

£695,000



Armitstead
Barnett

9 Church Street, Churchtown, Preston, PR3 0HT





Churchtown Village



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Asking Price £695,000

- Well respected Brindle Homes have finished this conversion to an excellent standard
- Fabulous 4 bedroom, 3 bathroom home
- Beautiful dining kitchen and two further reception rooms
- Occupying a wonderful location within the picturesque village of Churchtown
- Walking distance to school, shop and public house
- Lovely riverside walks and close to the Bowland Fells
- Within a 5 minutes drive of the market town of Garstang and a short drive to the City of Preston
- Good access to the main road and motorway network





Brindle Homes bring to the market this fabulous property which was one of a development of three. It is nestled in an idyllic setting, perfect for those who wish to enjoy the charm of village life. The house is within walking distance to the village school, church, The Horns pubic house and a Marks & Spencers Food to Go. The village's riverside position ensures that there are plenty of attractive walks in the locality whilst benefiting from living within a short reach of the popular market town of Garstang.

The larger towns of Preston and Lancaster, the M6 and M55 motorways are within easy commuting distance. The stunning Forest of Bowland AONB, filled with rich landscapes of moorland, fells, rivers, wildlife and natural open spaces is just a short drive away. Head west to the Lancashire coast, or only 30 miles North to reach the beautiful Lake District, your day trips and weekends away are covered !

Number 9 Church Street sits perfectly along this road and within the community of Churchtown. Offering a fabulous mix of living accommodation from a stylish living kitchen along with two separate reception rooms, four bedrooms and 3 bathrooms over three floors, this property offers generous space throughout. Individually designed, this fabulous home sits in the existing envelope of the original buildings combining historic features with modern restoration.

Home owners can enjoy efficient and economical homes having been redeveloped with high levels of new insulation, double glazed windows and doors, new plumbing, new efficient appliances, electrics, and PV panels. Planning has been submitted for the potential to add a single garage.

This house is perfect to suit larger families with a second floor bedroom which also has the potential to be used as guest accommodation or to suit a teenager who wishes to be tucked away.



This fantastic home features an open-plan kitchen/dining room looking out onto the rear garden through aluminium bifold doors. The wonderful kitchen space is open to the living area with a cosy wood burning stove and large windows showcasing fantastic dual aspects. The essentials are covered with a utility room, pantry/store and WC on the ground floor and a further separate living room with sliding sash windows.

Head upstairs where you'll discover four double-sized bedrooms; two with ensembles, and a further bathroom. Externally, the original frontage has been sympathetically restored to the building's historic features with new sliding sash windows, sandstone surrounds, and rough-cast render. The side and rear of the property have been extended in a beautiful red brick.



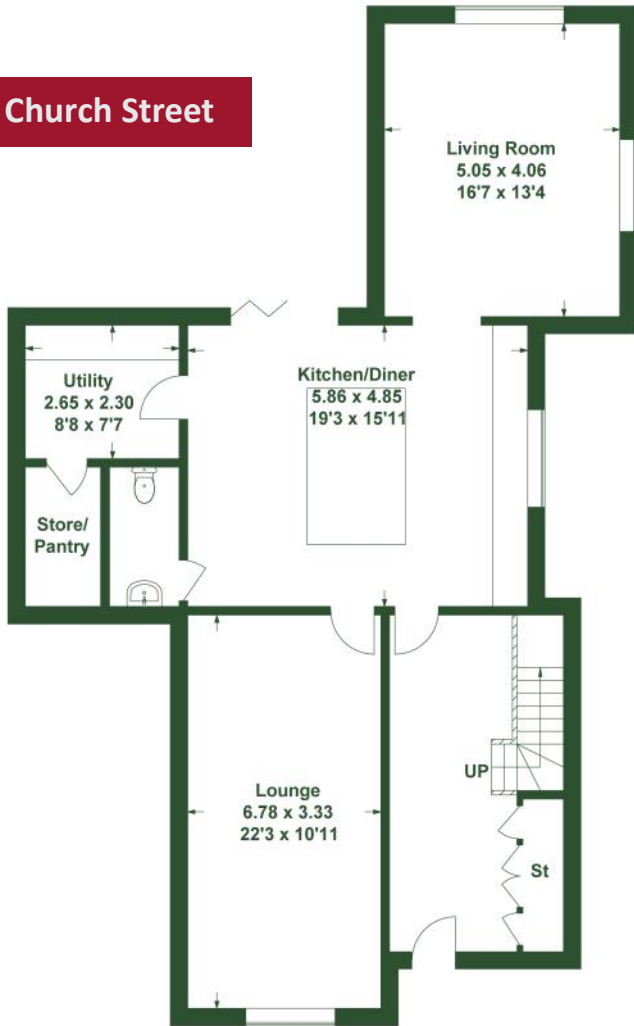
Churchtown and the surrounding villages provide a thriving community and a wealth of amenities for all to enjoy, whilst Garstang High Street offers a fantastic display of independent stores, eateries and suppliers. Evenings and weekends can be effortlessly filled with an abundance of public footpaths, canals, rivers and local areas of outstanding national beauty close by.

If you would like to register your interest in this development and to be updated when marketing information is available, please contact our Garstang Office on 01995 603 180 or email garstang@abarnettco.uk

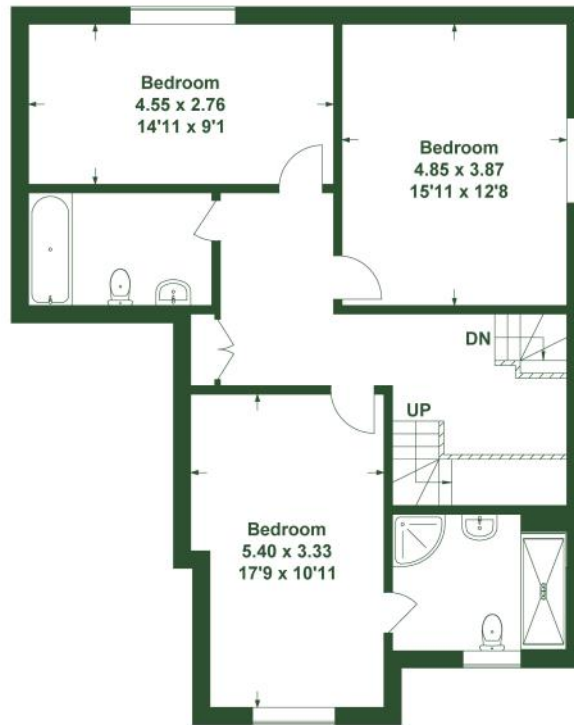


Approximate Gross Internal Area : 211.89 sq m / 2281 sq ft

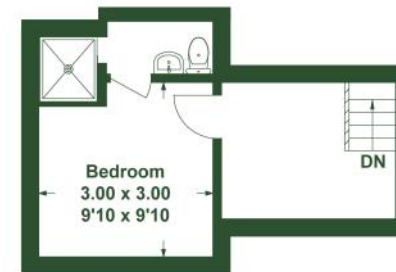
9 Church Street



Ground Floor



First Floor



Second Floor





BUILDING FABRIC

- Conversion of historic buildings into modern homes
- Modern rear extension creating vaulted ceilings and open plan living
- Newly slated and insulated roofs
- Timberframe and insulation added to perimeter walls creating an efficient home within the original building's shell
- Externals re-rendered (where applicable) with colour-through rough cast render
- New double-glazed windows and external doors
- New conservation roof windows
- Natural stone heads, jambs and cills (where applicable)
- New gutters, rainwater pipes, fascias and soffits
- Re-wired and re-plumbed with new boilers and new gas, electric and water meters
- New floor coverings
- New bathrooms and kitchens
- New staircases

EXTERNAL

- Landscaped rear gardens
- Natural stone paved patios
- Tarmac driveways and parking spaces
- External lighting
- External tap
- Boundary finishes include brick and stone walling, close boarded timber fencing, post and rail fencing and hedging

KITCHENS

- Professionally designed painted timber kitchens with chrome handles
- NEFF gas Hob, NEFF built-in single oven and NEFF built-in microwave.
- Over island cooker hood extractor fan
- Integrated tall fridge-freezer and dishwasher
- Space for washing machine and tumble dryer ready for homeowner's appliance
- Stainless steel sink and chrome tap to kitchen and utility
- Soft-close doors
- 20mm Quartz worktop and upstands to kitchen and utility

BATHROOMS

- White Sanitaryware
- Oak effect vanity basins to master ensembles and family bathrooms
- Chrome brassware
- Low-profile shower trays and glass shower screens
- Tiled floors
- Full tile to shower enclosures
- Part-tile to bath areas
- Thermostatic showers with dual shower heads to master ensembles and family bathrooms
- Wall-mounted bath fillers
- Dual fuel chrome towel rails to bathrooms and ensembles with electric timer function

WARRANTY

- 10 Year structural warranty provided by ABC+ warranty

SAFETY AND SECURITY

- Wired security alarm
- Secure by Design, PAS24 compliant external doors
- Front doors fit with Ultion locks

ELECTRICAL

- Electric vehicle charging point
- Fibre broadband available in the area. Homeowner's provider to connect to property
- Solar PV panels. Homeowner to set up SEG (payback scheme for un-used energy which is automatically sent back to the national grid).

GENERAL

- White UPVC casement windows and vertical sliding sash windows
- Vertical sliding windows featuring inwards tilt function for easy cleaning from inside the home, where applicable.
- White aluminium bifold door
- Composite front door in Chartwell Green
- Energy efficiency A-rated windows and front doors

HEATING

- Highly efficient, A-rated, gas-fired, condensing system boiler with hot water cylinder
- Underfloor heating with individually zoned thermostatic controls to the ground floor and radiators to upper floor(s).
- Wood burning stove

FINISHES

- Tiled floors in bathrooms, kitchens, utilities, and WC.
- Floor coverings in tile, carpet or wooden floor (where applicable). Please ask for more information on inclusions in each home
- Lambs tongue skirting boards
- Black UPVC rainwater goods
- Painted solid core internal doors (where appropriate) with chrome hardware
- Painted timber staircase with oak handrail



General Remarks

Services: The properties have the benefit of mains gas, mains electricity and mains water. The houses are not currently connected to fibre to allow parties to chose their own supplier. Solar panels are provided.

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.

Disclosures : The property has not flooded within our vendors ownership. The properties are in flood zones, but are in an area classed as benefiting from the flood defences along the river Wyre and around Ainspool Lane. Precautionary measures will be provided by way of flood sax, which are smaller, lighter versions of sandbags

Title & Tenure: The properties are offered for sale freehold with vacant possession on completion.

Local Authority: Wyre Borough Council

Council Tax: TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FAAV

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.

At the time of writing these sales particulars, the property has not yet been built, buyers will need to verify plans against the build and specification for any alterations.

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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ArmitsteadBarnett

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North Lancashire

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Armitstead Barnett

Local Area



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