



1 Smallshaw Road

Lanehead | OL12 6BH

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Overview

- Detached Family Home
- Set Over Three Levels
- Filled With Character
- Four Double Bedrooms
- Two Reception Rooms
- Family Bathroom
- Shower Room
- Off-Road Parking & Garage
- Landscaped Gardens
- Countryside Views
- Additional Land Can Be Rented



Four Bedroom Detached Family Home In A Semi-Rural Location

Step into this detached family home, originally built in 1885 and beautifully maintained to preserve its period charm while offering modern convenience.

Nestled along a quiet country lane in a sought-after semi-rural location, this residence provides flexible accommodation across three floors.

Enter via a charming porch that welcomes you into a warm and inviting lounge with original features and a relaxed, homely atmosphere. Flowing from here is the heart of the home — a country-style breakfast kitchen, perfect for family gatherings and informal dining, complete with rustic finishes and ample space. A utility room offers practicality and additional storage.



From the kitchen, stairs rise to a beautiful sitting room boasting fabulous countryside and garden views — the perfect retreat for reading, relaxing, or entertaining. From here, an inner hall provides access to outside and the remaining rooms within the home. On this floor, there is a main double bedroom, a further bedroom currently being used as a study, and a family bathroom alongside a separate shower room, offering ideal versatility for modern family life.

Heading upstairs again, two generous double bedrooms with ample eaves storage complete the accommodation, offering peace and privacy away from the main living areas — ideal for older children and guests.



The property sits on a generous plot, with landscaped gardens featuring Indian stone patios and a covered side seating area, perfect for alfresco dining or soaking in the tranquil setting from different angles. Steps lead to enchanting 'wild gardens', providing a natural haven for wildlife and a true escape into nature.

Access is via a charming cobbled driveway and an integral garage with an electric door for added convenience and security.

This is a rare opportunity to acquire a character-filled detached home in a serene yet accessible location, offering space, style, and soul in equal measure. Ideal for families seeking a lifestyle move or those who value heritage with a touch of country luxury.

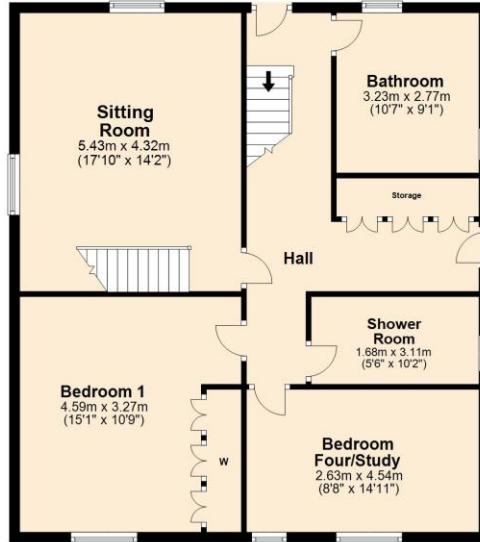
Ground Floor

Approx. 77.9 sq. metres (838.7 sq. feet)



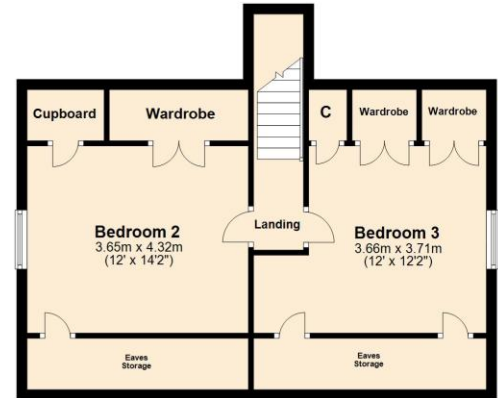
First Floor

Approx. 88.5 sq. metres (952.8 sq. feet)



Second Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 221.1 sq. metres (2380.4 sq. feet)

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