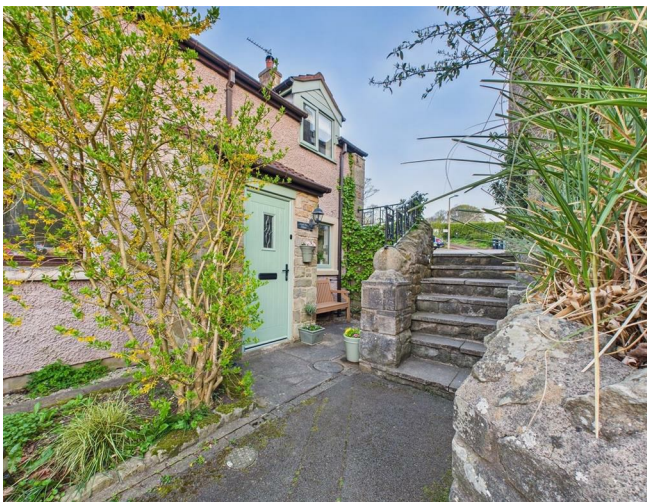


14 Threshers Court Hollins Lane, Forton, Preston, PR3



£200,000

Charming Two-Bedroom End-Terrace Cottage with Countryside Views & Idyllic Garden

Tucked away in the heart of the picturesque village of Forton, this enchanting two-bedroom end-terrace cottage is a true hidden gem. Bursting with character, charm, and warmth, it offers a wonderful lifestyle opportunity for those seeking peaceful village living with modern comforts. Set within a quiet and attractive courtyard, it provides the perfect balance of rural serenity and everyday convenience—ideal for both countryside enthusiasts and commuters alike.

Step inside and you'll be instantly impressed by the beautifully styled interior. The home boasts two spacious double bedrooms and a contemporary, well-appointed bathroom. The open-plan lounge and dining area is the heart of the home—a welcoming space with a cosy Charnwood multi-fuel stove and double doors that open onto a delightful cottage garden, where you can take in uninterrupted views across rolling countryside. It's the perfect spot to unwind, entertain, or enjoy your morning coffee!

The kitchen is both stylish and practical, finished to a high standard while maintaining the home's cottage charm. An allocated parking space adds to the ease of living in this truly special property. Outside has an allocated parking bay, with 2 unallocated parking spaces (at the opposite end of the parking bay).

Location-wise, you couldn't ask for more. Just a gentle walk away are the tranquil banks of the River Wyre and the stunning landscapes of the Forest of Bowland—an Area of

Outstanding Natural Beauty, with Lancaster Canal also within easy walking distance.

Whether you love long walks, scenic picnics, or simply soaking in nature, this location offers it all.

A rare opportunity to own a character-filled cottage in a sought-after village setting with glorious views, beautiful interiors, and a garden made for quiet enjoyment. This is countryside living at its most appealing.

Entrance Vestibule

Laminate floor, cupboard housing the consumer unit, door to the hallway.

Hallway



Stairs to the first floor, laminate floor, radiator.

Kitchen



Cottage style kitchen with a double glazed window to the front, a range

of beautifully crafted cabinets and display cabinets finished in a warm cream with complementary wood work surfaces, ceramic Belfast sink, four plates electric cooker and extractor hood, dishwasher, plumbing for washing machine, space for fridge/freezer, laminate floor.

Lounge/Diner



Double-glazed patio doors leading to the garden, Charnwood multi-fuel stove set on a slate hearth, dado rail, understairs storage cupboard, laminate floor, radiator.

First Floor Landing



Bedroom One



Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the front, carpeted floor, radiator, cupboard housing the Worcester combi boiler.

Bathroom

Double-glazed Velux window, bath with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, radiator, laminate floor, W.C.

Outside

Front garden with raised flower beds and seating area and security lighting. Beautiful enclosed rear garden with glorious views over fields and bordered by trees plants and shrubs planted to reflect the seasons, two storage sheds, decked patio area, water tap. Allocated parking bay, with 2 unallocated parking spaces (at the opposite end of the parking bay).

Useful Information

Tenure Freehold

Council Tax Band (C) £2,103

No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



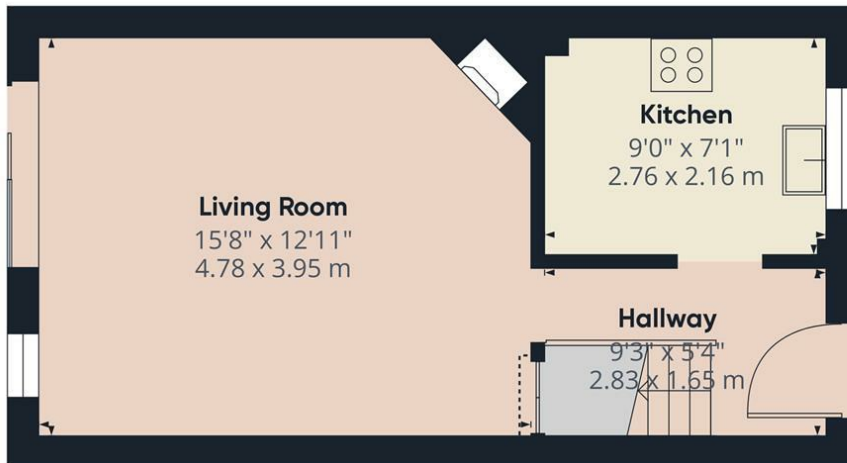
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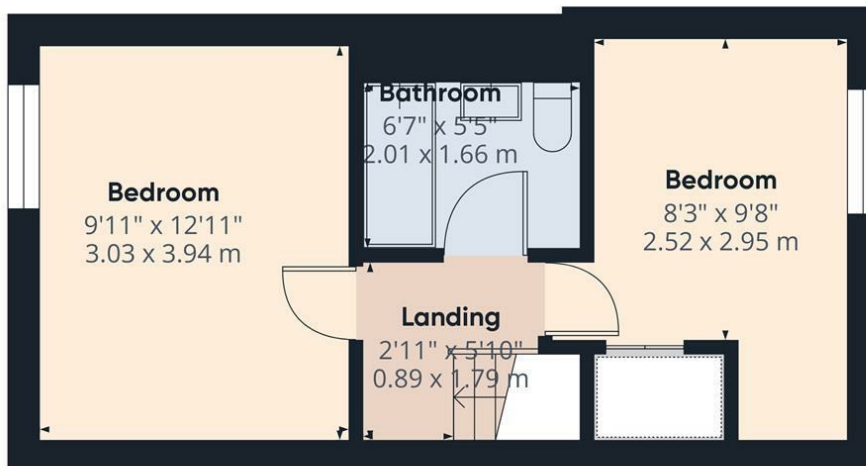


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

603.65 ft²
56.08 m²

Reduced headroom

0.91 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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