



36D Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
marie@mhestates.co.uk

## Property Particulars

### **The Water Tower, Cop Lane, Penwortham.**





## **The Water Tower**

### **Stunning Landmark Property**

**Previously A Victorian Water Tower - Now A Luxurious Family Home**

- **Four Double Bedrooms**
  - **Driveway Parking**
- **In the Heart Of Higher Penwortham**
  - **Arranged Over Five Floors**
  - **Three Reception Rooms**
  - **Two Bathrooms**
- **Outstanding Recently Replaced Shaker Style Kitchen**

**£675,000**

We are truly privileged to market this outstanding landmark property, being set in the very heart of Higher Penwortham, and having been beautifully updated and loved by the current owners. This late Victorian tower was built by Canon Rawstorne to provide clean water to the cottages around Penwortham End. Nowadays, it is a luxurious family home arranged over four floors, with all care and attention taken to preserve and enhance many of the original features, alongside necessary contemporary living. The ground floor offers a stunning quality shaker style bespoke kitchen with a family lounge overlooking the courtyard garden, further dining room and another evening lounge. The first floor offers one of the four double bedrooms with a dressing room and the decadent family bathroom, the second floor offers another generous double bedroom and the third floor provides a stunning suite area where there is a bedroom or sitting area, en suite shower room and a further mezzanine area perfect for a bed area, overlooking Penwortham with a bird's eye view. Your first impression has got to be the superbly designed and constructed Oak beam timber porch and stunning front door, all the windows have been replaced in keeping with the benefits of natural light and unique outlook in mind. Viewing is essential and strictly by appointment with Marie Holmes Estates. Set within Penwortham's vibrant centre with outstanding local schools, services and amenities.



**Entrance Porch & Hall Area -**

A most impressive addition, this stunning brick and timber frame constructed porch with central wooden door and hardwood double glazed sash style windows entering this most amazing home. There are doors off, stairs to first floor, radiator and ceiling light.



**Family Room - 17' 0" x 12' 6" (5.18m x 3.81m)**

The same flooring and under floor heating as the kitchen and has beautiful solid hardwood and glazed bi-folding doors creating a great feel to the outside space being joined as one with this tranquil room. There is a Velux window to the roof and wall lights.



**Kitchen/Breakfast Room - 18' 1" x 10' 0" (5.51m x 3.05m)**

A fabulous new addition this gorgeous Shaker Style kitchen has a Bertazzoni dual fuel cooking range and matching extractor canopy, quartz working surfaces with under slung sink unit and curved quartz drainer and Quooker tap, integrated dishwasher, larder fridge and freezer, pantry cupboard with concertina double doors ideally concealing the essential work top appliances such as microwave and air fryer. Wall lights and spot lights, breakfast bar area and under floor heating.



**Dining Room - 13' 10" x 12' 0" (4.21m x 3.65m)**

With engineered wooden flooring, two double glazed sash style windows dressed with shutter blinds, inset bespoke wine rack, wooden stove effect gas fire, ceiling light and radiator.



**Evening Lounge - 15' 1" x 12' 0" (4.59m x 3.65m)**

With double glazed sash style windows to the front and side dressed with shutter blinds, engineered wooden flooring, fire with wooden mantel surround and tiled inset, bespoke window seating, picture rail, wall and ceiling lights.

**First Floor Landing -**

With concealed lighting to the staircase, ceiling light, double glazed sash style window to the front and doors off.

**Bedroom Level 1 - 12' 0" x 10' 7" (3.65m x 3.22m)**

With a double glazed sash style window, radiator and ceiling light, cleverly placed with next doors' dressing room.

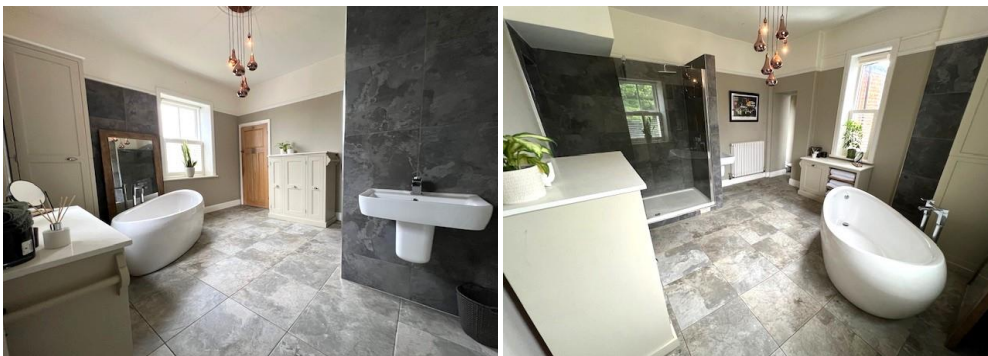


**Dressing Room -**

With half and full hanging rails, shelf and drawers, double glazed window to the rear.

**Family Bathroom - 12' 7" x 12' 3" (3.83m x 3.73m)**

A stunning four piece suite comprising a free standing contemporary bath with tripod style tap fittings, wash hand basin, large "step-in" shower area with glazed screening and mains shower, radiator, ceiling lights, sash style double glazed window to the front and private recess area where there is a W.C. and vertical double glazed window.





**Landing Second Floor -**

With access to bedroom and stairs to third floor.

**Second Floor Bedroom Two - 12' 8" x 10' 0" (3.86m x 3.05m)**

A lovely double bedroom with double glazed sash style window, ceiling light, radiator, walk-in wardrobe area with further double glazed window.



**Third Level Landing -**

With access to bedroom and stairs to fourth floor.

**Third Level Bedroom - 12' 8" x 10' 0" (3.86m x 3.05m)**

A brilliant bright double bedroom with an array of stylish double glazed windows, both sash style and vertical picture windows, LED lighting, radiator and walk-in wardrobe with further window.



**Fourth Floor -**

opening into bedroom four

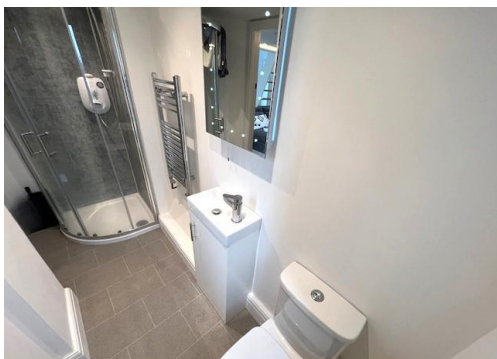
**Level Four Bedroom - 13' 6" x 16' 5" (4.11m x 5.00m) to widest point. Mezzanine - 13' 5" x 7' 5" (4.09m x 2.26m)**

A duplex bedroom with a step by step staircase to a mezzanine floor currently utilised as a bed area and has the full and remaining roof height of the tower, Velux windows and a glazed and oak balustrade. The lower level is used as a lounge area, study area where there is lots of natural light by a great selection of double glazed windows, LED lights and ceiling lights. There is a radiator and door to ensuite.



### En-suite -

With a three piece suite comprising low suite W.C. wash hand basin and quadrant glazed shower with electric shower, heated towel rail.



### Outside -

To the front there is a quality resin driveway which extends via a large "barn" gate for further parking area and front garden. The front garden having been laid to lawn with laurel hedges and stunning mason stone steps to the beautiful entrance porch.



### Garden Courtyard -

A gorgeous paved courtyard with Cotswold cream rendered walls with external lighting, wooden secure gate access and a step away to the amazing inside area - an absolute perfect space for entertaining.

### 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.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**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 and expedient manner.

### Opening Hours

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**