







1 School Lane, Skelmersdale, Lancashire WN8 8EH

A once in a lifetime chance to purchase this beautiful and sympathetically restored Victorian home dating back to 1893.

Having kept many of the original features including original skirting and coving, the property retains its beautiful charm and character throughout.

The property has added benefit of Herringbone Oak flooring to the whole ground floor, Victorian style panelling, double glazed sash windows with Planation shutters, an individually designed stained glass window, bespoke fitted kitchen / family room, bar and snooker room, large utility room, outstanding bathroom and shower room.

It also has three reception rooms, four double bedrooms and a makeup / vanity room.

Standing on a large private plot with mature gardens and parking for numerous cars, the property is located in Old Skelmersdale with easy access to local amenities and schools.

An early viewing is highly recommended to appreciate how much this property has to offer.

DIRECTIONS:

From our Sandy Lane office proceed to the roundabout taking third exit into Neverstitch Road, continue over the next roundabout and at the following roundabout take second exit into School Lane. The subject property is on the left hand side.

Enclosed Porch

The Accoya front door opens into the enclosed porch with Victorian style floor tiles and Victorian style panelling.

Vestibule

The impressive vestibule having herringbone oak flooring, Victorian style panelling and stairs to the first floor with turned wood bannister, balustrade and spindles. Leading through to the `boot room ` via concealed sliding doors.

Formal Dining Room

11'10 x 11'10 plus bay (3.61m x 3.61m plus bay)

Front facing with a splayed bay double glazed sash window, plantation shutters and original tiled fireplace and hearth. Herringbone oak flooring.

Sitting Room

11'11 x 12 (3.63m x 3.66m)

A superb, dual aspect reception room with double glazed sash windows, plantation shutters, original fireplace and herringbone oak flooring.

Bedroom

9'10 x 10'9 (3.00m x 3.28m)

Side facing with double glazed sash window, plantation shutters and built in robes.

Boot Room

Built in cupboards with inset seat and herringbone oak flooring.

Rear Porch

Enclosed porch with Victorian style floor tiles, leading out to rear garden.

Shower Room

A superb suite comprising walk in shower, low level W.C. and large porcelain wash basin sitting on a quartz counter top vanity cupboard. Tiled floor and part tiled walls.

Open Plan Kitchen with Family Room

18'7 x 27'2 (5.66m x 8.28m)

This superb custom built kitchen includes a central Island and breakfast bar with an inset sink, Quartz worktops, double oven and warming drawer, gas hob and hood. Open to the impressive family room with wood burning stove and double glazed bifold doors open to the rear garden. Herringbone oak flooring fitted.

Inner Hall

Fitted cupboards and space for an American style fridge freezer. Herringbone oak flooring

Utility Room

10' x 8'8 (3.05m x 2.64m)

Extensive range of custom made units to match the kitchen, incorporating sink and plumbing for a washing machine and tumble dryer. Herringbone oak flooring.

Games Room & Bar

11'11 x 28'6 (3.63m x 8.69m)

An impressive fully fitted bar with two fridges. Duel aspect with double glazed French doors to the front elevation and Banquette seating fitted. Herringbone oak flooring, wall lights fitted.

FIRST FLOOR

Landing

Bedroom

12' x 12'2 (3.66m x 3.71m)

Rear facing double bedroom with custom built fitted robes, window seat.

Bedroom

10'2 x 12'3 (3.10m x 3.66m/0.91m)

Front facing double bedroom with custom built fitted robes and window seat

Bedroom

10'2 x 11'1 (3.10m x 3.38m)

Front facing double bedroom with custom built fitted robes and window seat

Make up Room

7'2 x 5'6 (2.18m x 1.68m)

Front facing with fitted counter and drawers and points for wall lights.

Superb Family Bathroom

11'8 x 10'9 (3.56m x 3.28m)

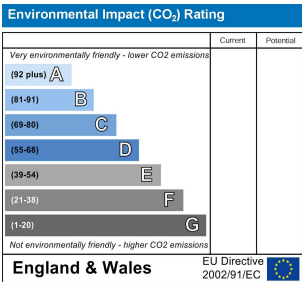
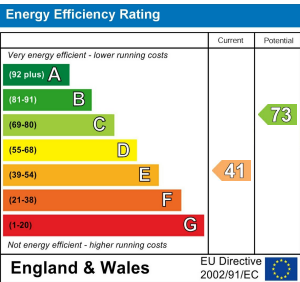
Impressive bathroom with double walk in shower with screen, twin sinks with mixer taps, inset into a quartz counter with vanity cupboards, freestanding roll top bath, heated towel rail, central heating, Victorian panelling and tiled floor.

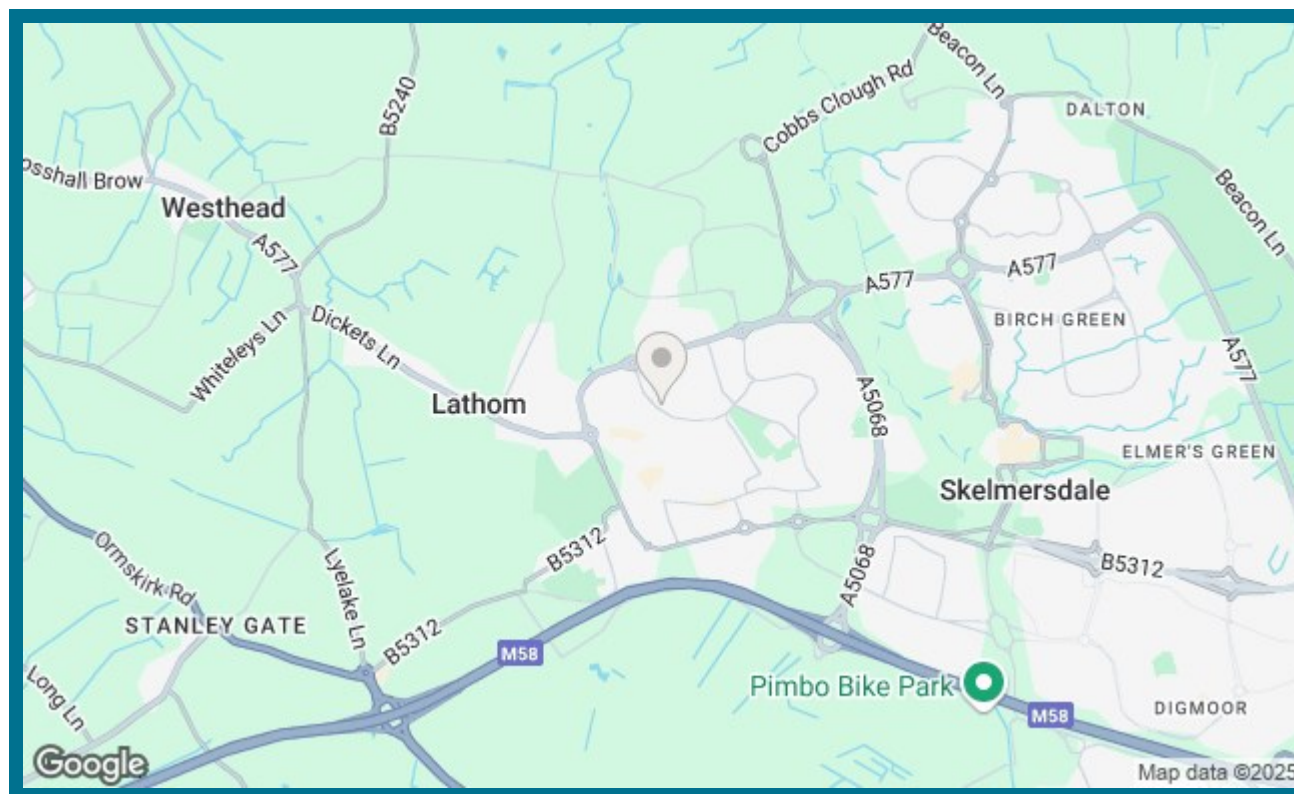
Outside

Standing on a large plot of land, the house is surrounded by mature landscaping. The private driveway leads to a large garage and is a large patio and garden.

EPC

Since the EPC was updated, the house has been completely renovated.





Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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