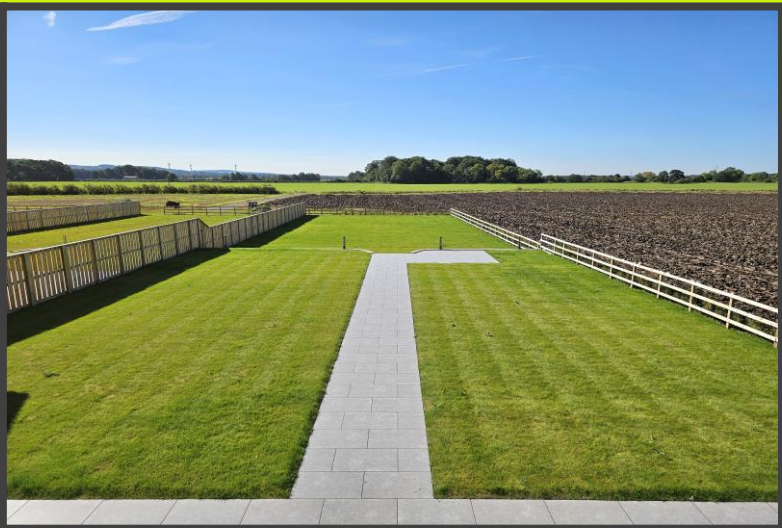


**Yarrow Croft,
Croston**


SMART MOVE



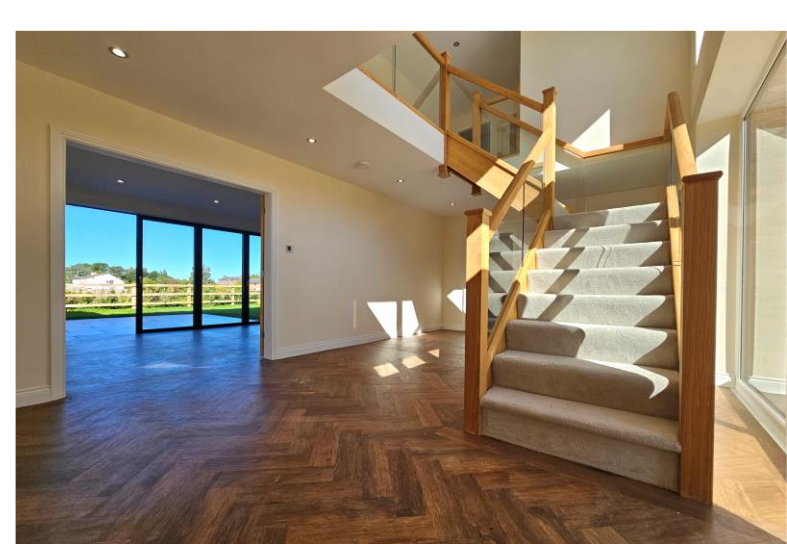
Asking Price **£1,075,000**



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If you're hunting for a rural village with historic streets and stunning scenery, then the picturesque village of Croston is where you will find it. With the river Yarrow meandering under its cobbled bridge, stunning ancient church at its heart, and nestled in the beautiful Lancashire countryside, it is the perfect place to get away from it all. The village regularly is ranked in the best kept village competition and a visit shall illustrate just why that is, while its schools are greatly coveted for catchment and pubs and eateries all highly reviewed, making this newly constructed home essential viewing.

The internal layout of the property spans over 3,000 sq ft and includes: entrance hallway with glass and oak staircase leading to the first floor, formal lounge with feature log burner, large T-shaped open plan modern kitchen, dining area and family room space with 5 sets of bi-folds, maximising natural light and enjoying those amazing open views, separate laundry / utility room, ground floor WC and the integral double garage completes the ground floor. To the first floor is a central landing with large glazed window overlooking the front courtyard and loft access point via a pull-down loft ladder, principle bedroom with balcony and double doors looking over the garden and a four piece en suite off, three further double bedrooms all with en suite shower rooms off plus a fifth bedroom / home office, which completes the accommodation.

The plot the property occupies is around 0.5 acres and as such, boasts enviable outdoor entertaining space, beginning with a large resin driveway to the front for off road parking, with gated paths leading around the property, for easy access all the way around. To the rear is a lawned garden area and porcelain tiled sun terrace which leads around to the left-hand side of the property where the main garden is. The garden offers a LARGE porcelain tiled sun terrace, with central pathway leading down the garden with lawned garden areas on either side. There are then steps leading down to a further mature lawned garden, with truly amazing far-reaching rural open views beyond over farmland. Need we say more?.....this is one property you really must see with your own eyes.

NB: Part exchange shall be considered to property of lesser value in the local area. If you have a property which you would like to enquire about part exchanging, please contact Smart Move with details of your property, in order to ascertain if it is likely to be applicable for part ex against this property.

About the Builder: With roots long established in the Tarleton and Hesketh Bank area, Bella Homes NW Ltd. are perhaps the areas only independently owned and operated professional new homes builders. Specialising in select developments of individual builds, Bella Homes are known for high quality family homes of distinction, with each property crafted to a high specification and sure to evoke envy amongst those lucky enough to have experienced first-hand one of their amazing properties.



*** Five Bedroom Executive Detached Family Home**

*** Small Courtyard Development of Just 4 Homes**

*** Truly Stunning Open Views over Greenbelt Farmland**

*** Part Exchange Considered Locally**

*** Separate Formal Lounge with Log Burner**

*** Newly Constructed - Move-in Ready**

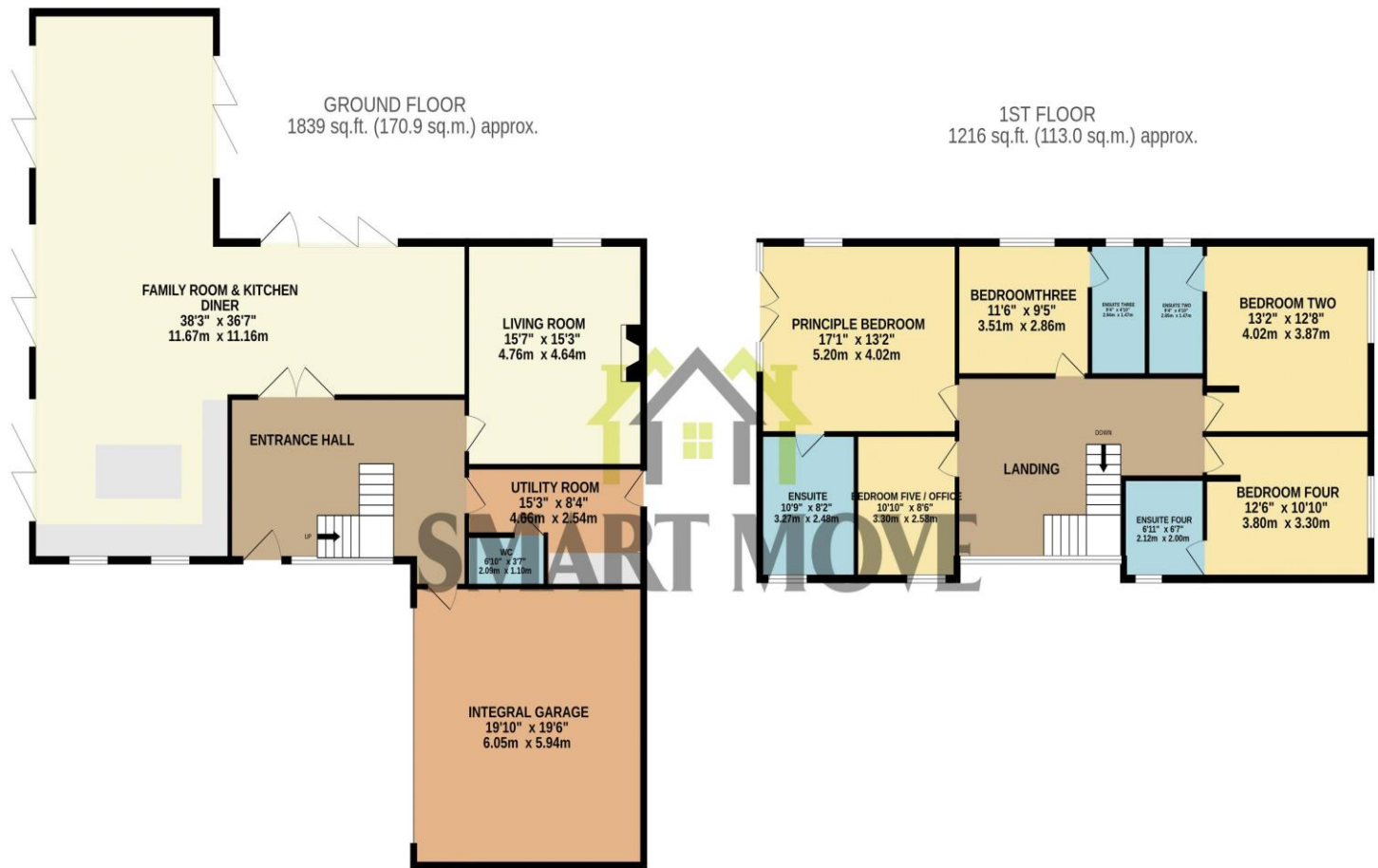
*** Generous Plot of Around Half an Acre**

*** No Onward Chain & Vacant Possession**

*** Large Open Plan Kitchen, Family Room & Dining Room**

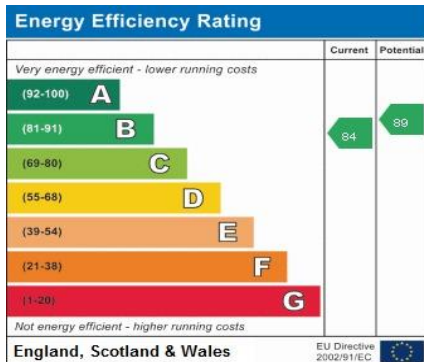
*** Freehold, UPVC DG, GCH, EPC - B & Council Tax Band G**





TOTAL FLOOR AREA : 3056 sq.ft. (283.9 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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Address:
Yarrow Croft, Croston

rightmove



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.