

# SHIP

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St Helen's View, Catterall Lane, Catterall, nr Garstang PR3 0PA

Asking Price £ 895,000

Additional unique building plot available by separate negotiation)

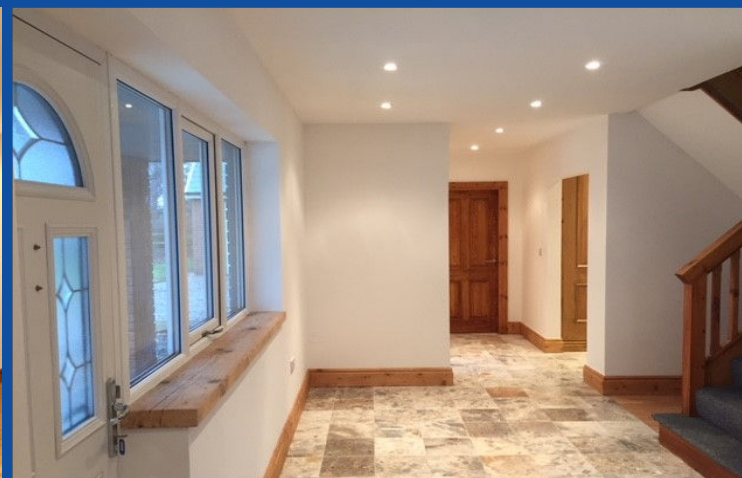
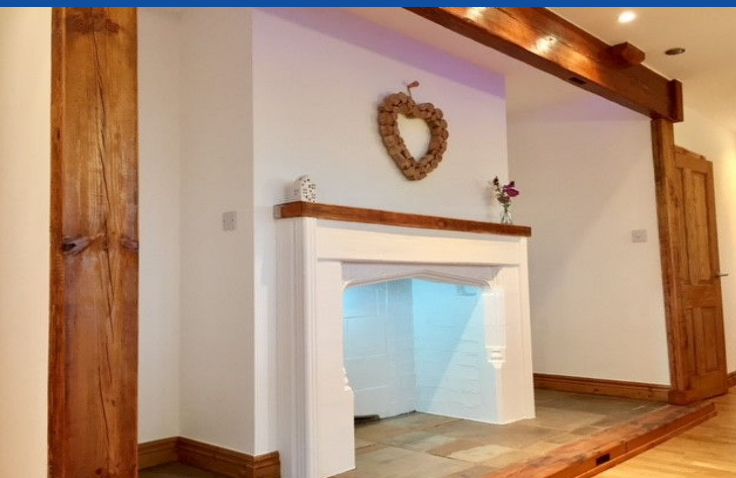
# St Helen's View

Catterall Lane  
Catterall  
nr Garstang  
Preston  
PR3 0PA

A substantial detached three storey modern country house with four reception rooms, two kitchens, six bedrooms, three bathrooms, adjoining out building leisure room, detached double garage with loft over.

Asking Price £ 895,000

(Additional unique building plot available  
by separate negotiation)



## Ground Floor

Entrance Hallway 5.03m x 2.39m plus 3.51m x 2.58m comprising cloaks cupboard, stairs to first floor with open understairs storage, Downstairs WC

Study 3.98m x 3.50m

Dining Room 6.68m x 4.91m  
Comprising feature Inglenook fireplace with inset fire place on stone flagged half. Ceiling spotlighting and inset piped music surround speakers. Full-length double glaze windows to front

Lounge / Family Room 6.39m x 5.59m  
Inset flatscreen entertainment unit, patio door. Through to kitchen;

Kitchen Area 4.0m x 3.5m plus 2.23m x 1.95m  
Fitted base and eye level units, integral Alpha two oven cooker, 4 ring electric hob, inset single drainer ceramic sink

Utility Room 2.94m x 2.87m plus 2.87 m x 1.63m plus 1.9m x 2.02m  
Comprising a range of fitted base and eye level units, granite worktops with inset 4 ring electric hob with extractor hood over, Undermount stainless steel sink, double oven/grill. Pine worktop with space for washing machine. Rear entrance door. Double opening doors through to kitchen. Tiled floor. Leading through to;

Garden Room 3.96m x 3.5m  
Sliding patio door leading to rear garden. Vaulted ceiling

Leisure Out Building Room 12.85m x 4.59m plus 3.86m x 3.50m  
Incorporating Jacuzzi and swim spa, stone flagged floor, vaulted ceiling, full-length double glazed windows cast-iron wood burning stove. Patio door to rear garden. Separate wet room comprising shower and low flush WC. Through to gymnasium area.

## First Floor

Landing 9.39 m x 2.39 m  
Walking linen cupboard with fitted units. Stairs to 2nd floor

Family Bathroom  
Comprising spa bath, walk in shower cubicle, feature glass wash hand basin, low flush WC, shelving unit, cupboard housing pressurised hot water cylinder. Tiled floor

Bedroom 1 6.53m x 3.98m +1.95m x 0.48m  
Double bedroom

Bedroom 2 ensuite 5.83m x 4.03m plus 3.75m x 1.49m  
Double bedroom with ensuite shower room.  
Ensuite comprising walk-in shower spa, wash hand basin, low flush WC, heated ladder radiator, window bench seat with fitted drawers  
(ensuite measures 3.75 m max by 2.1 m)

Bedroom 3 4.0m x 3.29 m plus 1.96m x 1.04m  
Double bedroom

Bedroom 4 6.64m max x 4.9m max  
Double bedroom



## Second Floor

Landing 7.36m x 1.38m

Includes eaves storage and rooflight

Bedroom 5 3.92m x 2.32m +2.79m x 1.66m

Double bedroom with vaulted ceiling, two rooflights, porthole window

Shower Room 2.32 m x 1.53 m

Comprising walk-in shower cubicle, low flush WC, cabinet with inset wash and basin, tiled walls and floor, Chrome ladder radiator, rooflight

Bedroom 6 4.48 m x 2.33m plus 3.2m x 1.67m

Double bedroom with vaulted ceiling, two rooflights

## Outside

A double wrought iron security gated entrance to a sweeping private driveway leading to the detached double garage together with open car parking both to the front, side and rear of the property.

There are lawned gardens to the front and rear, together with access to the building plot to the rear of the property.

## Detached Double Garage

Double up and over garage door. loft room over with two window openings and porthole window

## Services

Mains electricity. Underfloor heating throughout.

Solar panels also provide electricity supply together with income from solar panel feed-in tariff. Private borehole water supply to be provided.

## Tenure

Freehold with immediate vacant possession.

## Viewing

Strictly by accompanied appointment with SHP VALUERS

## Asking Price

£ 895,000

## Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

(i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;

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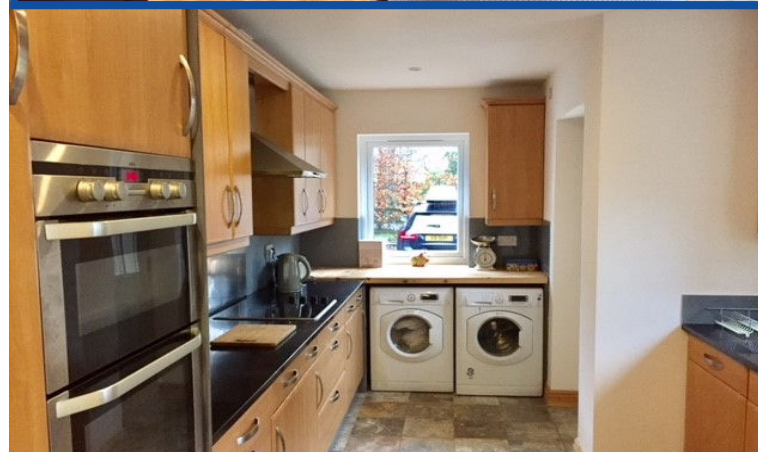
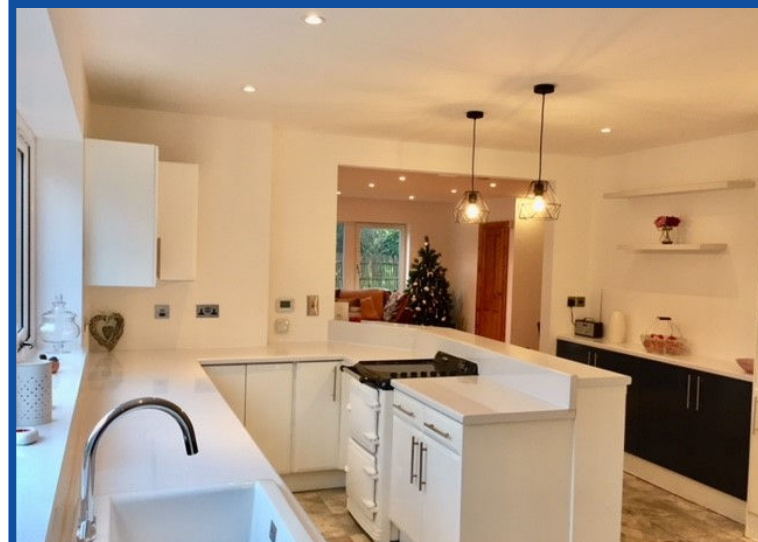
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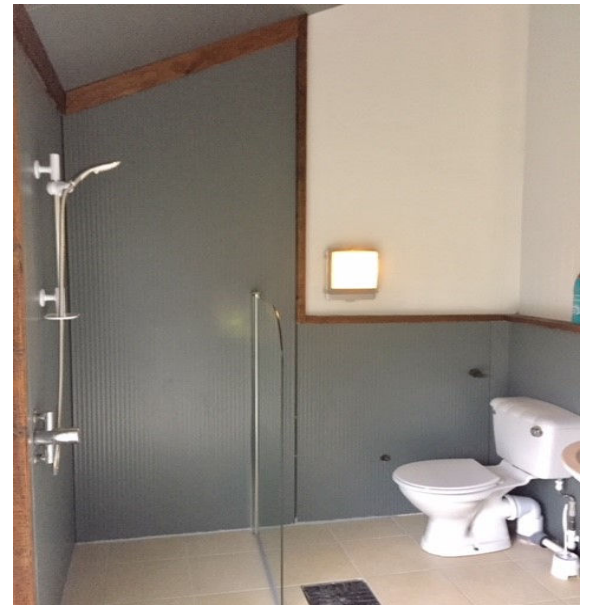
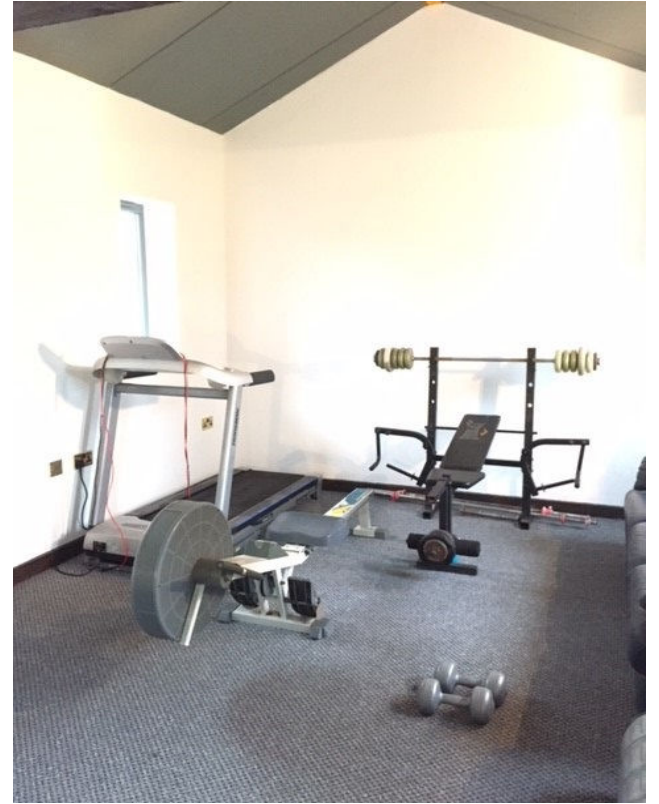
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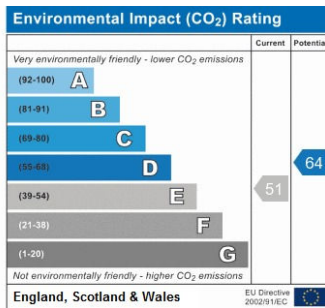
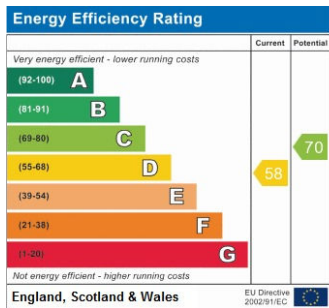
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