

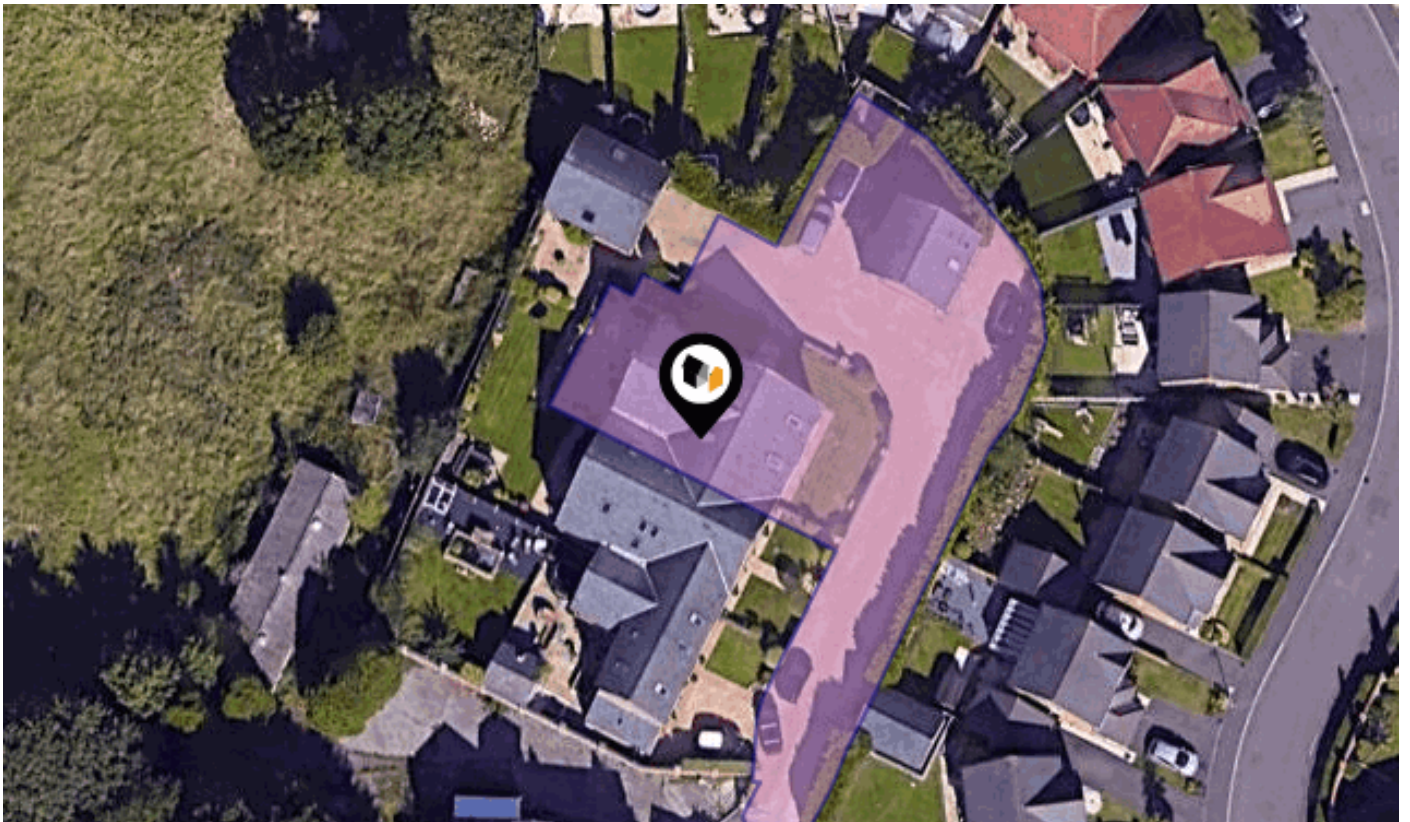


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th April 2024



THE CAWSEY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

A stylish and contemporary barn conversion, replete with character and individual quirks. This unique home is very special indeed.

Just moments from upmarket Penwortham, this gorgeous barn conversion with five double bedrooms and four bathrooms is set amongst stunning grounds and includes its own annex flat. It's a home dreams are made of.

Located off The Cawsey, the private driveway sweeps round to the front the house where there's more than ample parking for the busiest of households.

When it comes to reception rooms, you're spoilt for choice. The capacious living room features a lovely electric fire, making the space as cosy by night as it is airy by day.

The presence of a second reception room, currently serving as an office, adds valuable functionality to this property. Whether you're working remotely, indulging in hobbies, or simply seeking a space for relaxation away from the main living areas, this room offers versatility to cater to your lifestyle needs.

The open plan kitchen will satiate even the keenest of chefs. There's a host of top-notch integrated appliances, swathes of contrasting worktops, and space for an American style fridge freezer. Enjoy a coffee and a catch up around the breakfast bar, or a hearty meal around the dining table. Or even a catch up with the family on the sofa.

An accessible utility room and ground-floor WC offer added convenience.

The ground floor boasts underfloor heating throughout, ensuring warmth and comfort in every corner of the home.

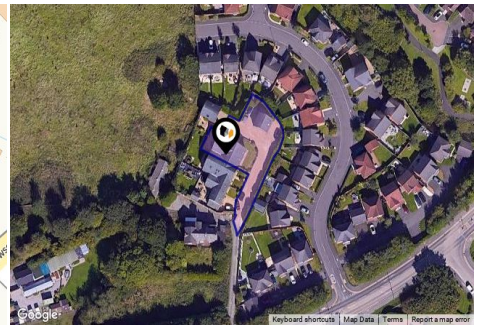
Moving to the first floor, you'll find a collection of three double bedrooms, each offering comfortable living spaces. The principal suite stands out with its expansive walk-in dressing room, providing ample storage and organization options. Adjacent to this is the ensuite bathroom, featuring a lavish corner jacuzzi bath, perfect for unwinding after a long day.

Bedroom two also enjoys the luxury of an ensuite bathroom, offering privacy and convenience for its occupants. These well-appointed bedrooms ensure that every resident enjoys their own space and comfort within the home.

Ascending once more to the second floor, you'll be greeted by vaulted ceilings and Velux windows that infuse the space with natural light and a sense of openness. Here, you'll discover two additional double bedrooms, each offering cosy retreats with charming architectural details.

Completing this floor is a luxurious four-piece family bathroom, featuring a classic roll-top bath and a separate shower enclosure.

Above the garage, there's an annex flat providing independent living space. This self-contained unit includes a kitchen, living area, bedroom, and a bonus box room that could serve as a small office or storage space. A bathroom completes the layout, offering convenience and comfort for the occupants of this



Property

Type: Terraced
Bedrooms: 5
Plot Area: 0.26 acres
Council Tax : Band F
Annual Estimate: £3,238
Title Number: LAN115145
UPRN: 10013244934

Tenure: Freehold

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very Low
- Surface Water: High

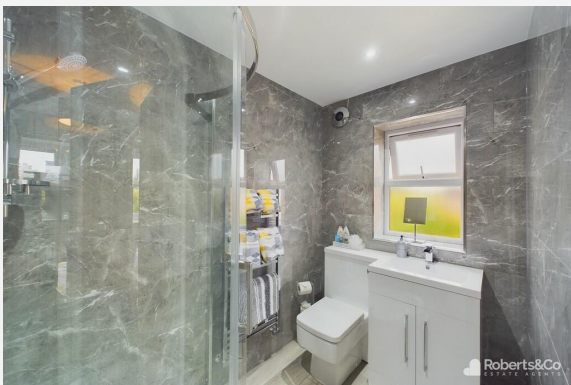
Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	9000 mb/s

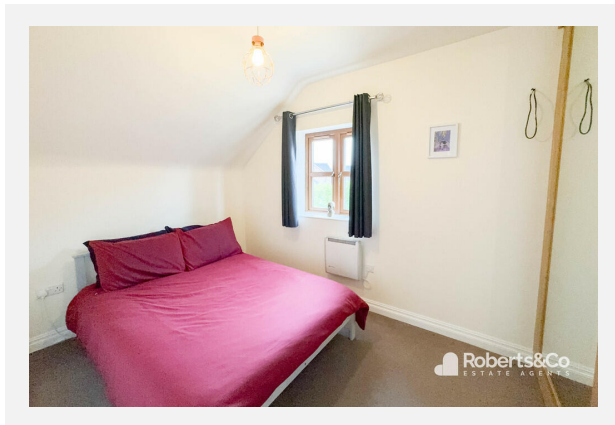
Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:





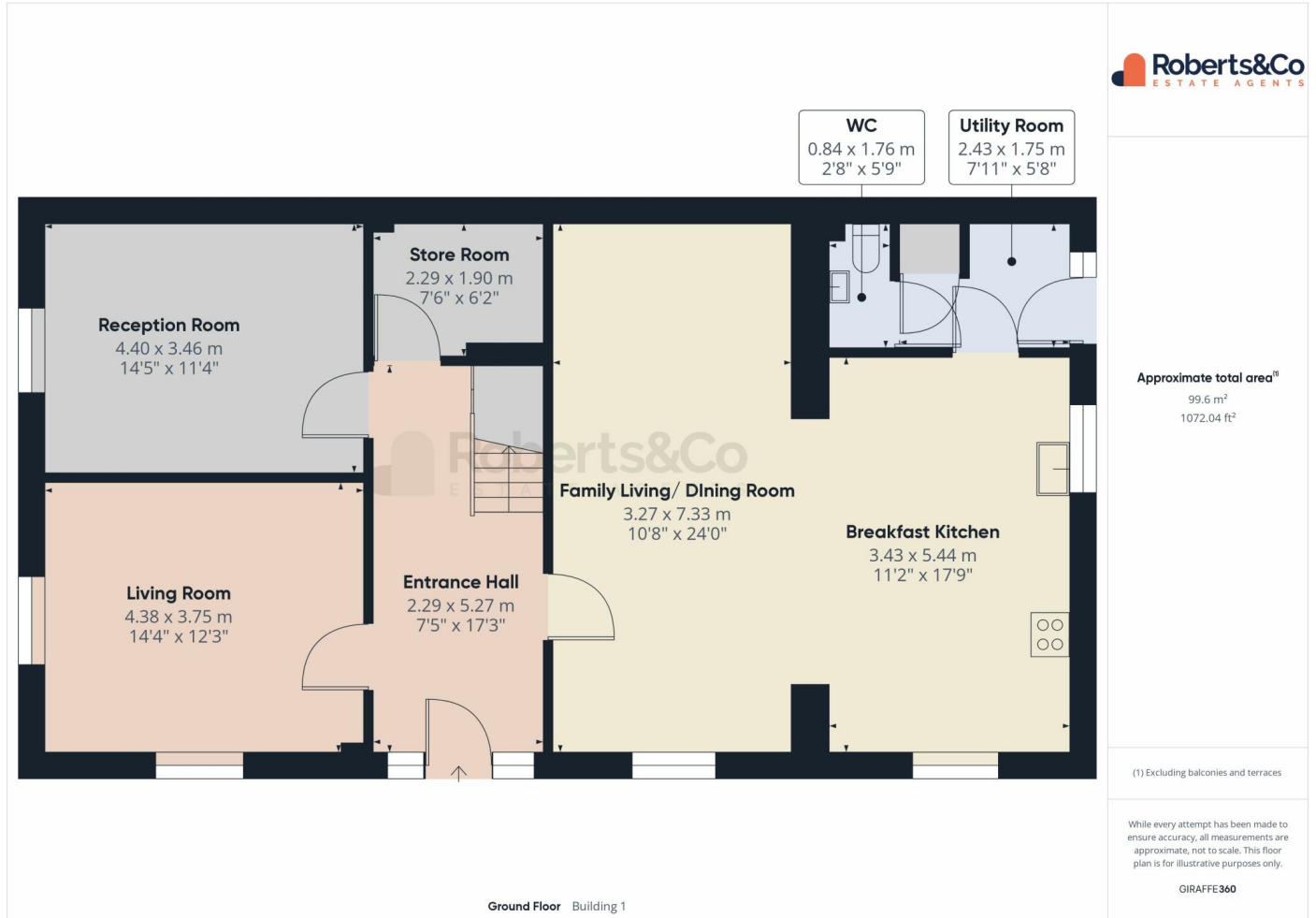




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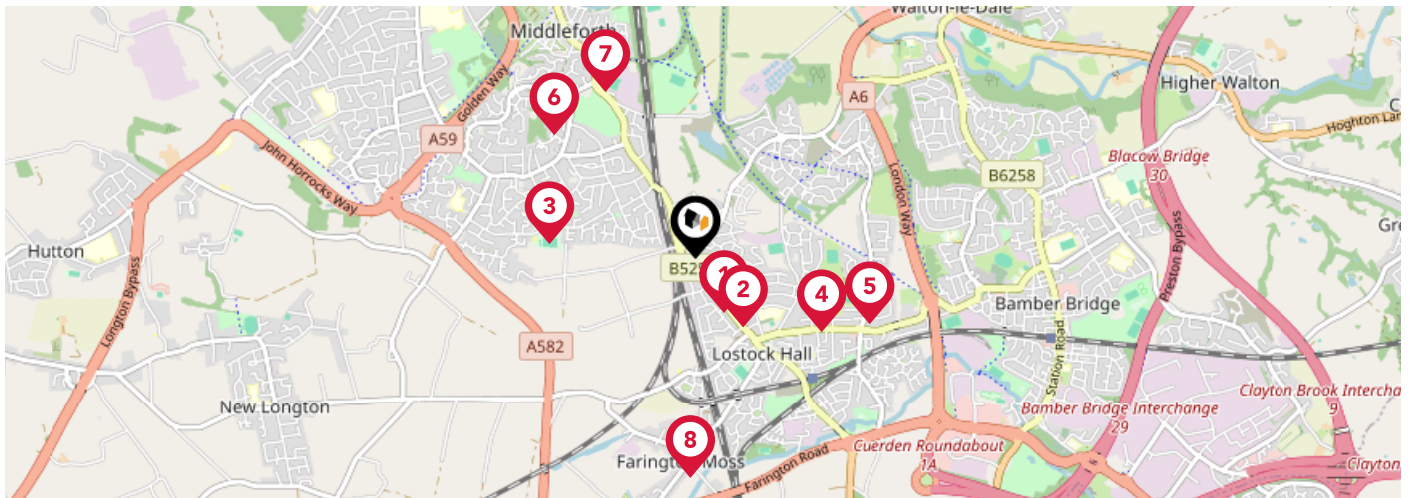
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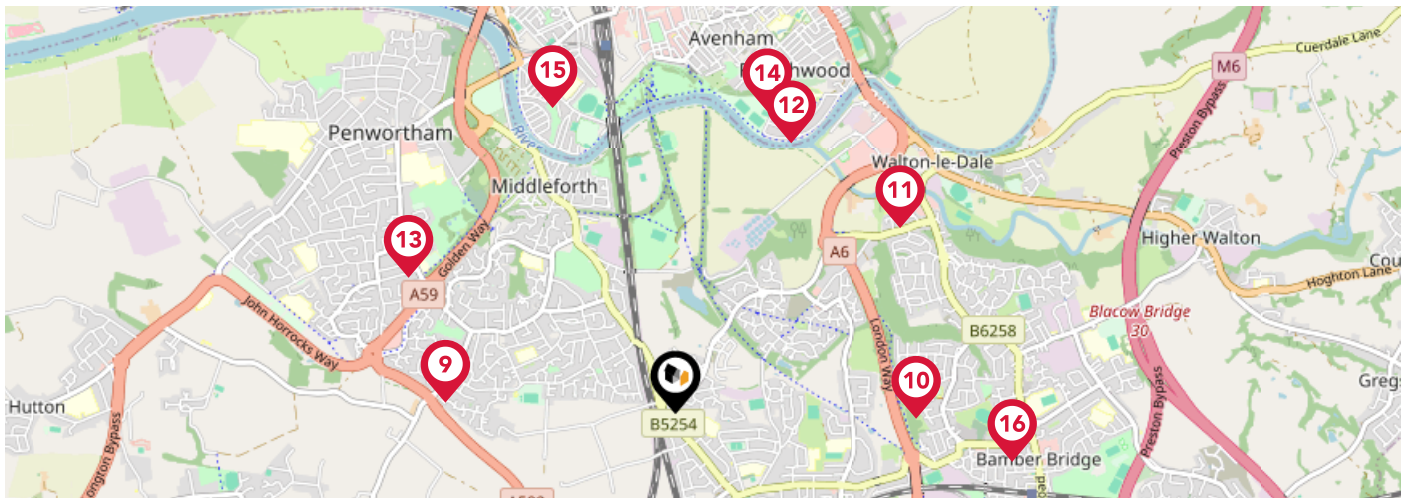


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lostock Hall Moor Hey School Ofsted Rating: Good Pupils: 110 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Good Pupils: 357 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lostock Hall Community Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lostock Hall Academy Ofsted Rating: Good Pupils: 612 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 194 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

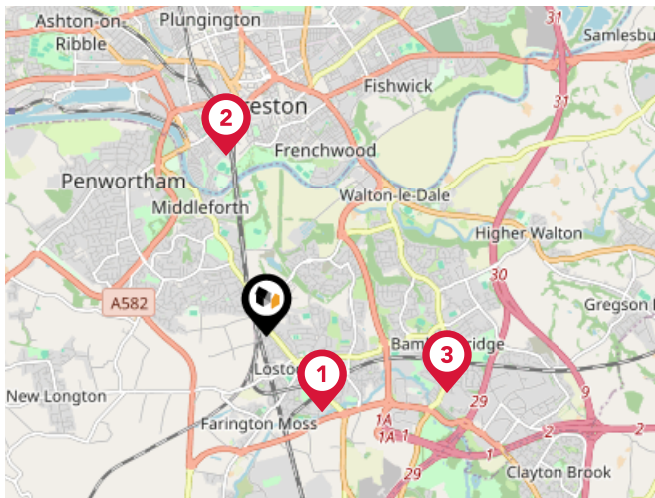
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 443 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 275 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Good Pupils: 340 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Good Pupils: 341 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephen's CofE School Ofsted Rating: Good Pupils: 296 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Good Pupils: 299 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

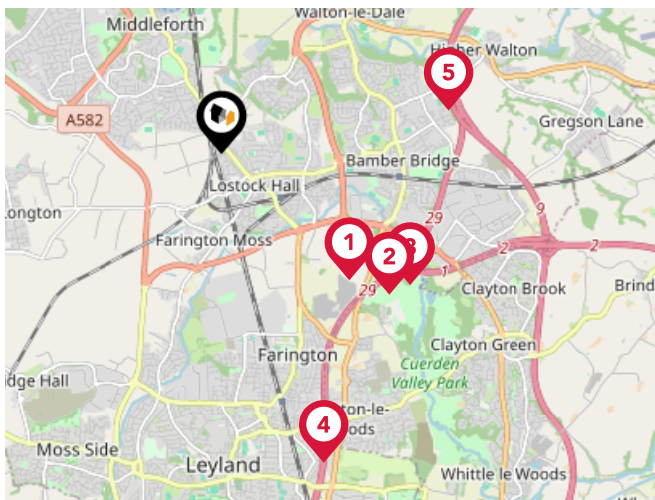
Area

Transport (National)



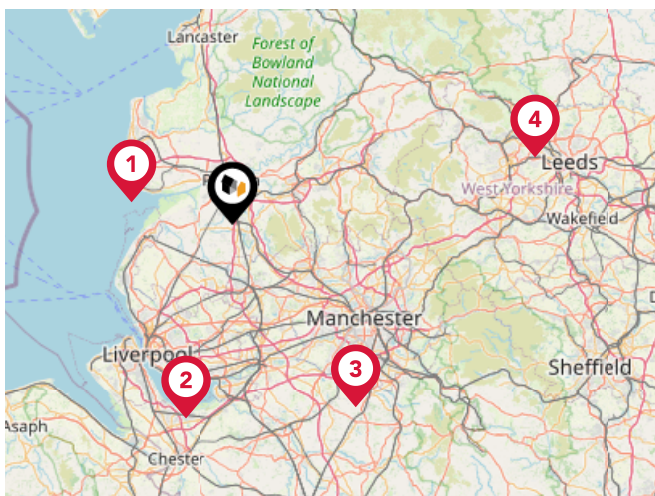
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.83 miles
2	Preston Rail Station	1.63 miles
3	Bamber Bridge Rail Station	1.66 miles



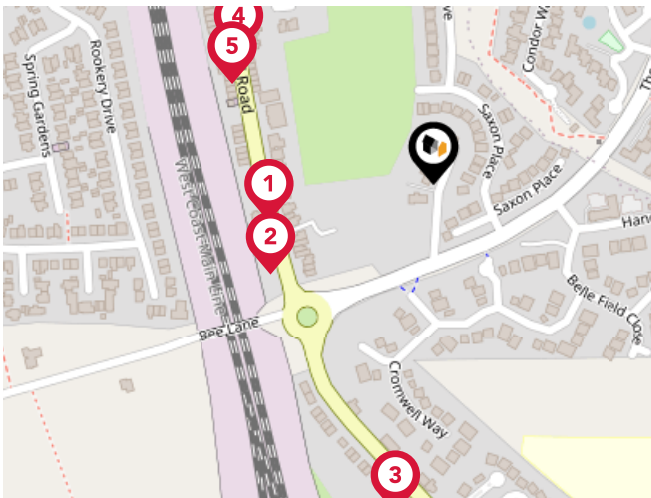
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.58 miles
2	M65 J1	1.92 miles
3	M6 J29	2.02 miles
4	M6 J28	2.86 miles
5	M6 J30	2.03 miles



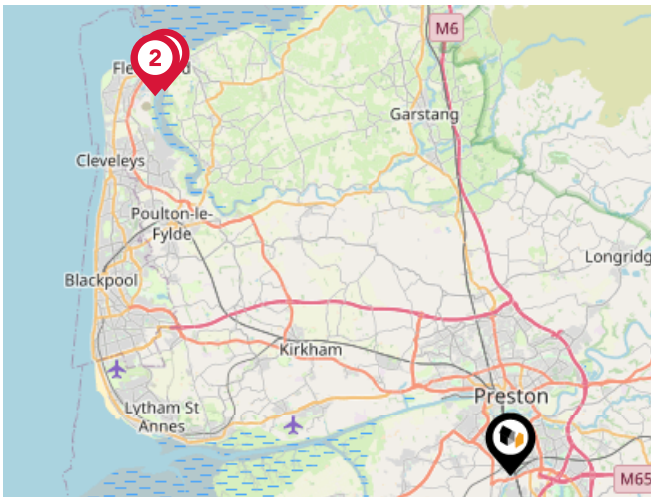
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.32 miles
2	Liverpool John Lennon Airport	28.14 miles
3	Manchester Airport	31.19 miles
4	Leeds Bradford International Airport	43.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bee Lane	0.09 miles
2	Bee Lane	0.1 miles
3	Flag Lane	0.18 miles
4	Sumpter Horse	0.13 miles
5	Sumpter Horse	0.12 miles



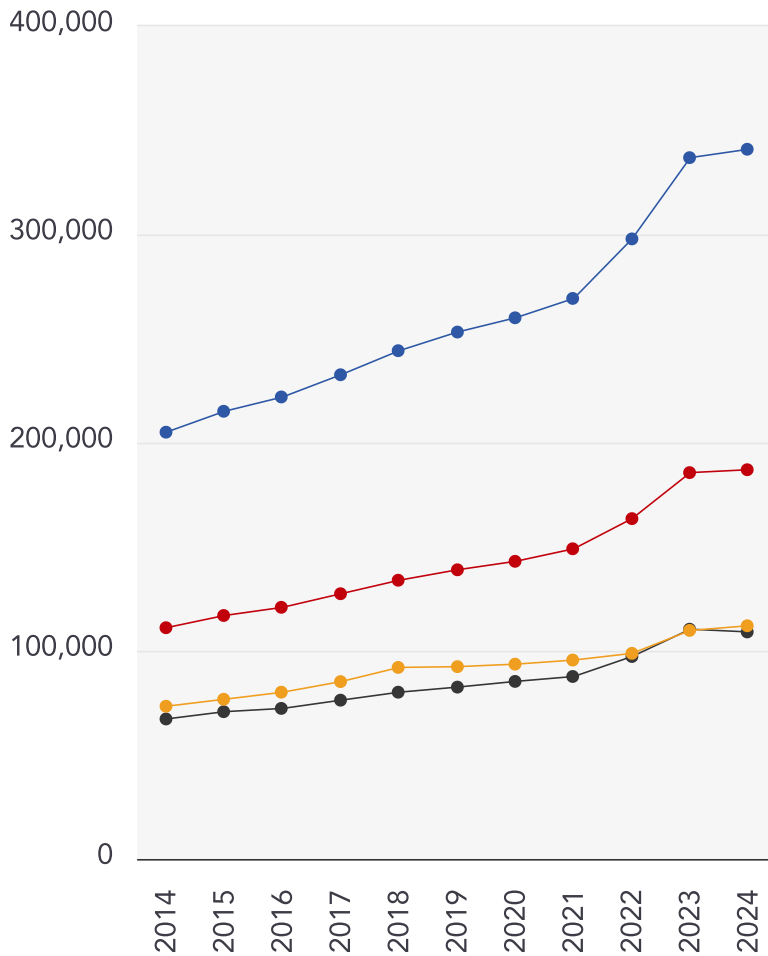
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.12 miles
2	Fleetwood for Ireland Ferry Terminal	18.2 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



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Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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