

**The Mews, Carr Lane,  
Tarleton**

  
**SMART MOVE**



Asking Price **£475,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**



Behind its understated frontage lies a surprisingly expansive four-bedroom residence, beautifully reimagined with a full programme of high-spec modern upgrades. The interior unfolds into bright, generous spaces designed for contemporary living, with premium materials and meticulous attention to detail evident at every turn. It's the perfect blend of understated on the outside and exceptional on the inside.

The internal layout of the property in brief includes: spacious entrance hall with staircase leading to the first floor with a new feature ballustrade and a built in storage cupboard beneath, new two piece ground floor WC, generous main lounge which has a feature fireplace and windows looking over the garden, WOW factor open plan family room and new fitted kitchen boasting underfloor heating, media wall with inset feature fire, integrated kitchen appliances and quartz work surfaces, open plan arch to the conservatory which has large glazed sliders opening to the rear garden and the new utility room completes the ground floor accommodation.

To the first floor is a open landing with loft access point, new ballustrade to the stairs and a built in double storage cupboard, bedroom one has a new three piece en suite shower room off, three further bedrooms and the new four piece family bathroom completes the first floor accommodation. All rooms have been newly decorated and with new flooring, as well as new chrome light switches and sockets, making the property simply ready for the new owners to move straight in.

You enter The Mews along a communal paved driveway, shared with the other homes within the development. Number 4 The Mews is set back from the road and has a car parking space to the front, as well as a double garage to the rear for additional parking. As the property is a corner plot, it benefits from a spacious L-shaped rear garden, which has been newly landscaped with new fencing, new Indian stone patio areas and path leading to the garage, lawned garden areas, raised flower bed and established feature trees.

NB: Property is FREEHOLD but there is a service charge of £35 pcm for maintenance of communal areas within The Mews.

How to Find the Property: To locate the property using What3Words search keywords: [///fancy.flagged.storming](https://www.what3words.com/#!/fancy.flagged.storming)



- \* **Comprehensively Modernised & Upgraded 4 Bedroom Home**
- \* **Generous Floor Area circa 2,262 sq ft (Inc. Garage)**
- \* **Amazing Open Plan Kitchen Family Room with Underfloor Heating & Media Wall**
- \* **New Boiler, Rewired, Decoration & Flooring Throughout**
- \* **Peaceful Location within Walking Distance of Village Centre**

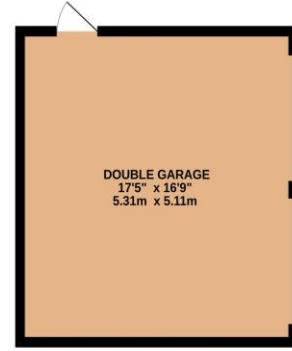
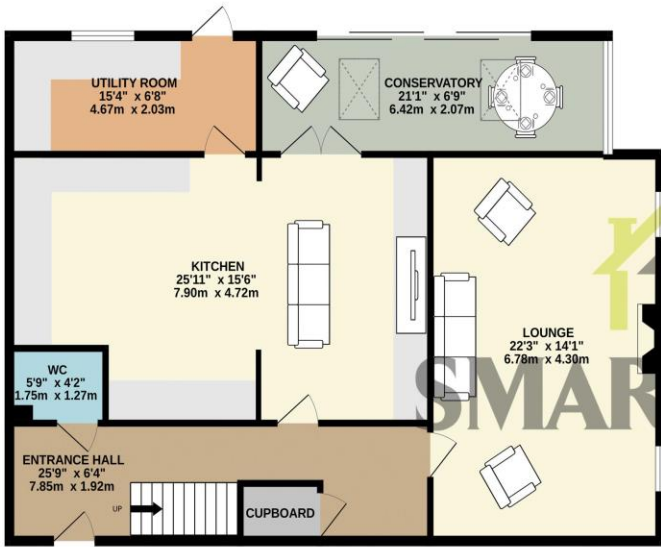


- \* **High Specification Finish Inside & Out**
- \* **No Onward Chain & Vacant Possession**
- \* **NEW Kitchen, Utility Room & All Bathrooms**
- \* **Newly Landscaped Garden with Indian Stone Patios**
- \* **Freehold, Council Tax Band E & EPC Rating B**

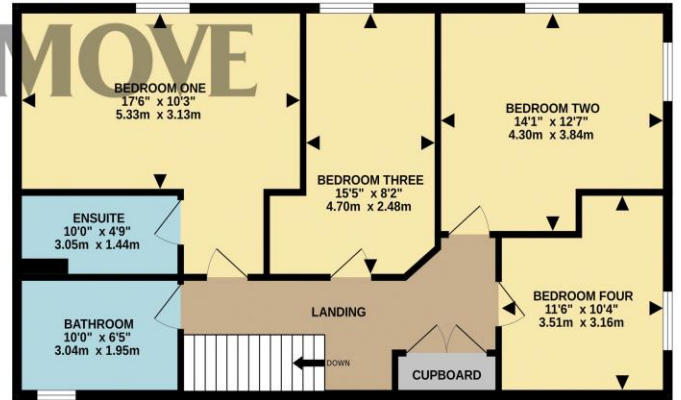


DOUBLE GARAGE  
293 sq.ft. (27.2 sq.m.) approx.

GROUND FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2262 sq.ft. (210.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

Smart Move – Tarleton  
226a Hesketh Lane,  
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.