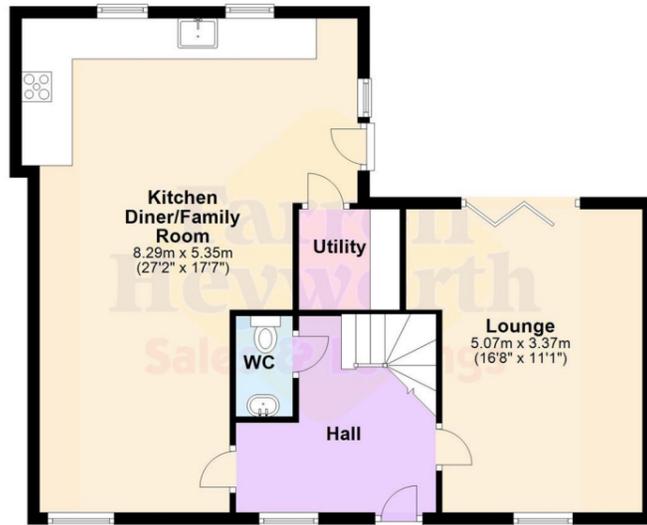
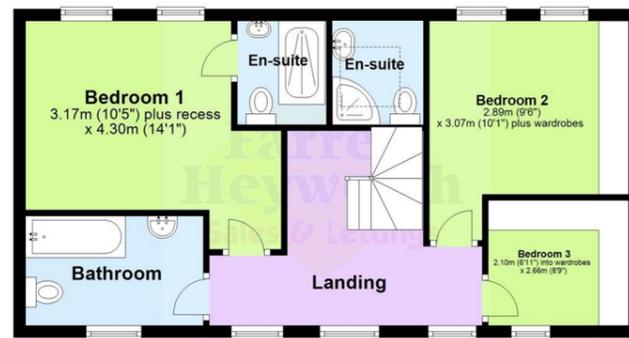


**£419,000**

Hazelhead Lane, Scorton,  
Preston PR3



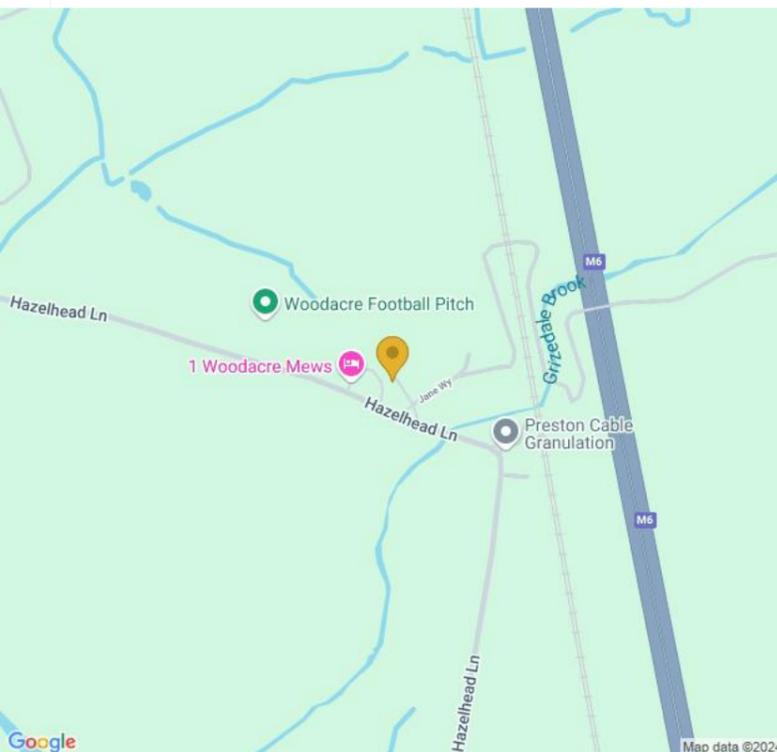
Ground Floor



First Floor



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Stunning Three Bedroom Mews In Select Courtyard Development**
- **Delightful Semi Rural Location With Amazing Outlook To Rear**
- **Good Sized Lounge, Extensive Luxury Kitchen Diner/Family Room**
- **Presented To Exacting Standards, Two En Suite, Garage & Parking**



**Farrell  
Heyworth**  
Sales & Lettings

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Garstang PR3 1FA

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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.

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Situated in a delightful semi rural location, this stone built mews style property is set within an exclusive courtyard development and is presented to a high standard.

The size and configuration of accommodation can only be appreciated by internal inspection.

The property exudes style, character and quality with features including exposed beams and is beautifully appointed. Comprises: Hallway with separate wc, good sized lounge with wood burning stove and bi folding doors leading access to the rear garden, extensive kitchen diner/family room incorporating a beautiful range of fitted units with integrated appliances and wood burning stove, utility room.

To the first floor, there are three bedrooms with en suite facilities to the two main bedrooms and a separate family bathroom.

To the rear, there is a great sized rear garden with lovely patio/seating area and steps to a lawned garden which adjoins and boasts delightful views over the adjacent countryside. There is an adjacent garage and designated parking. Scorton village and Garstang town centre with its fantastic range of amenities is within easy driving distance. A stunning property and an absolute credit to the current owners.

Tenure: Leasehold  
 Leasehold information: Term: 999 Years From 1st January 2003  
 Current Ground Rent: £150 per annum  
 Current Maintenance/Service Charges: £275 per quarter  
 Council Tax: Band D





