

GUILDHALL

SALES & LETTINGS



Fern Cottage Hollin Hall

Longridge, Preston, PR3 3TA

Offers In The Region Of £725,000



A PRESTIGIOUS, DETACHED FIVE BEDROOM FAMILY HOME WITH BREATHTAKING VIEWS AND DETACHED ANNEX

Fern cottage is a stunning example of luxurious semi-rural living set in an idyllic location surrounded by panoramic countryside and reservoir views. The property offers versatile living solutions with a range of internal rooms to suit any growing family with an attached garage and separate annex. Despite its seemingly rural location, the property is conveniently located for accessing nearby local amenities and well regarded schools in Longridge, surrounded by countryside walks as well as having easy access to major commuter routes.

The property comprises briefly; entrance through to the hallway which has stairs leading to the first floor and doors providing access to the spacious living room, wrap-around kitchen and dining room and a downstairs WC. The kitchen is fitted with integrated appliances and has a wrap-around dining area. To the first floor there is a landing with stairs leading to the second floor and doors providing access to three good sized bedrooms, a four piece bathroom suite and storage room on the stair return. The main bedroom has a door providing access to the three piece en-suite shower room. To the second floor, there is a landing with doors providing access to two further bedrooms and a shower room.



Ground Floor

Entrance Hallway 18'1 x 6'5 (5.51m x 1.96m)

Composite front entrance door, alarm system, smoke alarm, coving, ceiling rose, tiled flooring with underfloor heating, stairs to the first floor, understairs storage and doors to dining kitchen, living room and WC.

Living Room 24'1 x 12'8 (7.34m x 3.86m)

UPVC double glazed window, UPVC double glazed sash window, open fire, television point, coving, ceiling rose and Amtico flooring with underfloor heating.

Dining Kitchen 23'7 x 19'7 (7.19m x 5.97m)

Two UPVC double glazed sash windows, two UPVC double glazed windows, range of wood wall and base units with granite surfaces, centre island, stainless steel one and a half bowl sink with drainer and mixer tap, Lamona double oven in a high rise unit, Neff five ring induction hob, extractor hood, integrated fridge, freezer, dishwasher, washing machine and dryer, wine fridge, open fire, television point, spotlights, coving and Amtico flooring with underfloor heating.

WC 5'4 x 3'3 (1.63m x 0.99m)

Central heating towel rail, dual flush WC, wall mounted wash basin, part tiled elevations, spotlights, extractor fan and tiled flooring.

First Floor

Landing 13'5 x 10'6 (4.09m x 3.20m)

Smoke alarm, spotlights, stairs to the second floor and doors to three bedrooms, bathroom and storage room.

Bedroom One 13'7 x 10'6 (4.14m x 3.20m)

UPVC double glazed sash window, central heating radiator, television point, spotlights and doors to en suite and storage cupboard.

En Suite 7'2 x 6' (2.18m x 1.83m)

Central heating towel rail, dual flush WC, vanity top wash basin, walk in direct feed shower unit, illuminated mirror, shaver point, part tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two 13' x 9'6 (3.96m x 2.90m)

UPVC double glazed sash window, central heating radiator, spotlights and door to storage cupboard.

Bathroom 10' x 9'9 (3.05m x 2.97m)

UPVC double glazed sash window, central heating towel rail, dual flush WC, vanity top wash basin, freestanding double bath, walk in direct feed shower unit, part tiled elevations, extractor fan and tiled flooring.

Second Floor

Bedroom Three 11'3 x 9'9 (3.43m x 2.97m)

UPVC double glazed sash window, central heating radiator and door to storage cupboard.

Landing 9'2 x 6'7 (2.79m x 2.01m)

Velux window, smoke alarm, exposed beams and doors to two bedrooms and shower room.

Bedroom Four 13'3 x 11'5 (4.04m x 3.48m)

Two Velux windows, central heating radiator, exposed beams and eaves access.

Bedroom Five 11'4 x 9'7 (3.45m x 2.92m)

Two Velux windows, central heating radiator, exposed beams and eaves access.

Shower Room 6'4 x 5'3 (1.93m x 1.60m)

Central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, exposed beams, spotlights, extractor fan and tiled flooring.

External

Front

Gated access to off road parking, lawned garden, paved patio and access to the detached annex.

Rear

Access to a garage.

Garage

Electric roller shutter door and electric car charging point.

Annex

Open Plan Living Kitchen 14'9 x 12'1 (4.50m x 3.68m)

Two UPVC double glazed windows, Velux window, central heating radiator, range of wall and base units with granite surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, fridge, television point, spotlights, Amtico flooring and door to the bedroom.

Bedroom 11'8 x 7'4 (3.56m x 2.24m)

UPVC double glazed window, central heating radiator, loft access, spotlights, Amtico flooring and doors to boiler room and en suite.

En Suite 7'10 x 4'8 (2.39m x 1.42m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, walk in direct feed shower unit, tiled elevations, spotlights and tiled flooring.

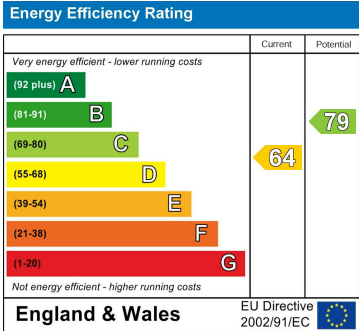
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.