. Facilities include: stable block, barn and outbuildings along with yard areas, with grazing paddocks beyond.

The layout allows horses to be managed from the main yard, with paddocks situated immediately adjacent to the stable facilities.

Outbuildings & Ancillary Accommodation

A comprehensive range of traditional and modern buildings provides exceptional versatility. These include; triple garage block, workshop facilities, large barn, large tractor store and utility buildings .

These buildings offer excellent potential for equestrian, storage, workshop, hobby farming or ancillary business use, subject to any necessary consents.





Accommodation & Building Areas

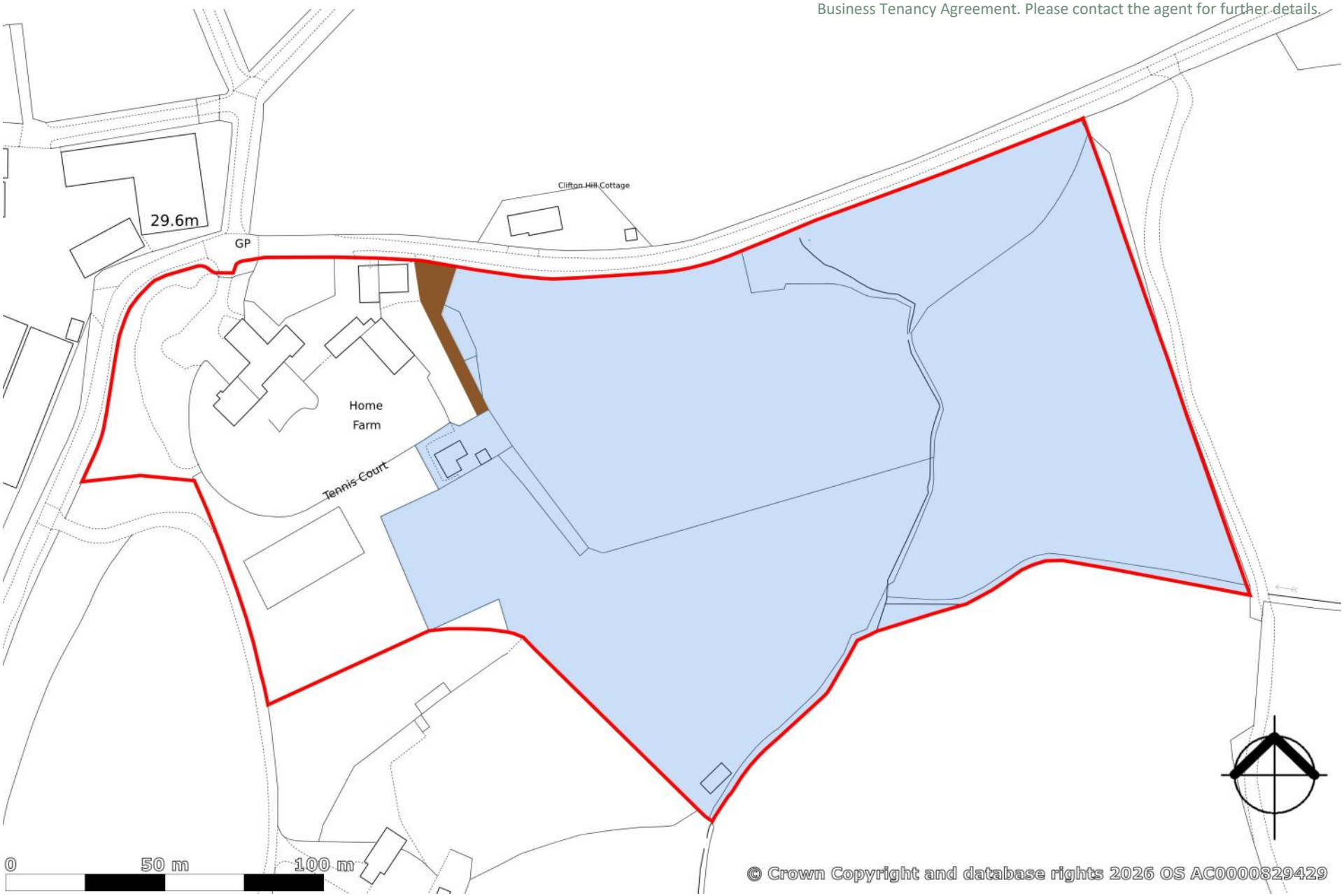
Description	Area
Main Residence	7,119 sq ft
Garages	2,788 sq ft
Outbuildings & Stables	3,483 sq ft
Total Built Area	13,390 sq ft
Land	Approx. 10.6 Acres



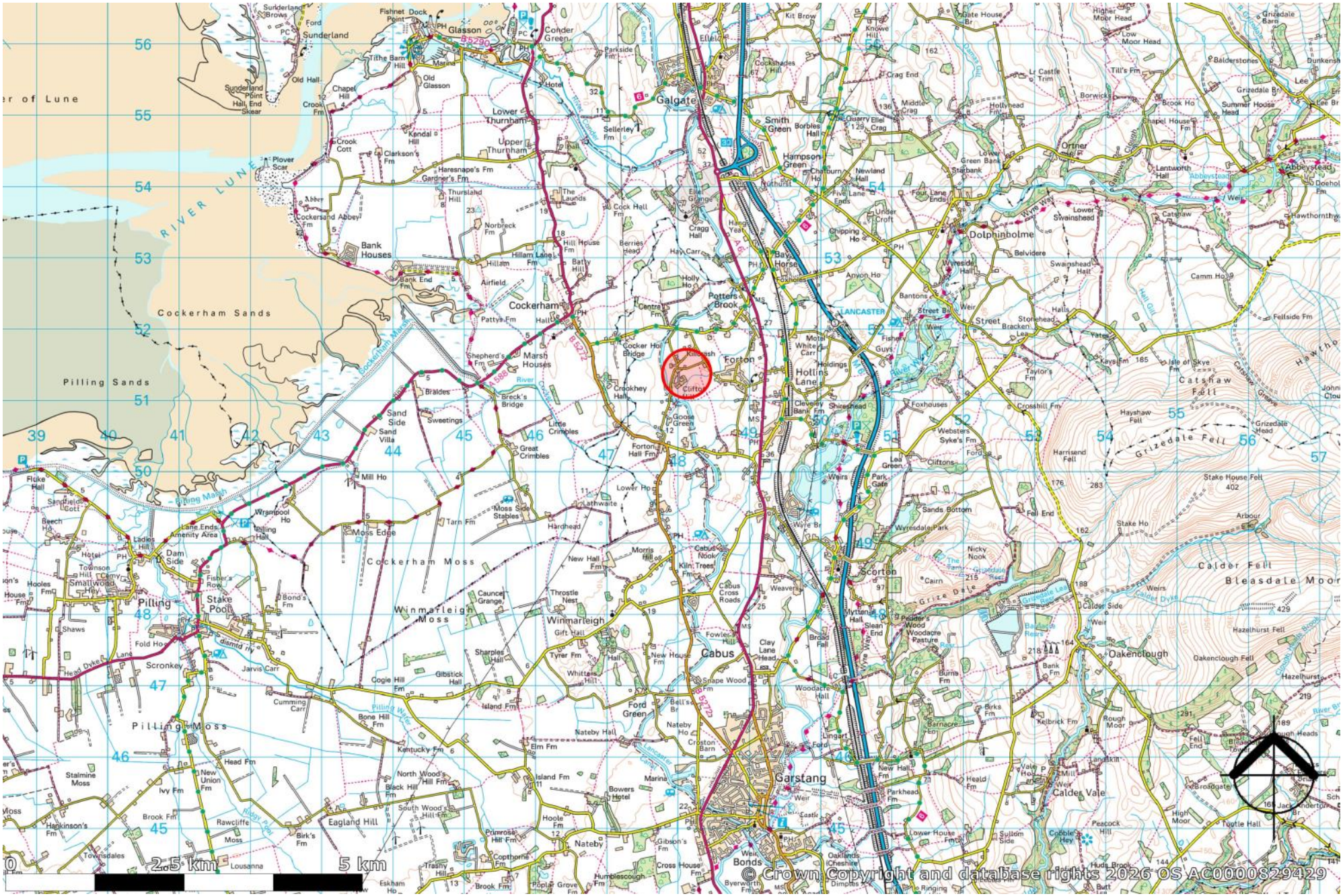


Site Plan

Key: The area shaded blue on the site plan indicates the land subject to the Farm Business Tenancy Agreement. Please contact the agent for further details.



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Location Plan

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil heating system. Foul drainage is by way of a septic tank. The vendor is in the process of getting this tested for compliance.

Occupation: The agricultural land is subject to a farm business tenancy agreement and a deed of variation allowing vacant possession within 3 months. A copy of this agreement is available.

Parking allocated and number of spaces : 8 cars on driveway, 3 bay garage to the rear with parking for 10 vehicles in the yard.

Construction Type : House is of stone construction

Building Safety: N/A

Restrictive Covenants : The property is Grade II listed

Listed building : The property is Grade II 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 Agencys website the property sits in flood zone 1. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :
Broadband: Standard and superfast available in the area
Mobile signal: EE, O2, Vodafone, Three available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4m.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: 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: Wyre Borough Council **Council Tax:** F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 : ///salaried.hydrant.royal

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

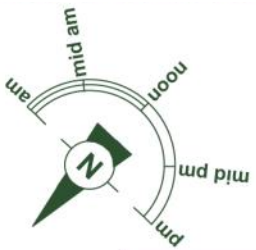
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

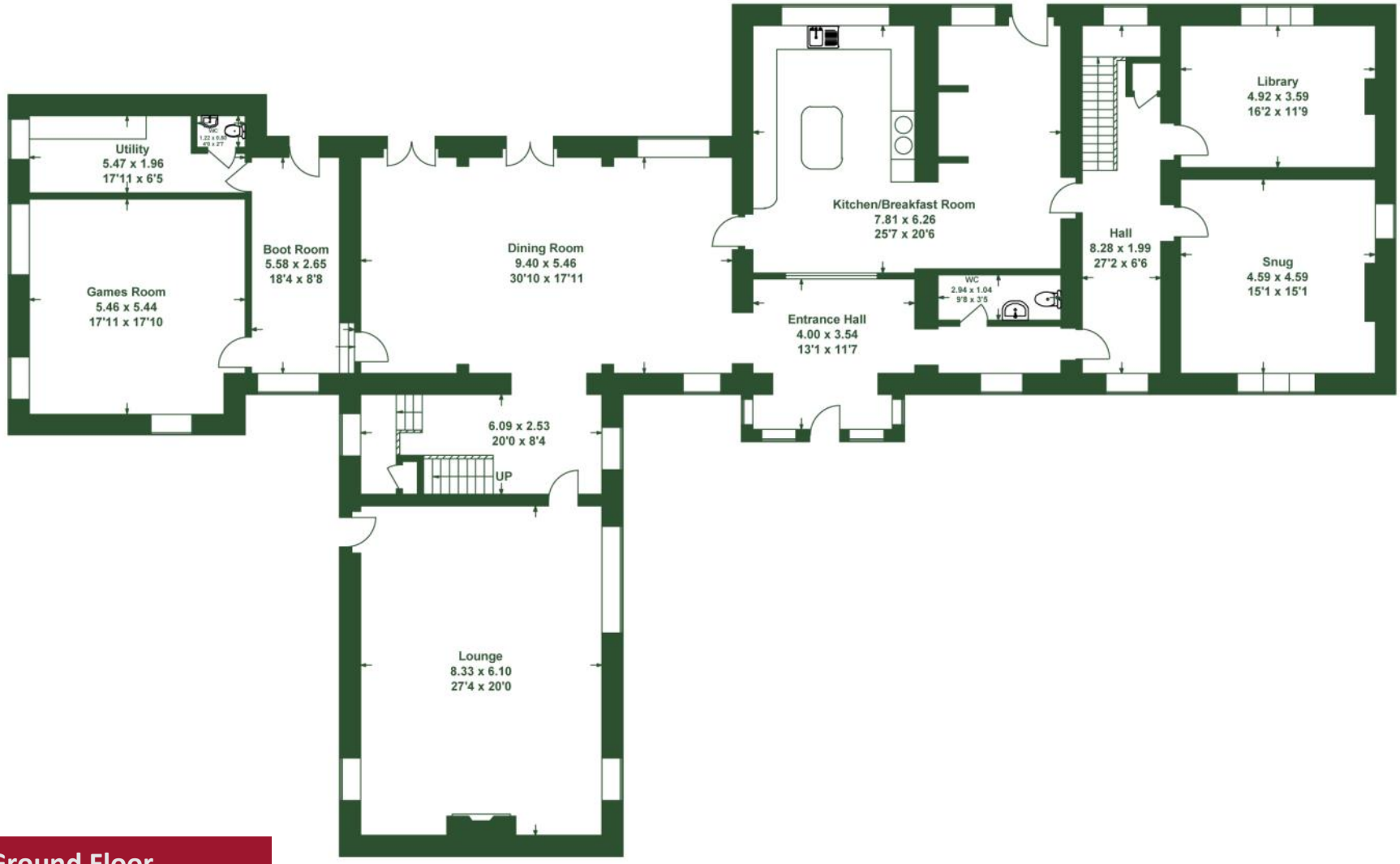
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 661.41 sq m / 7119 sq ft
Garage : 258.97 sq m / 2788 sq ft
Outbuilding : 323.54 sq m / 3483 sq ft
Total : 1243.92 sq m / 13390 sq ft

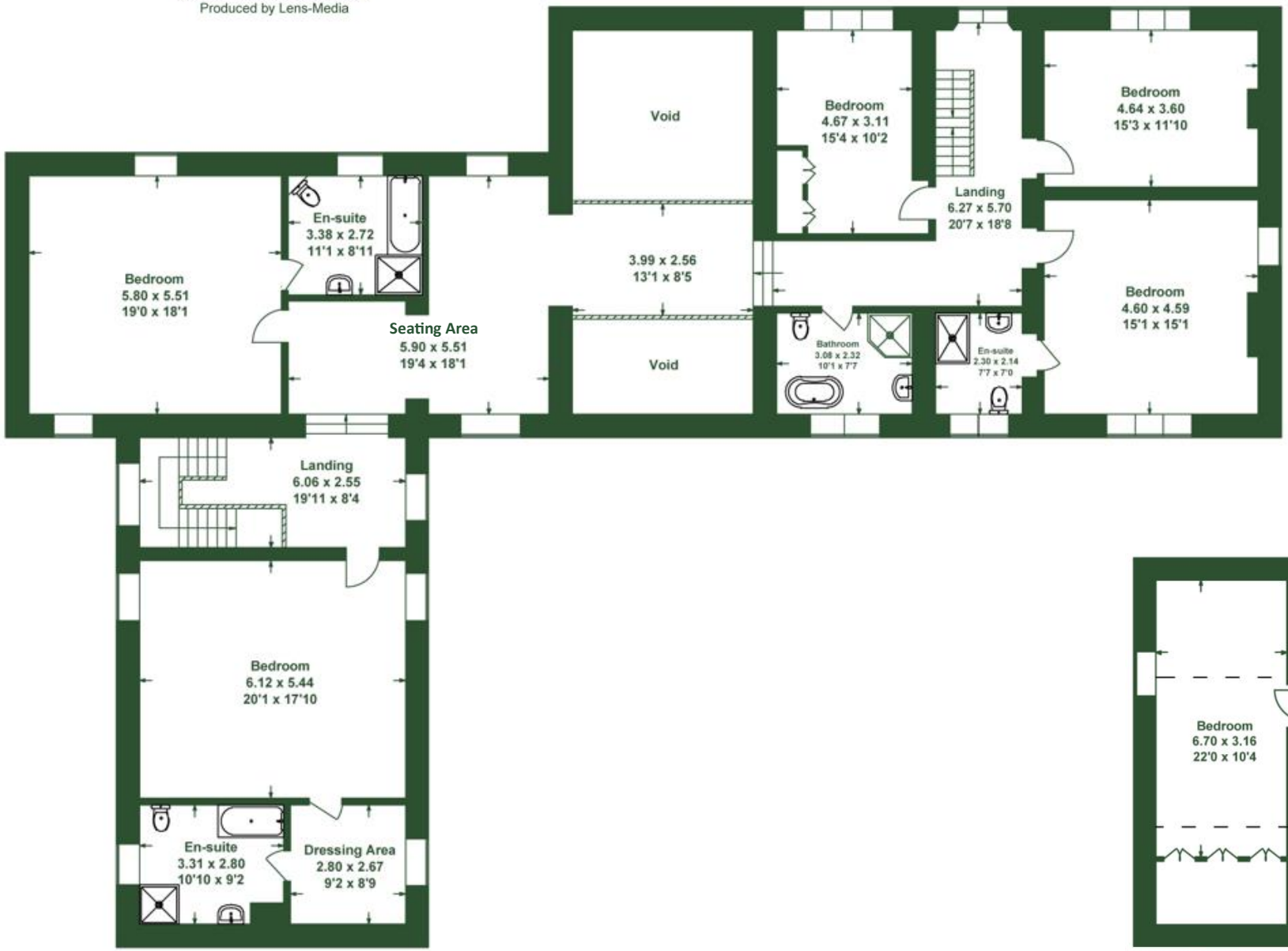


This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

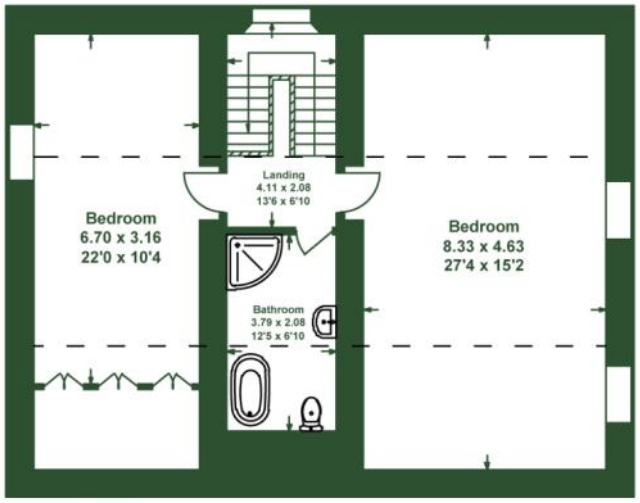


Ground Floor

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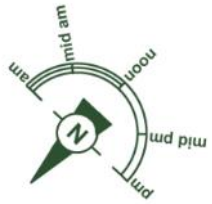


First Floor



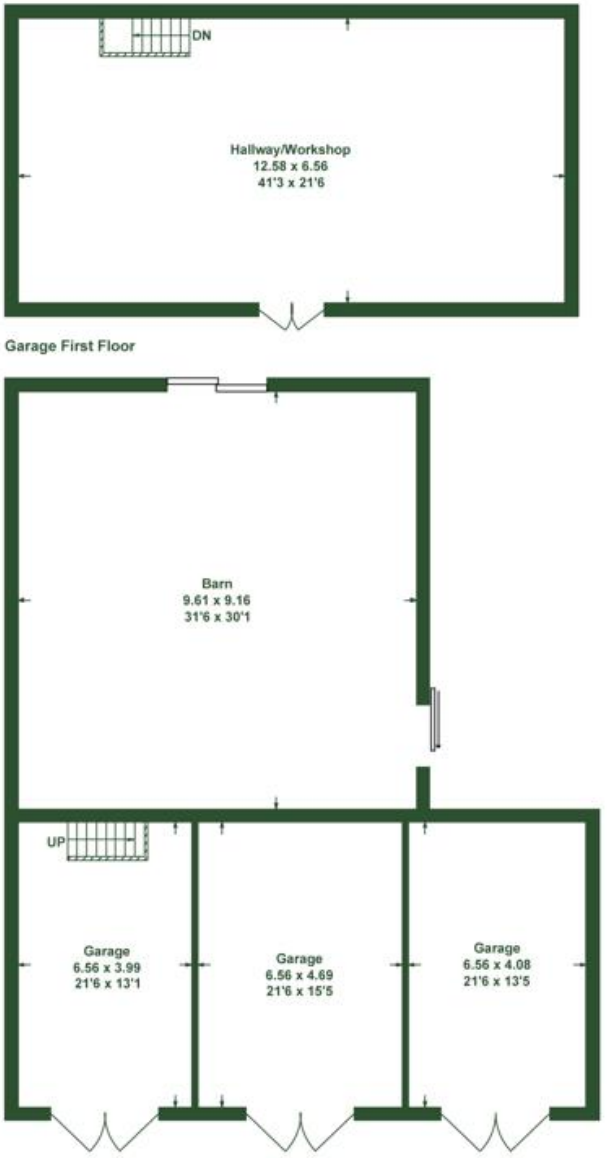
Second Floor

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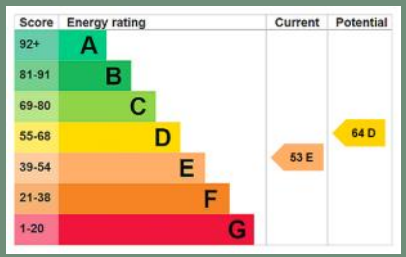


Outbuildings



Garaging

Armitstead 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 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





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