



## Tallantine House Valley Road

, Hoghton, PR5 OSD

£525,000



AN EXQUISITE FAMILY HOME WITH IMPRESSIVE FEATURES

Tallantine House is being proudly welcomed to the market in the picturesque and breathtaking location of Hoghton Bottoms on a quiet and private plot. Offering an abundance of indoor and outdoor spaces with panoramic countryside views, this unique and idyllic two double-bedroom detached property is truly not to be missed. Bursting with potential, this versatile home benefits from stunning original features and an impressive top floor which could be utilised to create more bedrooms and living space for a perfect family home. This property has been presented beautifully with neutral decoration and enviable sized rooms and offers the potential buyer many options to put their own stamp on. A credit to the current owners, no detail has been missed to capture the true beauty this property has, once modernised. Situated conveniently close to Junction 3 on the M65 Motorway network, with links to Blackburn, Chorley and Manchester, the property offers great commuting links as well as being close to schools, bus routes and amenities.

The property comprises briefly; With a choice of three entry points, a welcoming and spacious living area leads openly on to a second living area and houses a door on to the hallway. The hallway guides you through to a kitchen diner, WC and houses a solid wood feature staircase to the first floor. The kitchen diner leads on to a utility room. The first floor comprises of doors on to two double bedrooms, family bathroom and staircase to





## Ground Floor

### Reception Room One 14'8 x 9'6 (4.47m x 2.90m)

Solid oak front door, hardwood double glazed window, wood panel to ceiling, two feature wall lights, parquet wood flooring, hardwood door leading to hall and open stone arch to reception room two.

### Reception Room Two 22'11 x 16'3 (6.99m x 4.95m )

Three hardwood double glazed windows, electric fire with stone hearth and surround, exposed beams, five feature wall lights. television point, hardwood door leading to hall and hardwood single double doors to rear.

### Hall 14'1 x 12'5 (4.29m x 3.78m )

Smoke detector, parquet wood flooring, hardwood door to kitchen/dining room, WC, oak staircase to first floor and hardwood stable door to rear.

### WC 5'11 x 2'7 (1.80m x 0.79m )

Hardwood double glazed window, two piece suite, wall mounted wash basin with traditional taps, low base WC, tiled elevation, understairs storage and parquet flooring.

### Kitchen/Dining Room 15'11 x 8'7 (4.85m x 2.62m )

Two hardwood double glazed windows, central heating radiator, range of wood panelled wall and base units, laminate surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring electric hob, space for fridge freezer and dishwasher, spotlights, tiled flooring, hardwood single glazed bi-folding doors to utility room.

### Utility Room 8'6 x 5'10 (2.59m x 1.78m )

Hardwood double glazed window, fitted storage, boiler, plumbing for washing machine, tiled flooring and solid oak stable doors to rear.

## First Floor

### Landing 14'4 x 11'7 (4.37m x 3.53m )

Two hardwood double glazed windows, smoke detector, feature wall light, doors leading to two bedrooms, bathroom and stairs to second floor.

### Bedroom One 16'6 x 15'10 (5.03m x 4.83m )

Two hardwood double glazed windows, fitted wardrobes and door leading to bathroom.

### Bedroom Two 12'2 x 10'10 (3.71m x 3.30m )

Hardwood double glazed window and understairs storage.

### Bathroom 16'6 x 6'7 (5.03m x 2.01m )

Hardwood double glazed frosted window, four piece suite, panel bath with mixer tap, dual flush WC, bidet, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevation and integrated low cupboard.

### Second Floor 31'9 x 22'10 (9.68m x 6.96m )

Six hardwood single glazed windows, stone fireplace, exposed beams and hardwood flooring.

## Exterior

### Front

Gated off private parking and detached garage.

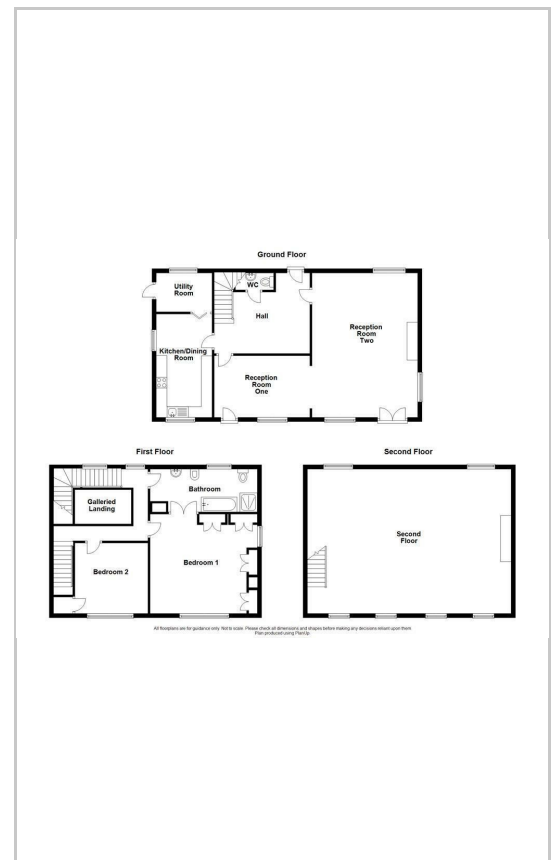
### Rear

Enclosed wrap around garden with laid to lawn, patio and bedding areas.

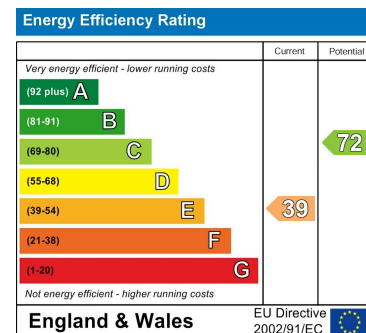
## Area Map



## Floor Plans



## Energy Efficiency Graph



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