

Seed Lee Bungalow, Brindle Road, Bamber Bridge, Preston, PR5 6AP

Offers In Region Of £825,000





Seed Lee Bungalow
Brindle Road, Bamber Bridge
Preston, PR5 6AP

O.I.R.O £825,000

5/6 Bedrooms

4 Bedrooms

- Exceptional five-bedroom detached family home
- Peaceful setting with countryside views whilst close to amenities
- Generous 0.27 acre plot with mature landscaped gardens
- Immaculately presented, spacious & versatile accommodation
- Three reception rooms & stylish open plan living kitchen
- Luxurious principle suite with walk in dressing room & ensuite shower room





An exceptional detached family residence, beautifully positioned within a generous 0.27-acre plot, offering an outstanding combination of spacious accommodation, stylish interiors and delightful mature gardens. Enjoying a peaceful setting with picturesque countryside views, this impressive five-bedroom home has been thoughtfully arranged to accommodate the demands of modern family life.

Tucked away just off Brindle Road, the property occupies an enviable position that perfectly balances tranquillity with convenience. The excellent range of amenities in nearby Bamber Bridge are within easy reach, together with local schools, shopping facilities and excellent transport connections. The nearby motorway network provides convenient access to surrounding towns and cities, making this an ideal location for families and commuters alike.



From the moment you arrive, the property makes a wonderful first impression. Electric gates open onto a substantial driveway, with attractive established gardens providing a fitting introduction to the home. The generous proportions of the plot, combined with its mature surroundings and peaceful outlook, create an immediate sense of privacy and exclusivity.

Stepping through the front door, you are welcomed by an impressive entrance hallway which immediately sets the scene for the accommodation beyond. Spacious and inviting, this central hallway provides an excellent introduction to the quality and proportions found throughout the property. With plenty of useful storage and access to the principal ground-floor rooms, it creates a natural flow between the various living spaces.







Positioned to the front of the property are two generously proportioned reception rooms, both enjoying pleasant outlooks across the established front gardens. These beautifully presented spaces offer tremendous flexibility, whether utilised as a formal lounge, elegant dining room, home office or additional family room. To the rear of the property, a sitting room provides a wonderfully cosy retreat. A characterful log-burning stove creates an inviting focal point, whilst there are French doors that open directly onto the rear garden

Undoubtedly one of the most impressive features of this exceptional residence is the stunning open-plan living kitchen. Accessed via steps leading down from the entrance hallway, this magnificent space has been designed with modern family living and entertaining firmly in mind. There is ample space for comfortable seating with expansive bi-fold doors open directly onto the sunny aspect south west facing patio and a log-burning stove. The kitchen itself is both stylish and highly practical, featuring an extensive arrangement of fitted units complemented by granite work surfaces. The layout centres around a substantial island with an integrated breakfast bar. There is space for a range-style cooker with an extractor above, together with a selection of integrated appliances including a tall fridge, dishwasher and wine cooler.

Leading off is a spacious utility room, offering excellent additional storage and ample space for laundry appliances. A separate pantry provides further practicality, whilst an internal door leads directly into the integral garage, an especially useful feature for busy family life. Completing the ground floor is a contemporary wet-room-style shower room, providing additional convenience for residents and visiting guests alike.







The sense of space and quality continues onto the first floor, where an impressive vaulted galleried landing creates a striking architectural feature.

The principal bedroom suite is a particularly impressive retreat. Generously sized, the bedroom enjoys a delightful outlook across the rear gardens and surrounding countryside. French doors open onto a Juliet balcony, drawing in natural light and allowing the peaceful views to become a wonderful feature of the room. There is a dedicated walk-in dressing room, providing excellent wardrobe and storage and a beautifully appointed four-piece en-suite bathroom completes this superb suite, creating a private sanctuary with everything required for comfortable everyday living.

Bedrooms two and three are equally well considered, both offering generous proportions and the added luxury of their own private three-piece en-suite shower rooms. Two further double bedrooms complete the first-floor accommodation. A particularly appealing feature of the upper floor is the outlook enjoyed from the bedrooms, with the surrounding countryside providing an attractive and peaceful backdrop.













Occupying a generous plot extending to approximately 0.27 acres, the property enjoys beautifully established gardens that provide a wonderful balance of open lawned areas, mature planting and inviting spaces for outdoor relaxation.

To the front, electric entrance gates open onto a substantial driveway with parking for approximately four vehicles, alongside access to the integral garage. The rear garden is a particular highlight and offers a fantastic outdoor environment for the whole family to enjoy. Generous lawned areas along with mature planted borders that introduce colour and seasonal interest. The outdoor space continues to impress with two useful storage buildings, providing excellent facilities for gardening equipment, outdoor furniture and general storage. Tucked away within the gardens is a delightful secluded retreat featuring a charming summer house.

The property's position just off Brindle Road offers the best of both worlds, enjoying a peaceful residential setting whilst remaining exceptionally convenient for everyday amenities and transport connections. Bamber Bridge provides an excellent selection of shops, supermarkets, cafés and local services. For commuters, access to the main motorway network is particularly convenient, providing excellent connections to Preston and the wider North West.



General Remarks

Services: The property has the benefit of mains water, electricity, drainage and gas. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Driveway parking for multiple vehicles and integral garage.

Construction Type : Standard construction.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Not within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultra broadband available in the area

Mobile signal: Good outdoor and limited home signal available in the area

The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: South Ribble Borough Council **Council Tax: Band:** D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Bretherton. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : gains.rent.poetic

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage
adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty.
If there are high levels of interest we may seek best and final offers

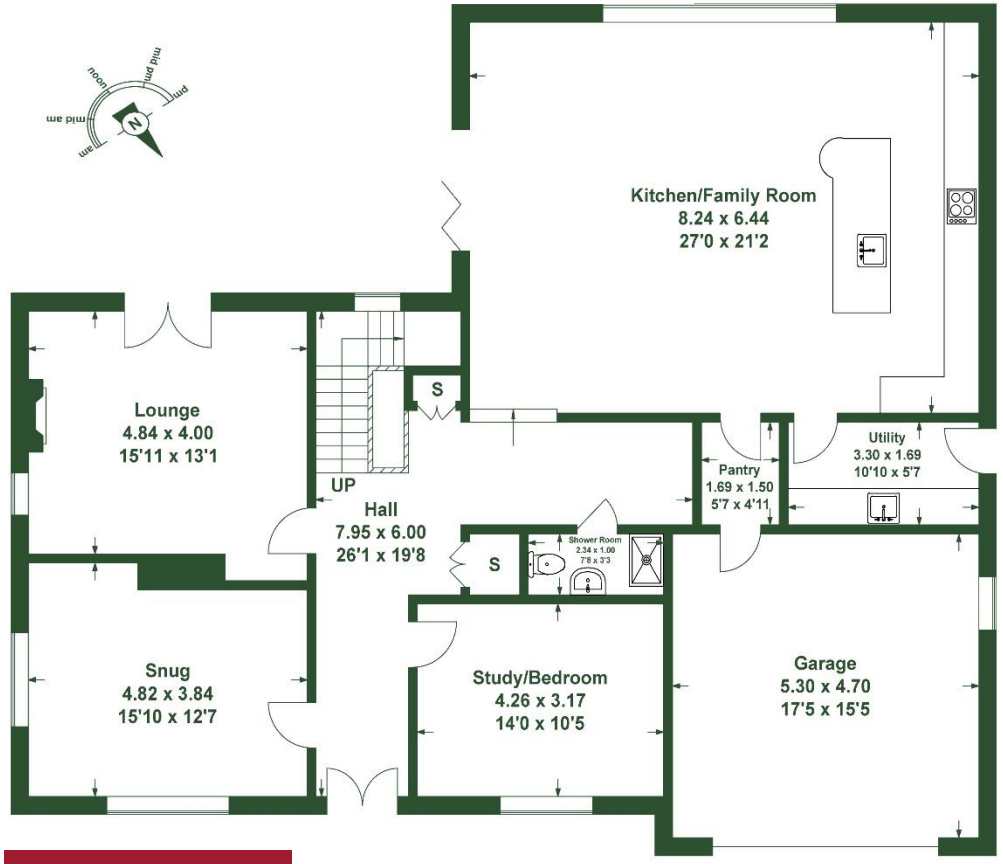
SUBJECT TO CONTRACT

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead.
We will be notified once the checks have been completed, if successful the
Memorandum of Sale will then be sent to solicitors.

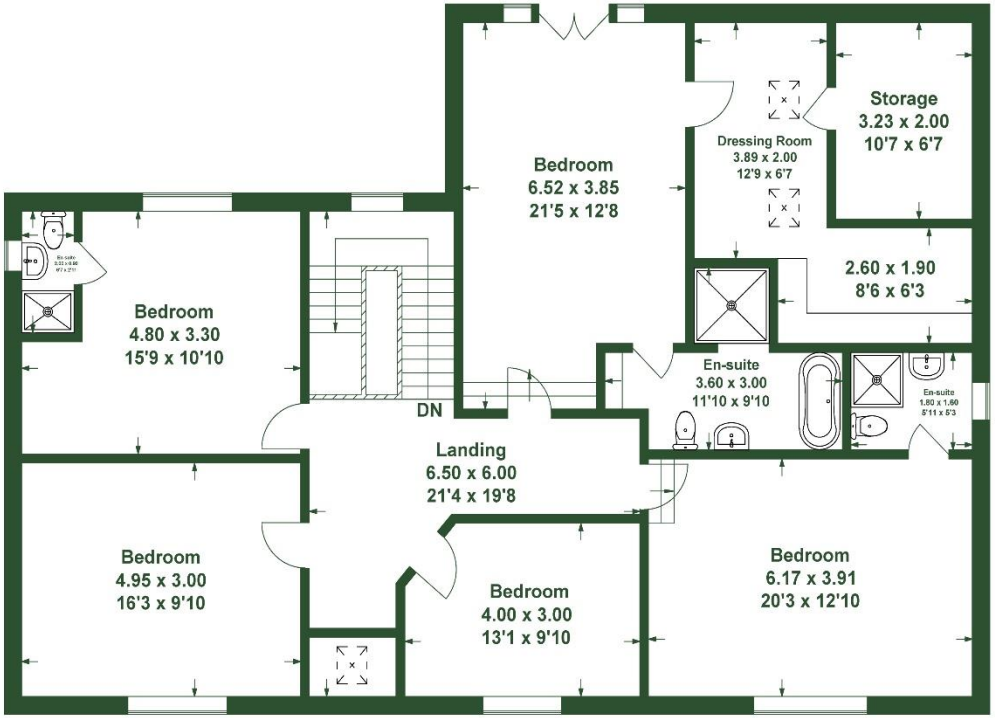
Date photographs taken : October 2026

Approximate Gross Internal Area : 307.52 sq m / 3310 sq ft
Garage : 26.50 sq m / 285 sq ft
Outbuilding : 12.48 sq m / 134 sq ft
Total : 346.50 sq m / 3729 sq ft

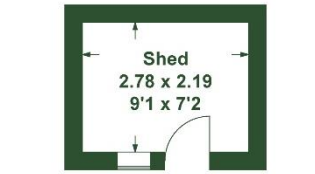
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

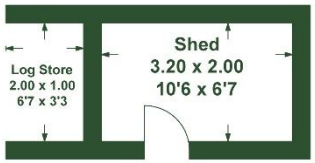


Ground Floor



First Floor





Outbuilding



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk