

# GUILDHALL

SALES & LETTINGS



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## Fairhurst Cottage Fairhurst Lane

Inglewhite PR3 2LJ

£730,000



A STUNNING CHARACTER HOME WITH ANNEX

WOW! This charming three bedroom cottage is nestled in the picturesque countryside of Inglewhite near Garstang and boasts a perfect blend of character features, modern amenities and generous proportions to offer ample space for comfortable living for a growing family looking for their dream family home. The property is accentuated by a detached two bedroom annex that is perfect for hosting guests or for use as a holiday let.

The cottage is well maintained and in excellent condition and has been thoughtfully designed and decorated to provide a warm and welcoming atmosphere with a stylish flair. The property is perfect for those who appreciate the rustic charm of the countryside yet still desire easy access to major network links towards Manchester, Preston and beyond! You access the property via secure electric gates into a generous parking area and luscious garden. The ground floor offers a superb sun room, a generous living room and sitting room, plus a gorgeous breakfast kitchen and wet room. To the first floor there are three bedrooms but a shower room. The annex has an open plan living/kitchen/diner plus two bedrooms and a shower room. There are a range of outbuildings including a garage, shed, greenhouse, and wood store. This truly is one not to be missed!



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**Sellers Comments:**

Inglewhite is such a peaceful, rural area while still maintaining close links to the motorway, Garstang and Longridge. The cottage itself is a historic property established within the community.

**Ground Floor**

**Entrance Porch 6' x 5'8 (1.83m x 1.73m)**

Composite double glazed entrance door, UPVC double glazed window, flagged flooring, door to the hallway and open to the sun room.

**Hallway 12'8 x 5'4 (3.86m x 1.63m)**

UPVC double glazed window, central heating radiator, flagged flooring and doors to two reception rooms and kitchen.

**Reception Room One 18'1 x 15'11 (5.51m x 4.85m)**

UPVC double glazed window, two single glazed windows, two central heating radiators, cast iron log burning stove, exposed beams, wood flooring, stairs to the first floor with glass balustrade and doors to sun room and reception room two.

**Sun Room 26'7 x 15'5 (8.10m x 4.70m)**

UPVC double glazed windows and four skylights.

**Reception Room Two 12'4 x 12'1 (3.76m x 3.68m)**

UPVC double glazed window, central heating radiator, electric log burner effect stove, exposed beams and wood flooring.

**Kitchen 20'5 x 18'11 (6.22m x 5.77m)**

Four UPVC double glazed windows, two Velux windows, three central heating radiators, range of panelled wall and base units with wood surfaces, Belling range cooker with five ring induction hob, ceramic Belfast sink with drainer and mixer tap, plumbing for dishwasher, space for fridge freezer, flagged flooring and doors to wet room and back porch.

**Back Porch 7'11 x 3'2 (2.41m x 0.97m)**

UPVC double glazed window, flagged flooring and UPVC double glazed door to the rear.

**Wet Room 11'4 x 6'10 (3.45m x 2.08m)**

Two UPVC double glazed windows, central heating radiator, low basin WC, wall mounted wash basin, direct feed shower unit, PVC panelled elevations and extractor fan.

**First Floor**

**Landing**

Two Velux windows, two central heating radiators and doors to three bedrooms and shower room.

**Bedroom One 13'11 x 11'2 (4.24m x 3.40m)**

Two UPVC double glazed windows and central heating radiator.

**Bedroom Two 12'1 x 8' (3.68m x 2.44m)**

UPVC double glazed window and central heating radiator.

**Bedroom Three 9'4 x 6'6 (2.84m x 1.98m)**

UPVC double glazed window and central heating radiator.

**Shower Room 10'3 x 6'6 (3.12m x 1.98m)**

UPVC double glazed frosted window, Velux window, central heating towel rail, low basin WC, vanity top wash basin, walk in direct feed shower unit, storage, spotlights, extractor fan and vinyl flooring.

**External**

Laid to lawn gardens with pond, mature trees, gravel chipped off road parking for numerous vehicles accessed by an electric gate. There is also a range of outbuildings including open wood store, garden storage, greenhouse, potting house, shepherds hut, double garage and access to the detached annex.

**Detached Annex**

**Annex Reception Room/Kitchen 19'10 x 9'6 (6.05m x 2.90m)**

UPVC double glazed entrance door, two UPVC double glazed windows, central heating radiator, wood effect flooring, television point, range of wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, boiler, dishwasher, space for fridge and doors to two bedrooms and shower room.

**Bedroom One 12'9 x 8'10 (3.89m x 2.69m)**

UPVC double glazed window and central heating radiator.

**Bedroom Two 9'9 x 8'9 (2.97m x 2.67m)**

Two UPVC double glazed windows and central heating radiator.

**Shower Room 8'9 x 4'8 (2.67m x 1.42m)**

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, corner direct feed shower unit, part PVC panelled elevations, extractor fan and tile effect flooring.

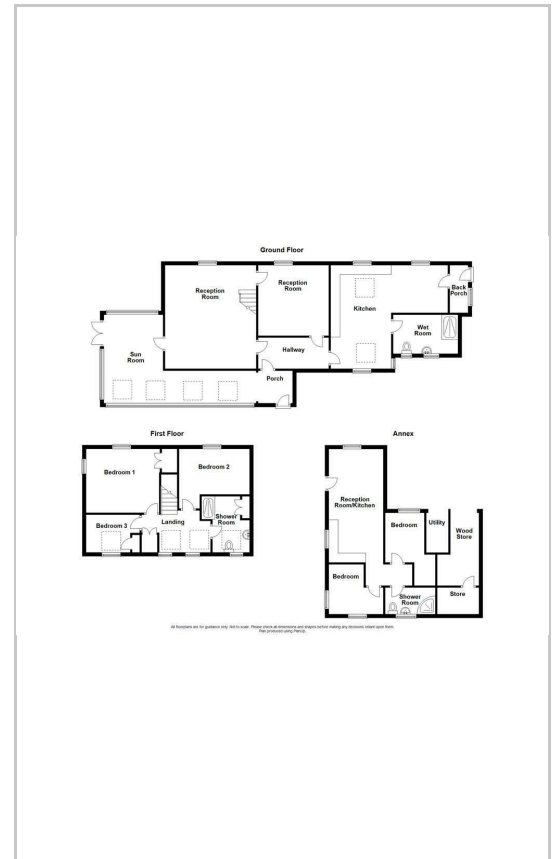
**Utility Room**

Sink and space for a chest freezer, washing machine and dryer.

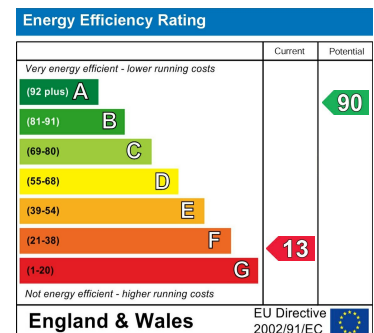
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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