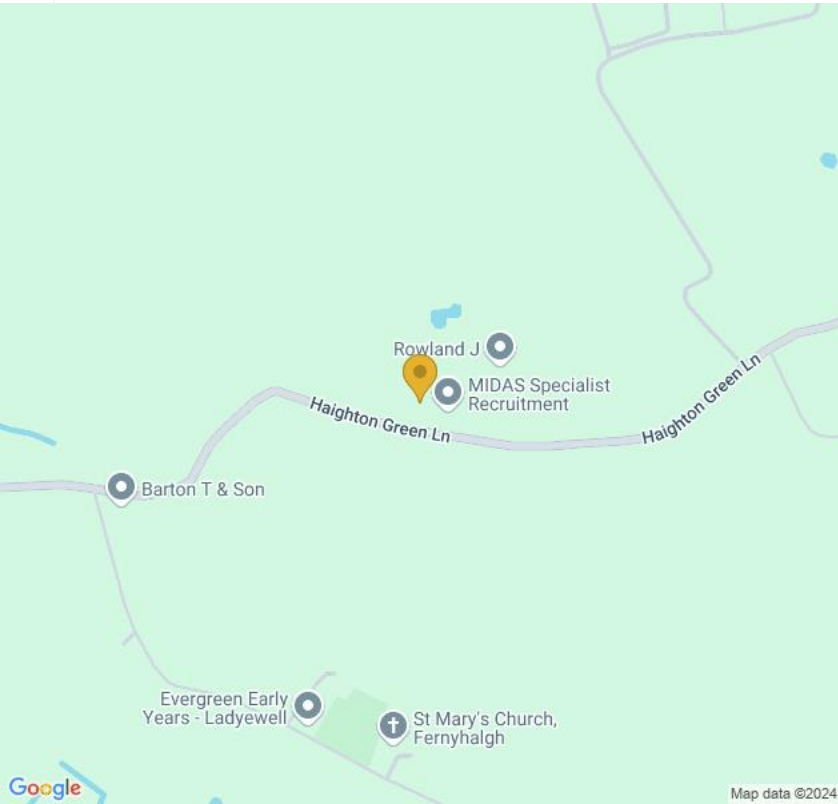




£999,950

Haighton Green Lane,
Haighton, Preston PR2



Fulwood
309 Garstang Road
Preston PR2 9XJ
Tel: 01772 787666
Email: fulwood@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/fulwood>



- **** VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Stunning Grade II Character Residence Premier Semi Rural Location**
- **Three Double Bedrooms, Four Piece En Suite, Three Reception Rooms**
- **Beautiful Extensive Gardens Boasting A High Degree Of Privacy**
- **Lovely Fitted Breakfast Kitchen, Substantial Adjacent Barn**

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 F

www.farrellheyworth.co.uk



Situated in a prime semi rural residential location, this quite stunning Grade II listed property occupies a generous plot of approximately 0.77 acres incorporating beautiful and comprehensively stocked gardens and patio areas making it ideal for entertaining and outdoor dining.

The main entrance opens onto a long sweeping driveway that leads past the front of the property and into a sizeable cobbled courtyard area to the rear and also lends access to the substantial detached barn with a ground floor area of approximately 1728 sq ft plus a mezzanine floor area of a further 945 sq ft. The barn is suitable for a variety of uses and potential further development subject to the appropriate planning consent. There is also an adjoining store room.

The property boasts a wealth of features and oozes charm and character which can only be fully appreciated by internal inspection that can not come too highly recommended.

Comprises: Three great size reception rooms to the ground floor, inner hallway, extensive breakfast kitchen with complimentary island unit, utility room and entrance porches to the side and rear elevations.

To the first floor, there are three generous double bedrooms with four piece en suite bathroom to the master bedroom and a further three piece shower room. There are walk-in closets off the landing and master bedroom.

This truly delightful period property is an absolute credit to the current owners and houses of this nature, size and configuration are rarely available making early internal inspection essential to avoid missing out that forever home.

Please note there is also a hot tub which is included in the sale.

Tenure: Freehold
Council Tax: Band G





