



Wallace Farm Wallace Lane, Forton, Preston, Lancashire, PR3 0BA

A quite stunning example of a fine period home, lovingly restored and maintained by the present owner in the ever popular village of Forton. Situated on Wallace Lane this semi detached farmhouse is the perfect blend between character and contemporary living. The accommodation comprises an entrance porch which leads into a versatile reception room/study. Beyond that is a snug, an inner reception hallway, a gorgeous split kitchen, a spacious and beautifully appointed lounge, a utility room and a handy ground floor WC. From the lounge there are stairs to a mezzanine bedroom with ensuite and from the kitchen is a second staircase up to the first floor which hosts four more exceptionally proportioned bedrooms with the larger one benefitting again from a charming ensuite. Externally the property has a mature courtyard, a lawned garden and off street parking for several vehicles. The position is quite outstanding. There are uninterrupted Countryside views, not least from the first floor balcony and the access to the village and M6 Junction 33 is particularly straightforward. Forton is a village and civil parish close to the Forest of Bowland. It is a short drive from both Garstang and Lancaster and all of the associated amenities on offer and is on the doorstep of a wealth of stunning walks. At over 2000 square feet and impressively presented throughout we expect a strong level of interest. Contact our office to arrange your internal inspection.



Ground Floor

Porch

Accessible from the oak front door.

Study

8'11" x 14'5" (2.73 x 4.4)

A versatile space with a double glazed window to the rear, a double panel radiator, a ceiling light point and electricity points.

Snug

12'6" x 13'7" (3.83 x 4.15)

a beautiful, cosy room with twin double glazed windows to the front, feature ceiling beams, a double panel radiator, wall side lights and electricity points.

Inner reception area

10'3" x 10'4" (3.13 x 3.16)

With a double glazed window to the side, a double panel radiator, wall side lights and electricity points.

Utility Room

8'7" x 5'8" (2.63 x 1.75)

A very useful space with a sink and drainer, work surface space, space for appliances, a double glazed window to the side elevation and electricity points.

WC

7'8" x 4'3" (2.35 x 1.3)

A handy ground floor facility comprising a low flush WC and a circular wash hand basin and vanity unit. The room has ceiling spot lighting with an extractor and a single panel radiator.

Lounge

19'0" x 21'10" (5.8 x 6.66)

The heartbeat of the house with a centrepiece feature woodburning stove, a range of floor to ceiling double glazed windows to the side elevation and other double glazed windows to offer an abundance of natural daylight and there are stairs to the brilliant mezzanine bedroom. This is all complemented by three radiators, ceiling spot lights, electricity points and a door accessing the garden.

Lead in Kitchen

9'8" x 10'7" (2.95 x 3.25)

Taking us into the main kitchen this intelligently designed

area has a base and stand up unit with composite work top surface, wall side lighting, a double panel radiator, double glazed windows to the side, a door to the rear and electricity points.

Kitchen

12'0" x 13'10" (3.67 x 4.22)

A stunning and well designed kitchen with wall and base units, composite work top surfaces an integrated electric oven with a NEFF ceramic hob and space for appliances. Additional features include another gorgeous wood burner, dual aspect double glazed windows, a double panel radiator and electricity points.

Mezzanine

Master Bedroom

15'10" x 11'11" (4.83 x 3.65)

A beautiful feature bedroom with double doors opening on to the balcony with uninterrupted countryside views. There are twin ceiling down lights, electricity points, a vaulted ceiling with beams and a glazed balustrade screen shielding the staircase.

Ensuite

6'7" x 4'6" (2.03 x 1.39)

With a walk in shower, a mounted wash hand basin a low flush WC and a window to the side.

First Floor

Landing

With ceiling down lighting, an airing cupboard and electricity points.

Bathroom

8'4" x 4'9" (2.56 x 1.46)

With a boat bath, a vanity wash hand basin and a low flush WC. Further elements include a chrome heated towel rail, a double glazed window to the side and ceiling spot lighting.

Bedroom Four

12'0" x 7'4" (3.66 x 2.26)

With a double glazed window to the front, a double panel radiator, ceiling down lighting and electricity points.

Bedroom Five

12'0" x 7'8" (3.66 x 2.34)

With a double glazed window to the front, a double panel

radiator, ceiling spot lighting, fitted walk in wardrobes and electricity points.

Bedroom Two

18'9" x 10'7" (5.73 x 3.24)

Another breathtaking room with dual aspect double glazed windows, a double panel radiator, ceiling down lighting and electricity points, two double panel radiators, twin ceiling down lights, feature beams and electricity points.

Ensuite

8'7" x 5'2" (2.64 x 1.6)

With a walk in shower, a low flush WC and a vanity mounted wash hand basin. There is also a window to the side elevation, a radiator and ceiling down lighting.

Bedroom Three

8'11" x 13'4" (2.72 x 4.08)

With a feature stone wall, double glazed window to the front, a single panel radiator, ceiling light point and electricity points.

Externally

The property has gated access to off street parking for several vehicles as well as both a courtyard and lawned garden. Surrounded by open countryside to the rear it is a most tranquil and peaceful haven.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
92 (A)	92 (A)	28 (G)	28 (G)
85-91 (B)		11-27 (A-G)	
69-84 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
<small>Most energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Most environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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