

## Property Particulars

### Cop Lane, Penwortham.



- **Executive Detached Family Home**
- **Most Sought-After Location**
- **Two Lovely Reception Rooms**
- **Great Space & Lots of Original Character Throughout**
- **1935's Arts & Crafts Style**
- **Four Bedrooms**
- **Spacious Dining Kitchen**
- **Three Bathrooms One Of Which Being En Suite**

**£475,000**

A stunning and spacious 1935 detached house, being of the Arts and Crafts style, having rosemary tiles to a well designed and beautiful roof line. This amazing home, set in the most sought-after location of Higher Penwortham offers, four great size bedrooms, three bathrooms, two generous lounge rooms, a spacious dining kitchen, utility room, downstairs cloaks. The quality original features throughout this amazing home give the property exceptional character, as soon as you step in the entrance porch where the substantial timber frame porch accesses the solid wooden front door in to the very spacious and stylish entrance hall. There is gas central heating and uPVC double glazing. Gardens wrap around the property and provide well kept and established lawns, flower bed borders and a 'sun trap' enclosed side patio, perfect for entertaining, children's play area or just being pets friendly. There is lots of driveway parking for several vehicles to the front which also accesses the attached integral garage, and another second driveway accessed via The Avenue. Outstanding local schools, walking distance to Penwortham's vibrant high street and all it's excellent services and amenities. Viewing is essential to fully appreciate the lovely home.

**Entrance Porch -**

Being uPVC double glazed with stunning original timber pillars, with access to the entrance hall via a solid wooden door, also original.

**Entrance Hallway - 13' 10" x 10' 10" TWP 4.21m x 3.30m)**

A spacious hall with quality Karndean flooring, stunning staircase to the first floor with natural light from the amazing two storey vertical window, at the half landing. Ceiling light, plate racking to the wall, radiator and doors off. A large under stairs storage area with lighting.



**Front Lounge - 14' 0" x 13' 0" (4.26m x 3.96m)**

A spacious lounge with Kardean flooring, uPVC double glazed window to the front elevation, ceiling light, radiator and TV aerial point.



**Second Lounge - 14' 1" x 12' 0" (4.29m x 3.65m)**

Another stunning reception room with a uPVC double glazed bay window to the side elevation, Karndean flooring, picture rail, ceiling light and radiator.



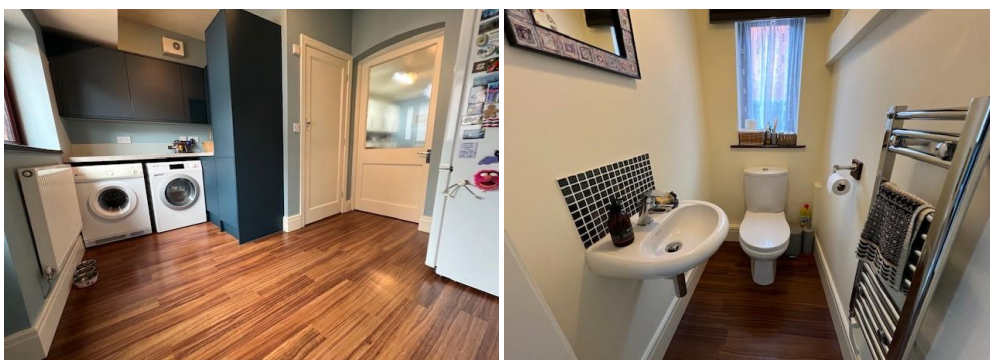
**Dining Kitchen - 14' 10" x 11' 10" (4.52m x 3.60m)**

With a selection of wall, drawer and base units with contrasting working surfaces and part tiled splash back area, integrated electric hob with glass splash back and extractor hood above, double electric oven, plumbed for dishwasher, integrated fridge freezer, sink unit and drainer, uPVC double glazed window to the rear, cupboard housing central heating boiler, Karndeian flooring door to utility room.



**Utility room - 11' 1" x 9' 9" (3.38m x 2.97m)**

A great size utility with Karndeian flooring, uPVC double glazed door to side elevation, wall, base and larder unit in a modern matt finish, plumbed for washer and space for dryer, extractor fan, uPVC double glazed window to the side and door to downstairs cloaks W.C.

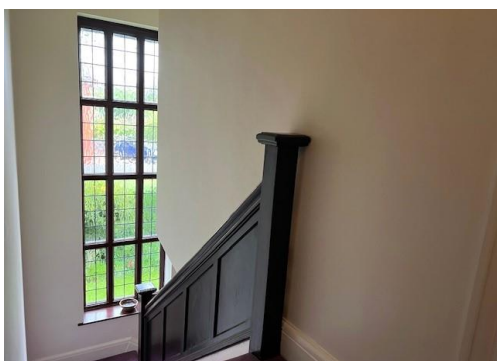


**Downstairs Cloaks WC -**

With a Jacuzzi two piece suite comprising, low suite WC, wash hand basin, Karndeian flooring, and opaque uPVC double glazed window to the rear, heated towel rail and extractor fan.

**First Floor Landing -**

Being approached by a turnback staircase with the amazing tall vertical window to the half landing, ceiling light and lovely chamfered walls to the bedroom doors.



### Bedroom One -

With a range of fitted wardrobes to one wall, bed sides, fitted drawers and cupboards, uPVC double glazed window to the front elevation, ceiling light and door to the dressing room or home office.

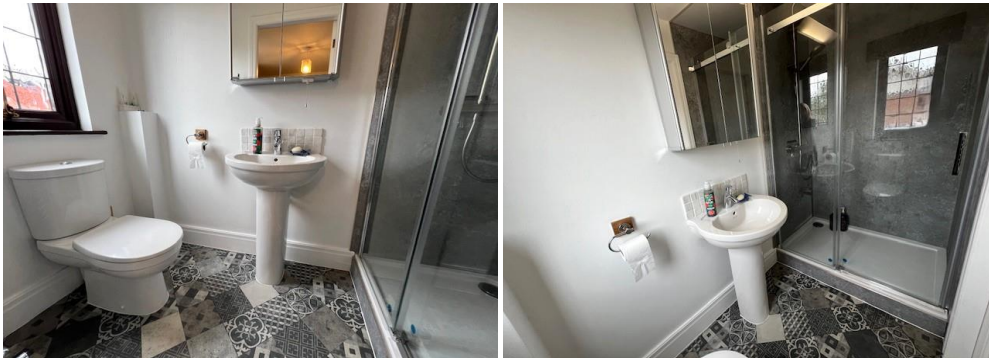


### Dressing Room - 9' 8" x 8' 0" (2.94m x 2.44m)

With a uPVC double glazed window to the side, ceiling light, radiator and door to the en suite.

### En-suite -

With a Jacuzzi suite with a Vitra mains shower with quality sliding shower doors, water resistant elevations pedestal wash hand basin, opaque uPVC double glazed window to the side.



### Bedroom Two - 12' 1" x 11' 10" (3.68m x 3.60m)

Another spacious double with a uPVC double glazed window to the side elevation, a range of fitted wardrobes and top boxes with central vanity area to one wall, and matching bedsides, radiator and ceiling light.



**Bedroom Three - 14' 0" x 11' 8" (4.26m x 3.55m)**

Again another great size double with a uPVC double glazed window to the side elevation, ceiling light and radiator.



**Bedroom Four -**

With a uPVC double glazed window to the front elevation, ceiling light and radiator.



**Family Bathroom -**

With a stylish two piece suite comprising, panelled bath with glazed bi-folding shower panel and having a mains shower over, wash hand basin set on a vanity, uPVC double glazed window to the rear, fitted airing cupboard, heated towel rail and anti mist blue tooth mirror.



**Separate WC -**

With a two piece suite comprising, low suite WC, wash hand basin set on vanity unit, uPVC double glazed window to the rear.

**Outside -**

The property has a large front driveway providing parking for several vehicles, as well as approaching the integral garage, there is also vehicular and singular gated access to the side courtyard which can provide additional parking and hardstanding. Although used by the current owners as an enclosed 'sun trap', perfect for alfresco dining and entertaining family and friends.

### **Front & Side Gardens -**

The gardens are extremely well cared for and maintained with a lovely lawn garden, and well stocked flower beds. The gardens then extend to the side and providing further lawn and well established flowerbed borders. A pathway leads to the second driveway and access to the rear provide block paved area for bin store and ancillary use.



### **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**