



## River Cottage, Walton Green

£595,000

- A unique opportunity to create your very own Five Bedroom custom-built dream home
- Luxury custom-made timber framed house in a matter of days with a ready to move in to time scale of approximately 20-30 weeks.
- Fully Project Managed taking away the stress of a self-build
- Fully ring-fenced financial agreement that guarantees the delivery of your dream home without any complications.
- Set in the Idyllic Location of Green Lane in Walton le Dale
- Beautiful Country Views
- Fully Accessible Amenities

Duffin's Estate Agents are delighted to bring to the Sales Market this unique opportunity to create your very own custom-built dream home, in a what can only be described as a quint essential English setting, with a splash of Scandinavian living.

### **The Plot**

Once part of a stabling livery, this exceptional plot is situated on the idyllic Green Lane. Enclosed by a stone wall overlooking the River Darwen with beautiful views of the countryside. This really is a wonderful location with the added benefit of no passing traffic or through traffic.

### **The Design**

The design of the dwelling will have a Scandinavian DNA and a renowned quality with British design, construction expertise, along with a personal customer service. The luxury custom-made timber framed house will be built to watertight in a matter of days with a ready to move in to time scale of approximately 20-30 weeks. You can rest assured that there will be no compromise in materials, style and standards.

### **The Purchase**

Duffin's Estate Agents on behalf of Tjornhus are offering this exciting plot subject to planning permission which is currently being executed. The Plot is held by a Limited Company and by way of purchasing the Company you will in turn be purchasing the Plot. The benefit of this is that you will pay a small SDLT on the purchase of the plot and NO SDLT on the house, as this is considered as a self-build. By choosing Tjornhus for this project, the stress, lack of time and lack of experience to undertake a self-build is completely removed!! Your fully managed construction package is provided by JV Partner Fjordhus on behalf of Tjornhus. You still have the option to contribute to the design process and oversee the build with a hands-off approach! This package is a fully ring-fenced financial agreement and guarantees the delivery of your dream home without any complications.

### **The Self-Build**

The Scandinavian DNA of this build can be recognised in the elevations shown. Built over 2200 sq.ft the exquisite design offers well-proportioned open and light rooms and five bedrooms. The design is one of a fine balance between Nordic and English, exuding the best of both in our opinion, complemented with a no expense spared fixture & fit-out. All this results in the finished home having a wonderful feeling of quality to it. The overall 2200 sq.ft of internal space has a great flow and a relaxed atmosphere, from the contemporary open-plan kitchen/breakfast room to the grand master bedroom with sitting area. The windows throughout the house are large, influencing the natural light shed in the spaces and wherever you are you gain full appreciation of the uninterrupted views of the open countryside outside. You can sit on the sofa in the upstairs lounge/bedroom and watch the world go by through the huge picture window.

Whilst the footprint of the house takes up a lot of the available plot, the large driveway can easily accommodate six cars. The garden is a perfect size for relaxing in and hosting barbeques. The property benefits from numerous opening doors on the ground floor that open on to the wrap around terrace which will bring the outside inside. The surrounding area has a lovely sense of community and feels safe for the family.

### **Sellers Insight**

The vision of this custom build is to build a spacious, high-specification, modern family home detailed to create comfort and convenience. The sense of space and high-quality finish make for a wonderfully luxurious home which is further complimented by the surrounding countryside. The overall aim is to provide a sustainable family home, benefiting from all the modern technology, that will assist this home to be efficient and climate friendly.

Despite being within a few miles of Preston City centre, the house is right on the edge of the countryside, within an established private hamlet, providing the countryside on your doorstep – you really do get the best of both worlds living here.

This really will be a 'dream home' build without the stress of project managing it yourself, yet offering you the benefit of a self-build, You have the comfort that the build costs will be ring fenced and guaranteed, with your turnkey hand over date brought to you within a remarkable short time period.

### **Amenities**

All amenities are well serviced in Walton-le-Dale and within easy walking distance. This includes St Leonard's Primary School, Walton-Le-Dale High School, the village itself and The Capitol Centre Retail Park.

### **Geographic's & Located**

In a small hamlet, with no through road, Green Lane becomes a cul-de-sac after this site. You turn off Chorley Road and on entering Green Lane you travel through chocolate box top cottages, down an exquisite lane past the primary school to the secluded hamlet of no more than a dozen dwellings. Prime locations easily accessed from this plot are - Preston (2.5 miles), Fulwood (4 miles), Samlesbury (4miles), Bamber Bridge (2 miles), Leyland (5 miles), Blackburn (9 miles). The location is serviced by excellent nearby Motorway routes, to include the M6, M61 & M65. The site is also serviced regularly by Stagecoach Merseyside & South Lancashire, as well as Blackburn Bus Company and Preston Bus Router.

### **Demographic & Toponymy**

Walton-le-Dale is a large village in the Borough of South Ribble, in Lancashire, England. It lies on the south bank of the River Ribble, South of the City of Preston, adjacent to Bamber Bridge. The population of the South Ribble Ward at the 2011 census was 3,792. Walton is derived from walh & tun and means farmstead or settlement of the Britons. It was recorded in the Domesday Book as Waletune. In the 13th century it was recorded as Waletton and since about 1300 Waletton in la Dale or Walton in the valley.

### **Interested**

Interested Parties are invited to come and discuss this very exciting and rare opportunity with us and the developers, whereby we will explain the purchase of both the acquisition and build out in more detail.

## Property Details



**North East Perspective**

Scale:



**North West Perspective**

Scale:



**South West Perspective**

Scale:



**East Elevation as Proposed**

Scale: 1:100



Scale



**South Elevation as Proposed**

Scale: 1:100



**North Elevation as Proposed**

Scale: 1 : 100



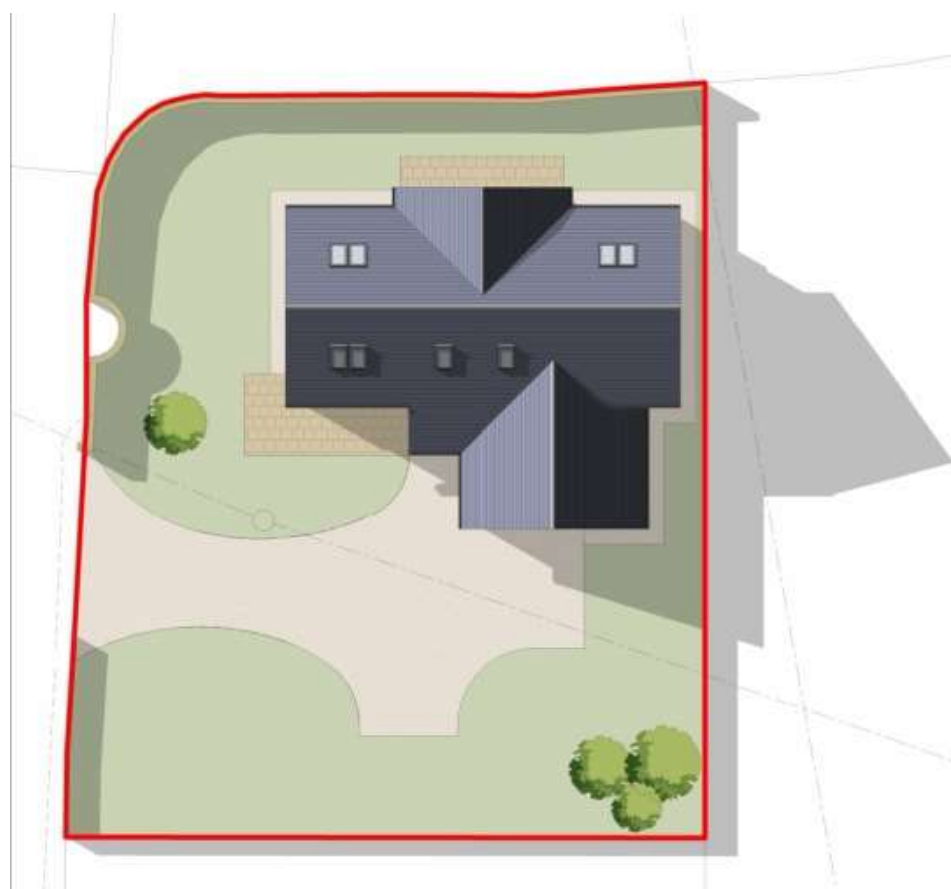
**West Elevation as Proposed**

Scale: 1 : 100





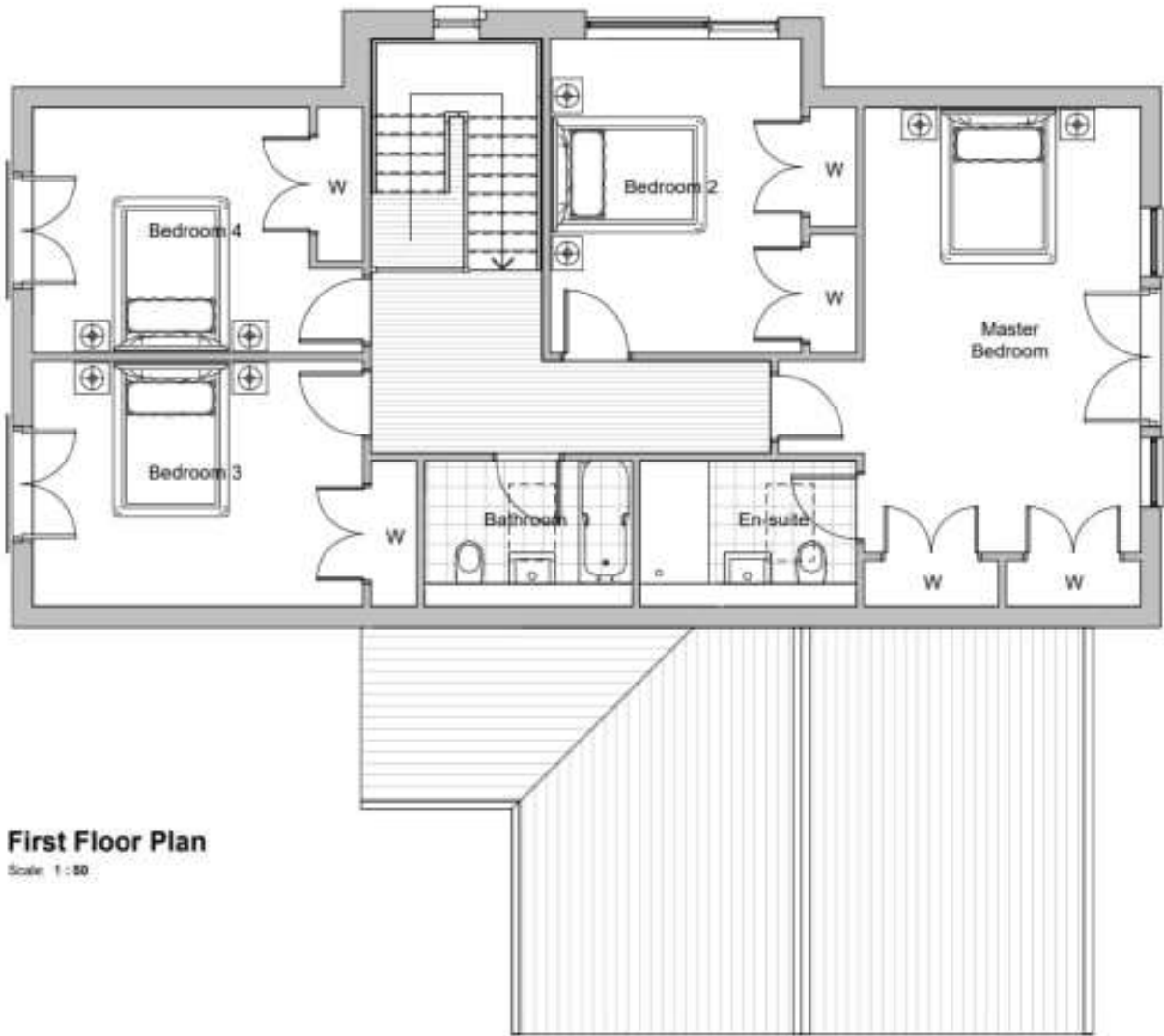
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**First Floor Plan**

Scale: 1 : 50

**Disclaimer:**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.