

Bezza Lane, Samlesbury, Preston, Lancashire PR5 0UF

Offers Over £500,000





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3 Bedrooms | 2 Bathrooms | 0.3 Acres

- Attractive three-bedroom semi-detached barn conversion
- Exclusive rural hamlet of just five properties
- Three reception areas including sitting room and living room
- Spacious dining kitchen and utility room
- Principal bedroom with en-suite shower room
- Detached double garage
- Extensive gardens extending to approximately one-third of an acre
- Stunning open countryside views from garden





Nestled within an exclusive hamlet of just five character homes, this beautifully presented three-bedroom semi-detached barn conversion offers an enviable blend of period charm and modern finishes.

Situated in between Balderstone and Salmesbury close to Preston, the property enjoys a peaceful countryside setting with stunning open views across the surrounding Lancashire landscape.

Approached via a quiet lane, the property immediately impresses with its attractive stone elevations and neat and tidy exterior.

Internally, the accommodation extends to approximately 1,425 sq. ft, set over two floors and is thoughtfully arranged to provide both comfortable family living and excellent entertaining space.

Briefly comprising:-

Ground floor

Stone built entrance porch leading to a welcoming entrance hall leading to a superb and spacious dual aspect living room, with feature brick fireplace with wood burning stove and enjoying delightful views over the gardens.

A separate sitting room provides an additional reception space also with feature stone built fireplace with wood burner, the room has an attractive Oak floor, ideal as a snug or family room.

At the heart of the home lies a generous farmhouse-style solid wood, handmade dining kitchen. There are attractive granite work surfaces, Aga cooker, integrated fridge freezer, fan oven and dishwasher the kitchen is perfectly suited to modern living, complemented by a useful utility room and cloakroom facilities, all with attractive porcelain tiled floor.





First Floor

To the first floor, a spacious landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom. The bathrooms have been recently upgraded and are contemporary in design, finish and appearance.

Outside

Externally, the property is equally impressive. A substantial detached double garage provides excellent storage and parking, whilst the extensive gardens split in to two parts extend to approximately one-third of an acre. Immediately adjacent to and surrounding the house the gardens are quiet with useable social spaces accessed from the house.

Across the drive is a large separate garden split into different areas with mature planting and established boundaries, the grounds offer a wonderful sense of privacy and seclusion. There is a greenhouse, separate summerhouse, lawn and additional parking. The far-reaching rural views create an idyllic backdrop, making the outdoor space perfect for both relaxation and entertaining.

This area between Balderstone and Salmesbury is a sought-after location, offering an attractive blend of rural charm and everyday convenience. Surrounded by beautiful Lancashire countryside, the house enjoys a peaceful setting whilst remaining within easy reach of Preston, providing an excellent range of shopping, leisure and professional services. The nearby M6, M65 and M61 motorway network ensures superb connectivity across the North West, making the area particularly appealing for commuters travelling to Preston, Blackburn, Manchester and other key business centres.

The historic market town of Clitheroe is also easily accessible and offers an excellent selection of independent shops, cafés, restaurants and leisure facilities. Families are well served by a choice of highly regarded state and independent schools, including Stonyhurst College and Oakhill College. With outstanding countryside on the doorstep and excellent transport links, Balderstone provides an exceptional lifestyle in the heart of the Ribble Valley.

General Remarks

Services: The property has the benefit of mains water, and mains electricity. Heating is by way of an oil heating system. There is a septic tank for sewerage disposal that is shared with three other properties.

Parking allocated and number of spaces : Ample parking and garage.

Construction Type : Brick with tile and slate roof.

Building Safety : None.

Restrictive Covenants : None.

Listed building : The property is not listed.

Conservation Area / National Landscapes : None.

Easement, and Wayleaves or Rights of Way : There is a right of access for Bezza Lane, which is owned by an adjacent property.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None known.

Coal field / mining area : None known.

Communications :
Broadband: Ultrafast 1800Mbps available in the area
Mobile signal: EE, Three, Vodafone and O2 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.

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

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. 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 : ///lake.uncle.apricot

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.

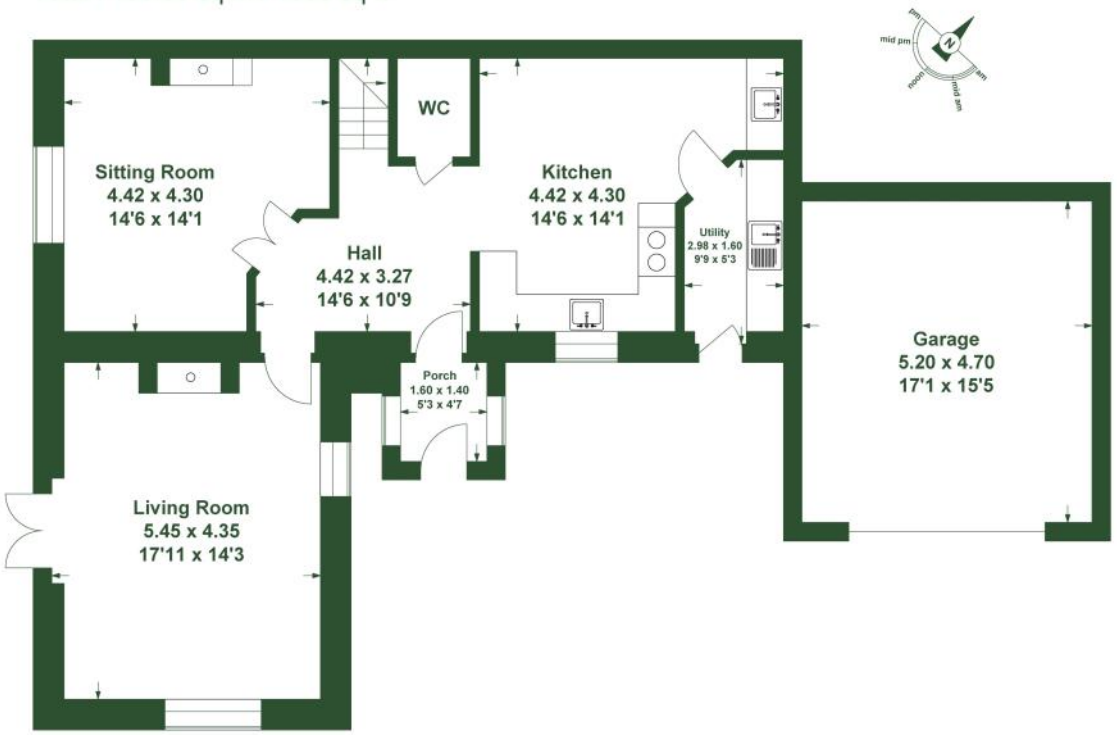
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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

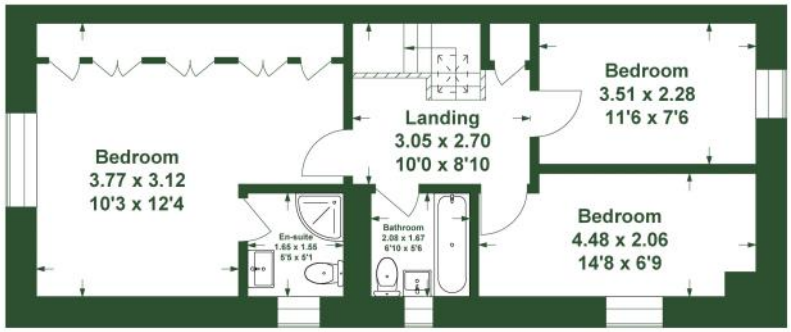
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 132.42 sq m / 1425 sq ft
Garage : 24.44 sq m / 263 sq ft
Total : 156.86 sq m / 1688 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



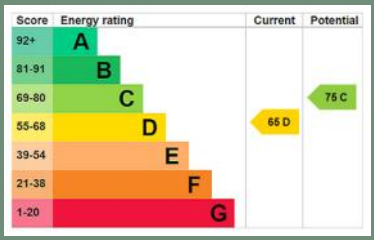
Ground Floor



First Floor

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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