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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th February 2025



FARRIERS FOLD, WALMER BRIDGE, PRESTON, PR4

Roberts & Co

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Property Overview

6 Bedroom Detached Family Home

Semi-Rural Location | Exclusive Development

Ground Floor: The Martingales is an exceptional new-build property set over three floors, offering luxurious and spacious living throughout. The open-plan family dining kitchen is at the heart of the home, featuring high-spec integrated appliances, including a dishwasher, microwave, full-size fridge and freezer, 2 AEG ovens, and an induction hob. The Quooker hot water tap adds extra convenience for busy family life. The media wall in the family area enhances the space, creating a modern focal point. The ground floor also includes a living room, utility room, and a downstairs WC.

First Floor: The impressive primary suite is a standout feature, offering a dressing area, built-in wardrobes, and a luxurious ensuite, seamlessly blending style and practicality. This floor also includes three additional bedrooms, one of which benefits from its own ensuite, along with a well-appointed three-piece bathroom.

Second Floor: This level comprises two generously sized bedrooms and a shared bathroom.

With six bedrooms in total-two featuring private ensuites-this home is perfect for large families, providing exceptional comfort with four bathrooms throughout the property.

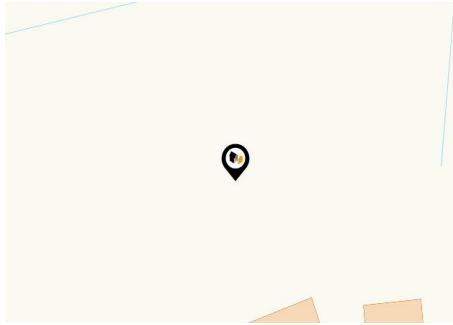
Exterior: The property sits within an exclusive development of only 3 properties, offering privacy and tranquility while being close to the village amenities of Walmer Bridge. The gates are equipped with face recognition technology, while a camera in the hallway adds extra security. Driveway parking is available, along with a garage and 2 extra exclusive parking spaces. The electric car charger ensures convenience for modern living. The enclosed rear garden offers a lovely outlook, while the property benefits from solar panels, a MVHR system, and an air source heat pump, ensuring energy efficiency. Composite fencing adds to the contemporary feel of the exterior. Additionally, high-speed fiber Wi-Fi is available, offering speeds of up to 900 Mbps, ensuring seamless connectivity for work and entertainment.

What We Love About This Property: "This home offers the perfect balance of luxury and sustainability, with underfloor heating throughout the ground floor, high-spec finishes, and cutting-edge technology like solar panels and face recognition gates. It's the ideal home for a growing family looking for privacy, but still close to all the amenities of the village."

Tenure: Freehold

Council Tax Band: TBC

New Build - No Chain



Property

Type: Detached
Bedrooms: 6

Local Area

Local Authority: Lancashire
Conservation Area: No
Flood Risk:
• Rivers & Seas: No Risk
• Surface Water: Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

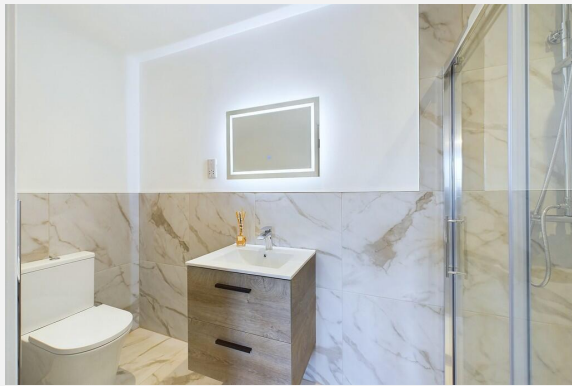
5 mb/s	52 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

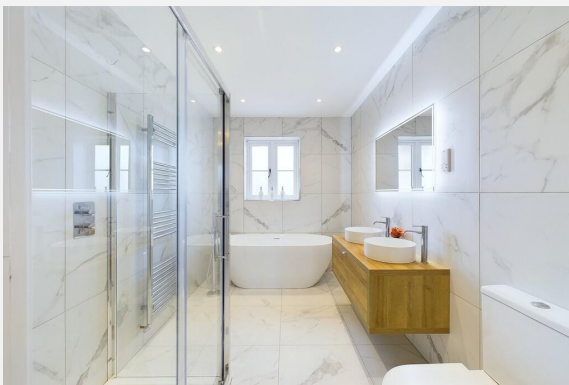


Satellite/Fibre TV Availability:











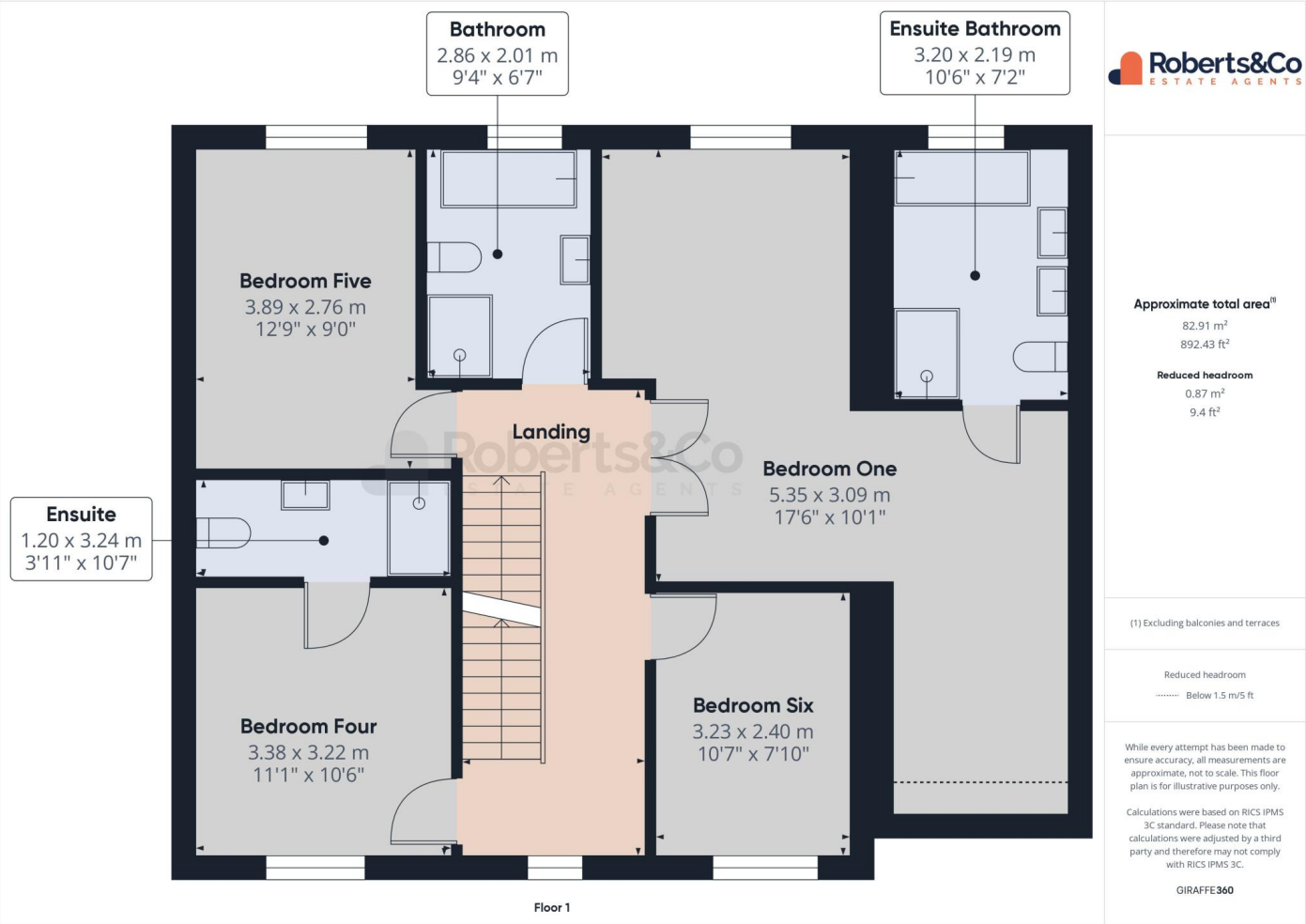
FARRIERS FOLD, WALMER BRIDGE, PRESTON, PR4



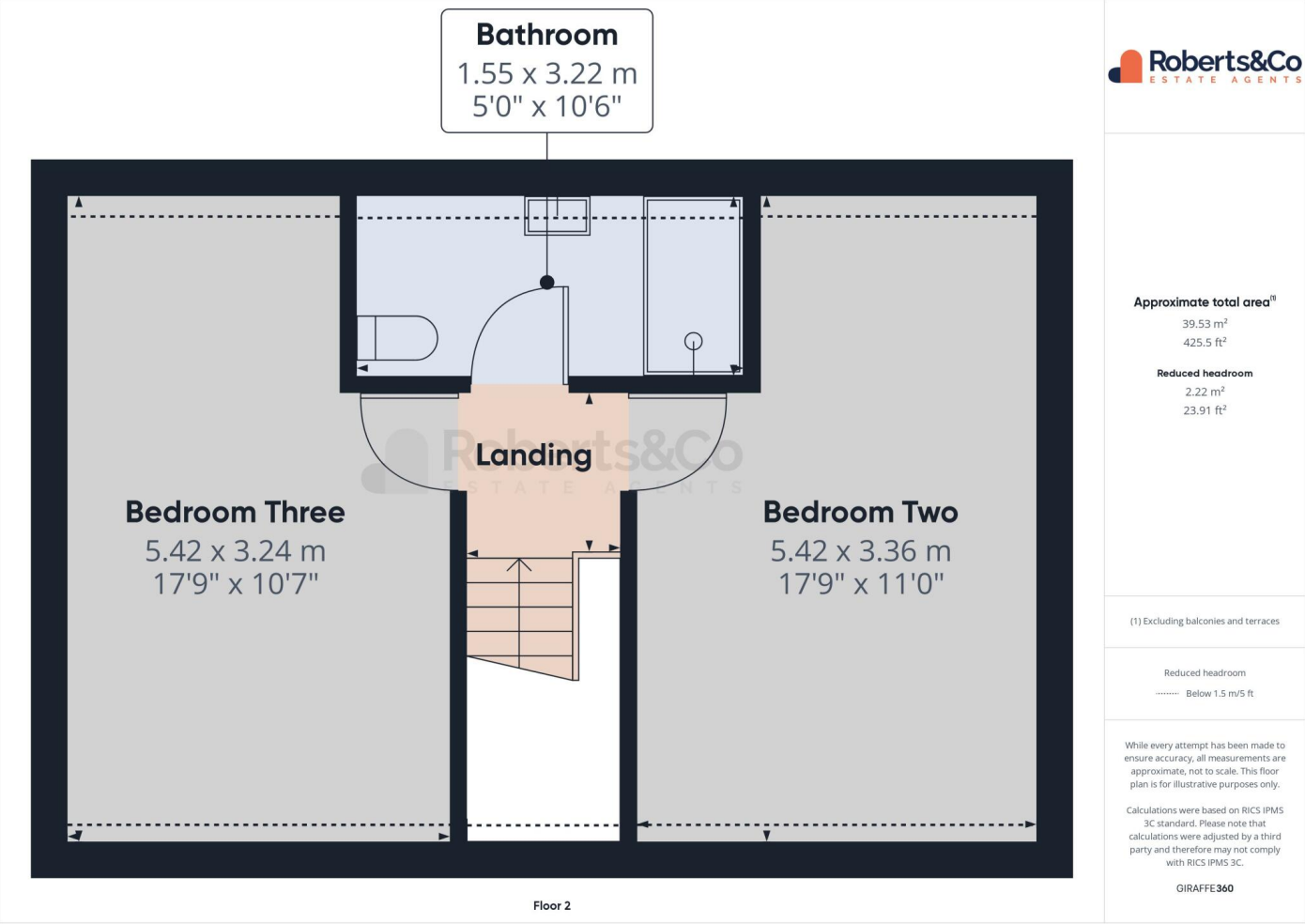
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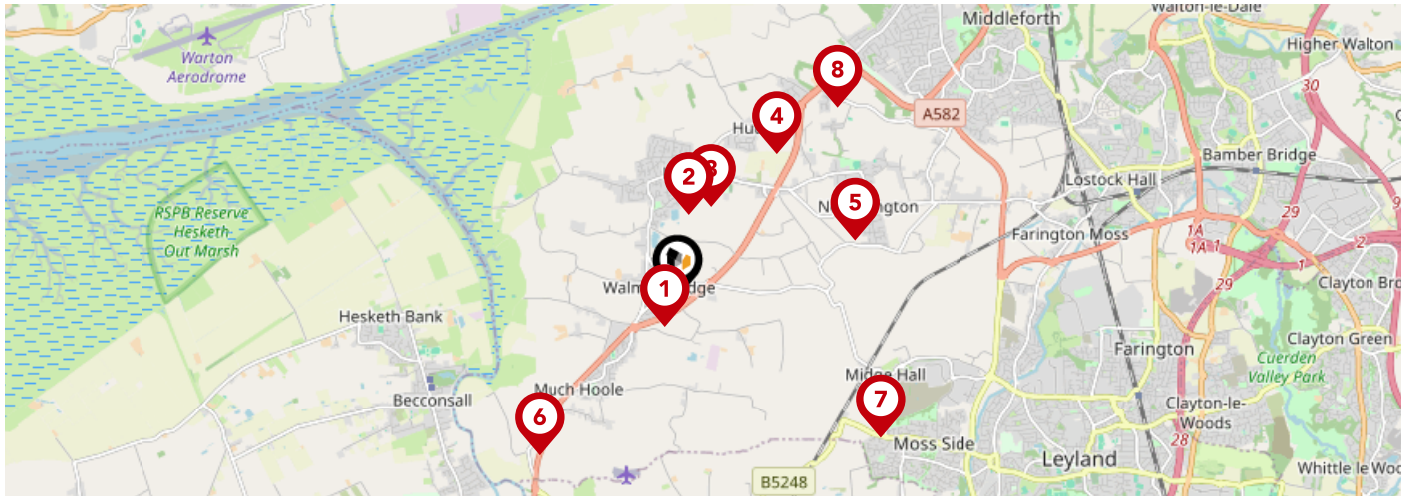


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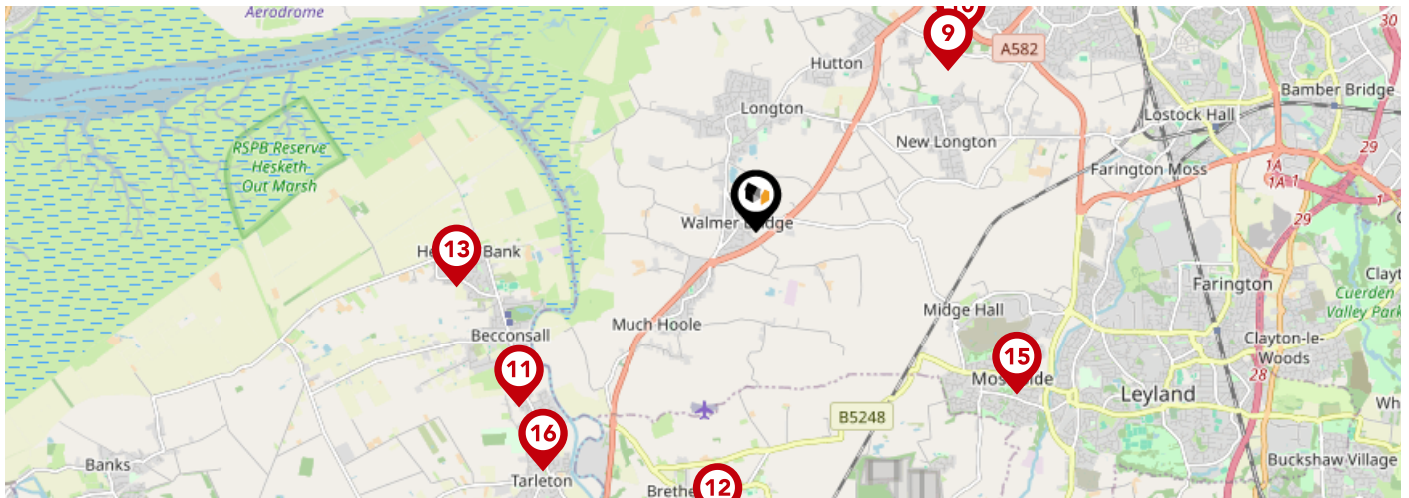










FARRIERS FOLD, WALMER BRIDGE, PRESTON, PR4





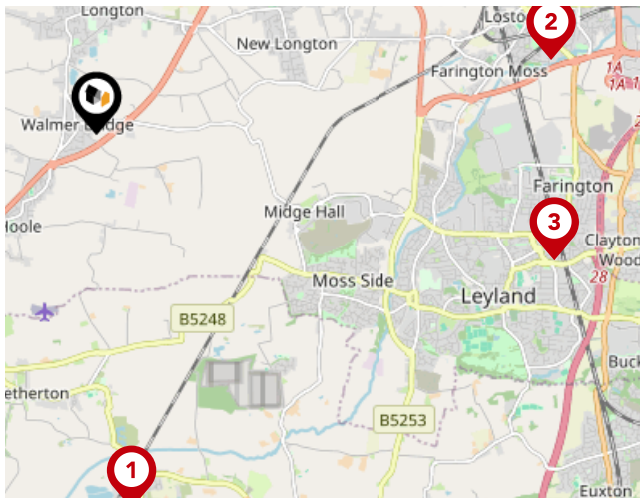
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1	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aurora Brooklands School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 108 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hesketh-With-Beconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tarleton Academy Ofsted Rating: Good Pupils: 691 Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

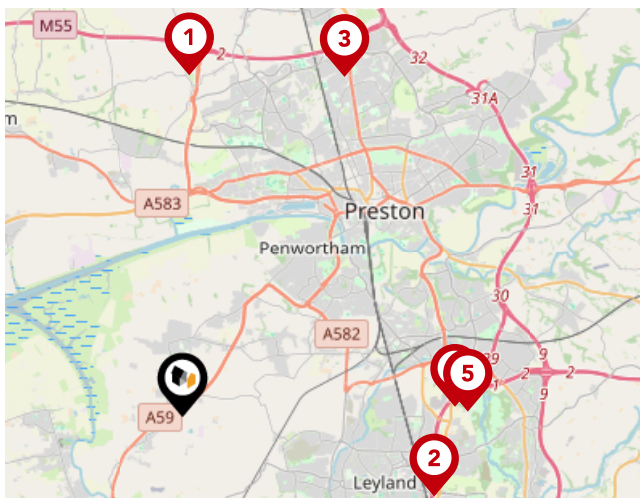
Area

Transport (National)



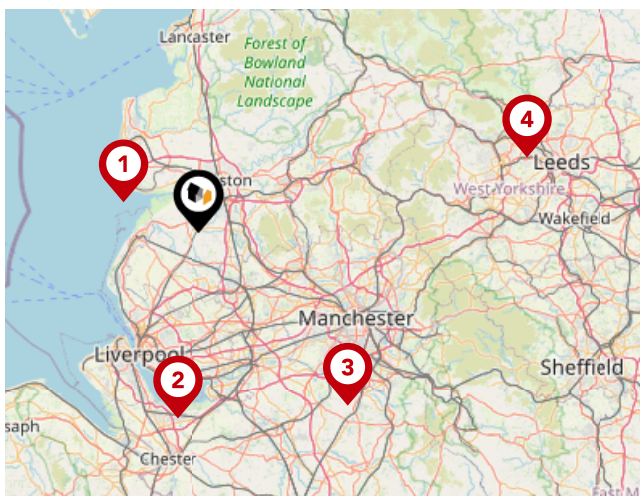
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	3.29 miles
2	Lostock Hall Rail Station	4.04 miles
3	Leyland Rail Station	4.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.98 miles
2	M6 J28	4.63 miles
3	M55 J1	6.59 miles
4	M65 J1A	4.77 miles
5	M65 J1	4.99 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	11.36 miles
2	Speke	26.24 miles
3	Manchester Airport	32.21 miles
4	Leeds Bradford Airport	47.2 miles

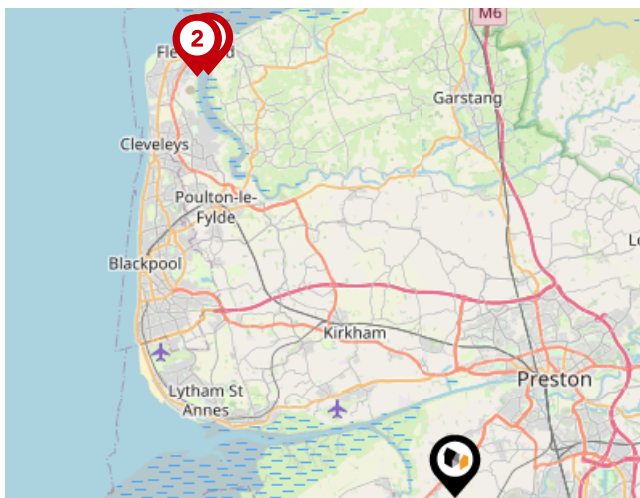
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walmer Bridge Inn	0.24 miles
2	Junction Garage	0.26 miles
3	Junction Garage	0.29 miles
4	Hall Carr Lane	0.3 miles
5	Hall Lane	0.42 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.12 miles
2	Fleetwood for Knott End Ferry Landing	17.25 miles



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.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

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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