

## Property Particulars

### **The Shippon, Potters Lane, Samlesbury.**



- **Detached Stone Built 'Shippon' in an Idyllic & Serene Setting**
- **Stunning Countryside & Lovely Lane Approach**
- **Stone Built Detached Dwelling**
- **Historical Hamlet**
- **Circa 1.0 Acre Plot OTA of Magnificent Grounds**
- **Three Bedrooms**
- **Well Equipped Kitchen**
- **Two Gorgeous Reception Rooms**

**£450,000**

An extremely rare opportunity to purchase a very unique property, in an idyllic setting and location, amongst a historical hamlet, dating back to 1741. This stone built shippon originally constructed in the mid 18th century sits within, a very generous plot, circa 1.0 acres grounds and almost seems to have it's own micro-climate, being wonderfully sheltered by the fabulous well established raised formal gardens, The property has three bedrooms, en suite and main bathroom, downstairs cloaks, stylish fitted kitchen, utility room, oil fired central heating, solar panels, LPG. There are two lovely reception rooms, with all the rooms benefiting from overlooking the serene setting and gorgeous gardens, this wonderful stone built detached home has to offer. Being approached via a lovely country lane with St Leonard's church tower providing a great outlook. There is plenty of parking and we would highly recommend internal viewing to fully appreciate the setting location and further potential this amazing property has to offer.

**Formal Dining/Garden Room - 19' 7" x 12' 8" (5.96m x 3.86m)**

With stunning views to the garden. A fabulous room with double glazed French doors and side windows to the rear patio and further double glazed window to the rear, spot lights and ceiling light, two Velux windows to the roof.



**Lounge - 14' 0" x 13' 7" (4.26m x 4.14m)**

A lovely lounge room with three double glazed windows, stone mantel surround and LPG gas fire, wall lights, beamed ceiling and T.V. point.



**Kitchen/Diner - 15' 8" x 11' 10" (4.77m x 3.60m)**

Recently renewed fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, integrated Siemens dishwasher, Siemens induction hob and Neff double oven, Franke sink and drainer, double glazed window to the front, uPVC double glazed door and side windows to the rear patio, spot lights and stairs to first floor.



**Utility room - 7' 1" x 6' 9" (2.16m x 2.06m)**

A useful space with built in cupboards, base units, working surfaces and floor standing oil fired central heating boiler, plumbed for washer and door to downstairs cloakroom.



### **Downstairs Cloakroom - 7' 10" x 8' 6" (2.39m x 2.59m)**

With a two piece suite comprising low suite W.C. and wash hand basin, Velux window, storage cupboard and tiled elevations.



### **Bedroom One Ground Floor - 13' 10" x 10' 7" (4.21m x 3.22m)**

A stunning room with two Velux roof windows and a most unique triangular double glazed window making the most of the outlook on to the gardens.



### **Dressing Room - 6' 2" x 4' 9" (1.88m x 1.45m)**

With Velux window to the roof, radiator and hanging rails with shelved areas, door to en-suite.

### **En-suite - 7' 3" x 5' 5" (2.21m x 1.65m)**

With a three piece suite comprising panelled bath with mains shower over, low suite W.C and wash hand basin, fully tiled, heated towel rail and Velux window.



### **First Floor Landing -**

With a lovely deep sill double glazed window to the front, ceiling light and drop latch doors off.

**Bedroom Two - 14' 0" x 13' 9" (4.26m x 4.19m)**

A great double with double glazed windows to the side and rear elevations, fitted wardrobes and vanity area, radiator and ceiling light.



**Bedroom Three - 12' 0" x 7' 4" (3.65m x 2.23m)**

Another double bedroom with double glazed window to the rear, radiator, ceiling light, fitted shelves and hanging rail.



**Shower Room -**

With a three piece suite comprising double glazed shower enclosure, low suite W.C. and wash hand basin, window to the front and heated towel rail.

**Grounds -**

To the rear is a "sheltered" patio area perfect for outdoor dining or entertaining with rockery garden and steps up to the front formal gardens, where there are cleverly planted trees and shrubs, mature hedges and plants, all seem completely colour coordinated as they "appear" throughout the garden.



This leads to a wilderness garden secluded and accessed to the corner where there is an old poly tunnel and wild garden areas which have their own access from the front, a great idea for any planting out or maintenance required.



The second formal garden is laid to lawn with a great selection of plants, shrubs and trees with well established and well stocked borders. On approach to the property the private lane provides access to the neighbouring hamlet residents and there is lots of parking next to the Shippon. To the front there is a stone pathway which then extends around the property to the rear, access here also to the rear wild garden areas.



**Disclaimer** - The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet, safe and expedient manner.

**Opening Hours** Monday Friday 9.00am till 5.30pm

Saturday 9.00am till 4.00pm.

### Services

**Septic Tank, Oil Central Heating and LPG for Gas Fire, Solar panels to rear roof.-**