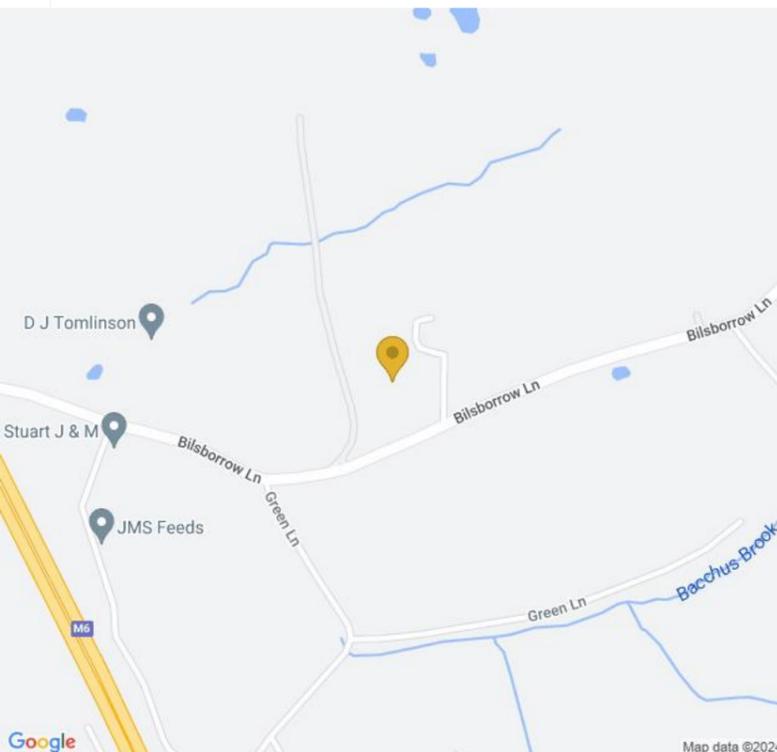
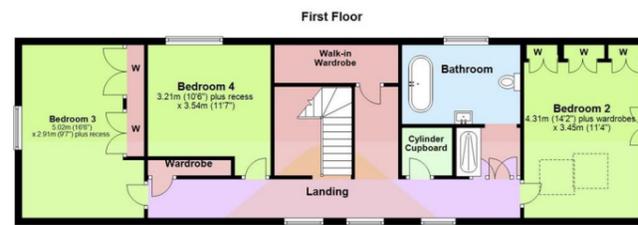


£1,250,000

Bilsborrow Lane,
Bilsborrow, Preston PR3



**Garstang
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Garstang PR3 1FA**

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- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Stunning Former Coach House In Prime Semi Rural Location**
- **Beautiful Comprehensively Stocked Garden Areas, Adjoining Paddock**
- **Four Double Bedrooms, Three Reception, Fantastic Sized Kitchen**
- **En Suite, Four Piece Bathroom, Extensive Parking**

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.

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

EPC D

www.farrellheyworth.co.uk



Rare opportunity to purchase a quite stunning detached former coach house situated in an idyllic and most private semi rural residential location off Bilsborrow Lane boasting extensive formal lawned garden areas that are comprehensively stocked with a wide range of mature trees and shrubs. To the front of the property, there is the original cobbled courtyard area while to the side, there is access to the double garage and an extensive parking/hard standing area. To two of the elevations, bi-folding doors from two of the reception rooms and kitchen lend access onto extensive sun terracing and patio areas overlooking the beautiful gardens, ideal for those who like to entertain and enjoy outdoor dining. A personal gate from the garden leads to an adjoining paddock that also has gated vehicular access from the lane approaching the property. The total plot size is approx. 1.3 acres.

Only internal inspection can appreciate the size and configuration of accommodation to be found inside this beautiful family home that is maintained and presented to exacting standards. Comprises: Entrance porch, imposing reception hallway with separate wc, three great sized reception rooms, breakfast kitchen, utility room and office/study. The ground floor accommodation is completed by a master bedroom with ensuite shower room. If so required, the lounge, master bedroom and en suite could easily be utilised to provide independent living for the extended family with its own separate hallway/vestibule.

To the first floor, a generous landing area provides access to three further double bedrooms, four piece family bathroom and a walk in wardrobe.

A gem of a property and credit to the current owners, viewing can not come too highly recommended.

Tenure: Freehold
Council Tax: Band G





