

# GUILDHALL

SALES & LETTINGS



## 60 Rawlinson Lane

, Heath Charnock, PR7 4BB

Offers Over £700,000



EXQUISITE DETACHED PROPERTY WITH SELF CONTAINED ANNEXE

Welcome to this remarkable detached property located on Rawlinson Lane in the village of Heath Charnock. This impressive home boasts an expansive layout on a generous plot, featuring a separate annexe for added flexibility. With five spacious bedrooms and four modern bathrooms, there is ample space for comfort and privacy.

A highlight of this property is the large open plan kitchen/living space. The high quality integrated appliances not only elevate the modern aesthetic but also ensure convenience in daily tasks. The space is flooded with natural light from the many windows, creating a bright and ambient atmosphere. The multifuel log burner adds a touch of warmth and charm, making it the perfect spot for relaxation. This open space is a perfect balance of contemporary design, practicality and comfort.

The property is adorned with an extensive rear garden, providing a serene outdoor retreat. The fantastic annexe is accessed from the rear, offering additional living space for family or the perfect guest accommodation



## Ground Floor

### Entrance Hallway

Composite double glazed frosted front door, two UPVC double glazed windows, UPVC double glazed skylight window, central heating radiator, doors leading to reception room, study, WC, utility, open plan kitchen/living area, understairs storage and solid oak banister staircase to first floor.

### Reception Room 23'7" x 12'11" (7.21m x 3.96m)

Three UPVC double glazed windows, central heating radiator, gas fire with stone surround and mantel, television point and door to open plan dining kitchen.

### Open Plan Kitchen/Living Area 29'5" x 14'9" (8.99m x 4.50m)

Two UPVC double glazed windows, three UPVC double glazed Velux windows, central heating radiator, range of high gloss wall and base units with granite effect laminate worktops, stainless steel one and a half bowl inset sink with mixer tap and draining ridges, integrated high rise double oven, integrated microwave and coffee machine, five ring gas hob and extractor hood, tiled splashback, integrated fridge freezer, integrated Bosch dishwasher, breakfast bar, multifuel log burning stove, television point, spotlights, tiled flooring and UPVC double glazed French doors to rear.

### Utility 10'4" x 8'5" (3.15m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz effect worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

### WC 8'5" x 3'6" (2.59m x 1.07m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, spotlights, extractor fan, tiled splashbacks and tiled flooring.

### Study 10'11" x 9'1" (3.35m x 2.77m)

Two UPVC double glazed windows and central heating radiator.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, doors leading to three bedrooms and solid oak staircase to second floor.

### Bedroom One 18'2" x 13'5" (5.56m x 4.09m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

### En Suite 12'11" x 4'11" (3.96m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with mixer tap, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, storage cupboard housing hot water cylinder, extractor fan, fully tiled elevations and tiled flooring.

### Bedroom Two 16'2" x 10'2" (4.93m x 3.10m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to Jack and Jill bathroom.

### Jack & Jill Bathroom 10'0" x 3'6" (3.05m x 1.07m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, spotlights, fully tiled elevations, tiled flooring and door to bedroom three.

### Bedroom Three 10'0" x 9'1" (3.05m x 2.77m)

UPVC double glazed window and central heating radiator.

## Second Floor

### Landing

Spotlights, doors leading to two bedrooms and shower room.

### Bedroom Four 18'2" x 12'11" (5.56m x 3.96m)

UPVC double glazed Velux window, central heating radiator and spotlights.

### Bedroom Five 18'2" x 10'11" (5.56m x 3.35m)

Two UPVC double glazed Velux windows, central heating radiator, spotlights and fitted wardrobes.

### Shower Room 8'2" x 3'4" (2.51m x 1.04m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, direct feed rainfall shower enclosed, spotlights, extractor fan, fully tiled elevations and tiled flooring.

## Exterior

### Rear

Enclosed garden with laid to lawn, paved patio, timber shed and access to the annexe.

### Annexe

### Entrance Hall 5'4" x 3'2" (1.63m x 0.97m)

Composite double glazed frosted front door, UPVC double glazed window, tiled flooring and UPVC double glazed frosted door to reception room.

### Reception Room 13'10" x 12'7" (4.22m x 3.86m)

UPVC double glazed window, central heating radiator, coving to ceiling, gas fireplace, doors leading to kitchen, bedroom one and garden room.

### Garden Room 12'0" x 8'2" (3.66m x 2.51m)

UPVC double glazed windows, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to side.

### Kitchen 10'4" x 5'4" (3.15m x 1.65m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with four ring electric hob and extractor hood, integrated fridge freezer, spotlights, tiled flooring and open access to pantry.

### Pantry 5'4" x 4'7" (1.65m x 1.42m)

Loft access, spotlights and tiled flooring.

### Bedroom One 12'7" x 11'10" (3.86m x 3.61m)

UPVC double glazed window, central heating radiator, coving to ceiling and door to en suite.

### En Suite 9'8" x 5'1" (2.97m x 1.55m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, low base WC, direct feed rainfall shower with rinse head, extractor fan, spotlights, part tiled elevations and tiled flooring.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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