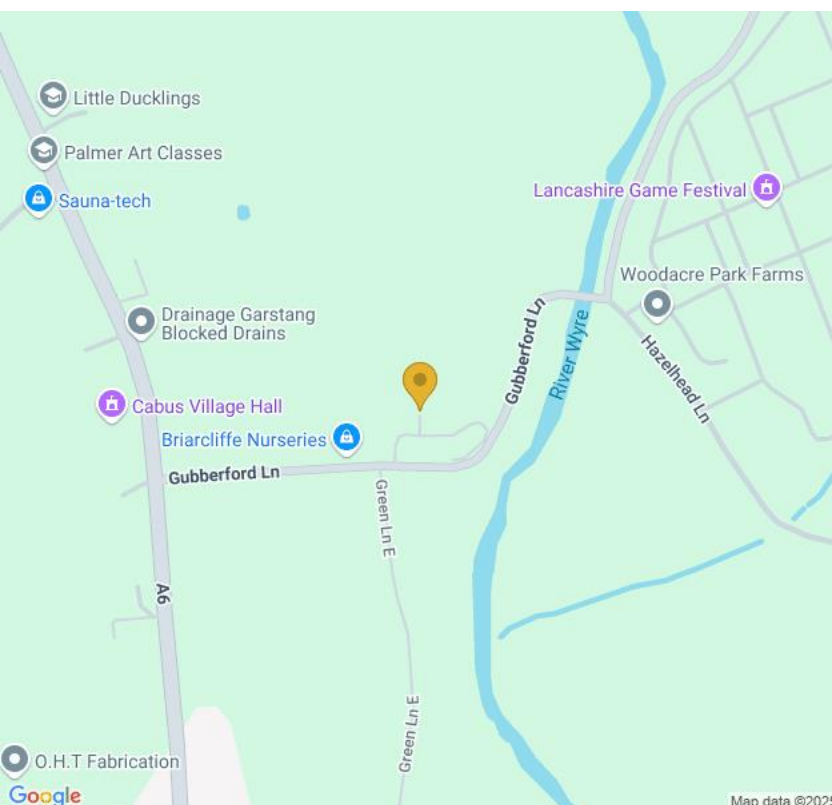


£499,950

6 Forest View Place,
Scorton, Preston PR3



- **NEWLY BUILT DETACHED FAMILY PROPERTY BY CEDAR STONE HOMES**
- **Lounge, Luxury Fitted Kitchen Diner, Utility & Cloakroom**
- **Four Bedrooms, En Suites and Family Bathroom**
- **Delightful Location within Easy Access of Garstang and Scorton**
- **Currently Under Construction Completion Mid/Late 2021**



**Garstang
7 The High Street
Garstang PR3 1FA**

Tel: 01995 600666

**Email: garstang@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/garstang>**

Company Details - Farrell Heyworth Limited.

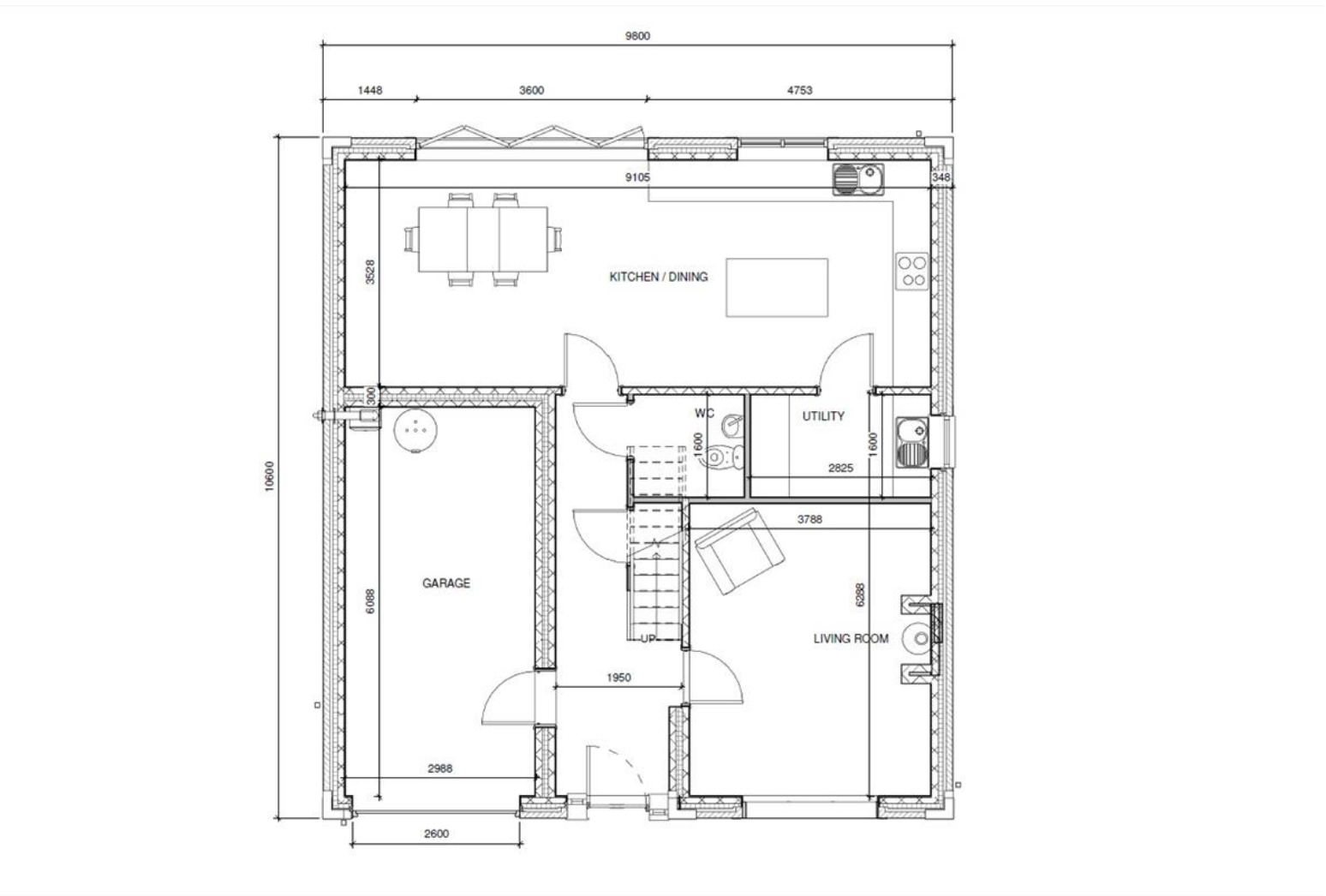
Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Following the reservation of Phase 1 Farrell Heyworth are delighted to offer for sale Phase 2 (Plots 6, 7, 8, 9) on Gubberford Fields, a select, low-populous, executive development of ten luxury family properties built to exacting standards by Cedar Stone Homes, a local builder of high repute. Occupying a slightly elevated site in a picturesque, semi-rural location on the outskirts of the historic market town of Garstang, the second phase will comprise of two outstanding detached homes with generous gardens, driveways and garages both finished to an exceptionally high standard including solid Yorkshire stone to all walls, luxury fitted kitchens and sanitary ware with Hansgrohe and Duravit fittings. All properties are covered by a 10 Year Guarantee.

The properties will be warmed by gas fired central heating systems, including under floor heating to the ground floors. They will be fully double glazed, including bi-fold doors from the family room to the garden. The houses will be built to the latest energy efficiency standards, including roof mounted solar electricity generating systems and whole house ventilation systems (with heat recovery). These will be some of the most energy efficient homes available.

Mentioned in the Domesday Book as Cherestanc, Garstang Town Centre is within two miles and perfect for relaxed shopping trips, lazy picnics, teashop treats and traditional pub lunches. The ruins of Greenhalgh Castle can be seen over the River Wyre and the historic alleyways (weinds) provide an unexpected diversion to hidden shops, restaurants and cafes.

Declaring itself “the world’s first Fairtrade Town” in 2000, Garstang celebrates an arts festival and an agricultural show every year in August which has continued for 200 years. There are excellent local primary schools, Garstang Community Academy while further afield, Lancaster has three Ofsted rated “outstanding” high schools. There is excellent access to The Millennium Way footpath, which links Garstang and the nearby village of Scorton. The site has views to The Pennines and the local beauty spot “Nicky Nook”.

“6 Forest View Place”

This property is a two storey four bedroom family home with an internal floor area of approximately 160 m sq (excluding the garage).

On the ground floor there is an entrance hallway, lounge located to the front of the property, large kitchen diner to the rear with bi-fold doors to the south facing garden, utility and cloakroom with wc. There is also a working chimney should anyone wish to install a real fire or log burner etc.

To the first floor there are four double bedrooms and a family bathroom. The master bedroom is located to the rear with a Juliette balcony to enjoy the views over the rolling countryside and has access to an en- suite shower room. Bedrooms two, three and four are all good sized double bedrooms.

A detailed floor plan of the first floor. It shows four bedrooms (Bedroom 1: 1150, Bedroom 2: 1150, Bedroom 3: 1150, Bedroom 4: 1150) and a bathroom (1150). The overall dimensions are 4225 x 1150 x 1150 x 1150.

CEDAR STONE HOMES LTD

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451