

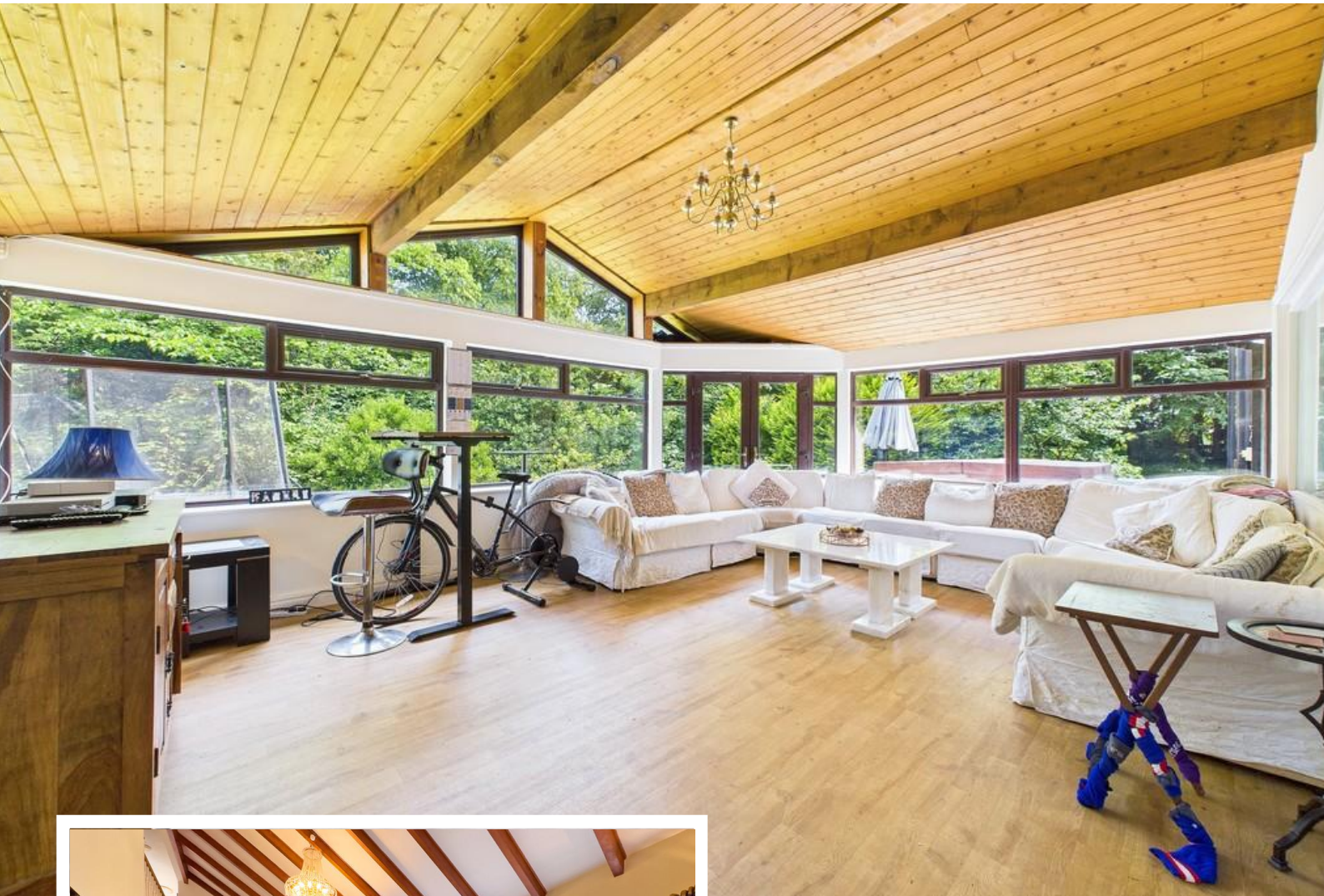


Howick Park Avenue
Penwortham

- **Exceptional Opportunity- Versatile Property**
- **8 Bedrooms, 7 Bathrooms and 7 Receptions**
- **Expansive Living Over 3 Floors**
- **Ideal for Commercial or Residential Use**

Offers Over For Sale £899,000
EPC Rating 'D'





Property Description

Exceptional Opportunity – Versatile Property with Incredible Potential

This remarkable and highly versatile property presents an exceptional opportunity for a wide range of uses. Whether you're looking to establish a care facility, children's home, supported living residence, or create a spacious family home with separate accommodation for managers or extended family, this property is ideally suited.

Set in a desirable and accessible location, the property boasts an impressive layout with the potential to be divided into two self-contained halves, each with its own private entrance-perfect for multi-occupancy or commercial use.

The home comprises eight spacious bedrooms, seven bathrooms (five of which are en-suite), and seven generous reception rooms, offering ample space for both communal living and private retreats. A long private driveway with shared access leads up to the



property, where you'll also find off-road parking and an electric vehicle charging point for modern convenience.

A pathway guides you to the front door, opening into a welcoming entrance hall with a guest WC. To the right, there's a home office with patio doors leading out to a decking area-an ideal work-from-home space. Adjoining this room is a fully fitted wet room, providing excellent accessibility.

To the left of the hall, you step into a spacious family room that serves as the heart of the ground floor. At one end, a cosy sitting area opens into a vibrant games room and bar, ideal for entertaining, with a staircase leading to the first floor. At the other end of the family room, a bright and welcoming living room features large windows that overlook the rear garden, filling the space with natural light.



The ground floor also includes a stylish kitchen with a central island and ample room for a dining table, perfect for family meals or hosting. A secondary hallway provides built-in storage, a utility room, an additional reception room, and direct access to the parking area.

On the first floor, the primary bedroom suite is a standout feature, complete with a private dressing area, a walk-in wardrobe, and an elegant en-suite bathroom featuring both a bath and a jet shower. The landing, complete with built-in storage, leads to a family bathroom and two additional bedrooms that share a stylish Jack and Jill shower room. A private balcony on this floor offers lovely views of the surrounding area, creating a tranquil space to unwind.



Also on the first floor are three more double bedrooms, each with its own private en-suite bathroom-ideal for guests, residents, or staff accommodation. A second staircase leads to a gallery-style balcony overlooking the reception areas below.



The second floor features a generously sized bedroom with a separate WC, along with an additional bedroom that includes its own dressing room-providing adaptable living space ideal for extended family, older children, or staff accommodation.

Throughout the home, character features such as parquet flooring on the ground floor enhance the sense of quality and warmth.

In summary, this unique and substantial home combines flexibility, space, and thoughtful design in a prime location. With its range of potential uses and



ability to be adapted to suit various needs, it offers a rare and exciting opportunity not to be missed.

LOCAL INFORMATION PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.

ENTRANCE HALL

WC

OFFICE 11' 10" x 18' 3" (3.61m x 5.56m)

WET ROOM 4' 10" x 7' 11" (1.47m x 2.41m)

FAMILY ROOM 10' 10" x 13' 6" (3.3m x 4.11m)

LIVING ROOM 21' 1" x 15' 8" (6.43m x 4.78m)

SITTING ROOM 25' 6" x 12' 5" (7.77m x 3.78m)

FAMILY GAMES ROOM 22' 4" x 11' 5" (6.81m x 3.48m)

FAMILY GAMES ROOM BAR 14' x 8' 5" (4.27m x 2.57m)

DINING KITCHEN 13' 6" x 28' 7" (4.11m x 8.71m)

HALLWAY

RECEPTION ROOM 14' 1" x 13' 11" (4.29m x 4.24m)

UTILITY ROOM 14' x 6' 4" (4.27m x 1.93m)

FIRST FLOOR

BEDROOM ONE 13' 5" x 15' 8" (4.09m x 4.78m)

DRESSING AREA 8' 10" x 6' 7" (2.69m x 2.01m)

WALK IN WARDROBE 4' 11" x 7' 4" (1.5m x 2.24m)

ENSUITE 7' 9" x 10' 6" (2.36m x 3.2m)

BEDROOM TWO 12' 11" x 12' 2" (3.94m x 3.71m)





JACK AND JILL SHOWER ROOM 5' 2" x 8' 10"
(1.57m x 2.69m)

BEDROOM THREE 10' 6" x 8' 11" (3.2m x 2.72m)

BEDROOM FOUR 15' 10" x 11' 5" (4.83m x 3.48m)

SHOWER ROOM 7' 2" x 7' 7" (2.18m x 2.31m)

BEDROOM FIVE 14' x 9' 10" (4.27m x 3m)

ENSUITE 7' 9" x 5' 2" (2.36m x 1.57m)

BEDROOM SIX 14' 2" x 8' 6" (4.32m x 2.59m)

ENSUITE 7' 9" x 5' 1" (2.36m x 1.55m)

SECOND FLOOR

BEDROOM SEVEN 13' 2" x 14' 1" (4.01m x 4.29m)

WC

DRESSING ROOM 15' x 11' 2" (4.57m x 3.4m)

BEDROOM EIGHT 23' 5" x 6' 9" (7.14m x 2.06m)

OUTSIDE



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.