

Property Particulars

The Bungalow, Potters Lane, Samlesbury.



- **Unique Opportunity Overlooking Riverside**
- **Tranquil & Secluded Setting**
- **Approached By Beautiful Country Lanes**
- **Breathtaking Views & Surroundings**
- **Elevated Position - Detached True Bungalow**
- **Great Size Private Plot**
- **Lots of Parking, Cabin Shed & Wood Store**
- **Three Bedrooms**

Offers in the Region Of £535,000

A unique opportunity to purchase a detached true bungalow, in a tranquil and enchanted riverside setting. Set within a generous secluded plot with lots of room for further development subject to necessary planning. The Bungalow has three bedrooms, two generous reception rooms, fitted kitchen and family bathroom. There is oil fired central heating and uPVC double glazing, however the biggest wow factor is the views and setting. Being set in an elevated position overlooking the River Ribble and the beautiful greenery across the river at Brockholes. Being approached by a quiet country lane to a farm gate accessing the grounds, with lots of parking, a garage and wood store. The garden dips down to the riverbank where there is a lovely lawn area and the remaining gardens are at a higher level. Excellent motorway connectivity, easy access to Preston City Centre along the A59 where there are local amenities and services provided. Viewing is essential to fully appreciate the setting, location, tranquillity and further potential this wonder bungalow has to offer.

Approach -

Being approached by a quarry tiled timber post and vaulted verandah which extends to the rear with lovely solid wooden doors from the front into the Entrance Hall.



Entrance Hall -

With window to the side and doors off.

Lounge - 15' 1" x 14' 6" (4.59m x 4.42m)

A stunning room with a lovely bay window overlooking the river and further side glazed panels, wood burner set on hearth, ceiling light, radiator, door to inner hall and the bedrooms.



Front Lounge & Dining Room - 14' 9" x 14' 8" (4.49m x 4.47m)

Another spacious reception room with a uPVC double glazed window to the front and a beautiful uPVC double glazed corner window, wood burner set on hearth, radiator, ceiling light, cupboard housing heating system and door to kitchen.



Kitchen - 11' 4" x 8' 2" (3.45m x 2.49m)

With base units, drawers and working surfaces, electric cooker plumbed for washer, space for white goods, wall mounted heater, uPVC double glazed windows to the front and side and door to rear.



Inner Hall -

with ceiling light, loft access and doors off

Bedroom One - 13' 0" x 10' 1" (3.96m x 3.07m)

With uPVC double glazed window to the rear, ceiling light and radiator.



Bedroom Two - 11' 0" x 9' 0" (3.35m x 2.74m)

With a lovely corner uPVC double glazed window, ceiling light and radiator.



Bedroom Three - 12' 0" x 7' 10" (3.65m x 2.39m)

With uPVC double glazed corner window taking great advantage of the stunning riverside views, ceiling light and radiator.

Bathroom - 11' 0" x 9' 0" (3.35m x 2.74m)

A great size bathroom with a three piece suite comprising low suite W.C. wash hand basin and panelled bath with electric shower over, opaque uPVC double glazed window and radiator.



Grounds -

Being accessed by a lovely country lane via a barn site to an exceptional size plot where there are stunning countryside and river views. The bungalow sits on an elevated plot taking in all the surrounding setting, privacy and tranquil grounds, with the land all around the bungalow, the front aspect with lawn garden to river bank lots of parking and greenhouse to the rear.



Disclaimer –

The information displayed about this property within these particular 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