



Brookfold Cottage 584 Leyland Lane

, Leyland, PR26 8LB

Offers Over £400,000



BEAUTIFULLY PRESENTED COTTAGE WITH EXQUISITE SURROUNDINGS

Nestled in the charming Leyland set back from Leyland Lane, this delightful four-bedroom cottage is a true gem hidden away on a secluded country road waiting to be discovered. Boasting a traditional yet modern appeal, this property features three living areas, a fantastic, spacious kitchen, four bedrooms and two bathrooms, making it an ideal space for a growing family.

The house exudes warmth and character, with its beautifully maintained interiors offering a cosy retreat from the hustle and bustle of everyday life. The expansive garden to the rear of the property provides ample space for outdoor activities, family gatherings, or simply enjoying the tranquillity of the semi-rural setting. This home also benefits from a substantial workshop, a fantastic space which could be utilised in many different ways. Whether you're looking to relax in the comfort of your new home or explore the picturesque surroundings, this property offers the perfect blend of convenience and serenity.

Don't miss the opportunity to make this charming cottage your own and create lasting memories in this idyllic location. For the latest upcoming properties, make sure you are following our Instagram @guildhall_ea and Facebook @guildhallEA



Ground Floor

Entrance Hall 5'6" x 3'6" (1.70m x 1.07m)

UPVC double glazed frosted front door, doors leading to cloakroom, WC and dining room.

WC 5'1" x 2'11" (1.55m x 0.91m)

UPVC double glazed frosted circular window, dual flush WC, wall mounted wash basin with mixer tap and tiled splashback.

Dining Room 12'7" x 11'8" (3.86m x 3.56m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights, open access to reception room and door to kitchen.

Inner Hallway 4'11" x 2'9" (1.50m x 0.86m)

Doors to kitchen, understairs storage and stairs to first floor.

Kitchen 14'4" x 14'0" (4.39m x 4.29m)

Two UPVC double glazed windows, central heating radiator, range of wooden wall and base units with quartz worktops and upstands, tiled splashbacks, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double oven, four burner induction hob and extractor hood, space for American-style fridge freezer, plumbing for dishwasher, exposed beams, quarry tiled flooring and UPVC double glazed barn door to exterior.

Reception Room 19'5" x 14'11" (5.92m x 4.57m)

UPVC double glazed window, central heating radiators, stove with brick surround and wooden mantel, wooden beams, spotlights, feature wall lights, door to playroom and UPVC double glazed sliding door to rear.

Playroom

Central heating radiator, smoke detector, exposed beams, spotlights, door to utility and UPVC double glazed French doors to rear.

Utility/Shower Room 18'4" x 13'8" (5.61m x 4.19m)

UPVC double glazed window, stainless steel sink with mixer tap, wooden worktops, plumbing for washing machine, space for dryer, direct feed shower enclosed, part tiled elevations and hardwood door to exterior.

First Floor

Landing 7'10" x 4'1" (2.39m x 1.27m)

Smoke detector, skylight windows, doors leading to four bedrooms, bathroom and storage cupboard

Bedroom One 19'10" x 12'5" (6.05m x 3.81m)

Two UPVC double glazed windows, two UPVC double glazed circular windows, central heating radiator, vanity top wash basin with mixer tap, exposed beams and spotlights.

Bedroom Two 14'6" x 12'4" (4.42m x 3.76m)

UPVC double glazed window, UPVC double glazed circular window, central heating radiator, fitted wardrobes and storage units.

Bedroom Three 14'11" x 8'11" (4.57m x 2.74m)

UPVC double glazed window, central heating radiator and exposed wooden beams.

Bedroom Four 14'11" x 6'11" (4.57m x 2.13m)

UPVC double glazed window, central heating radiator, fitted desk, storage cupboard and spotlights.

Bathroom 11'10" x 8'9" (3.61m x 2.67m)

UPVC double glazed window, central heated towel rail, vanity top wash basin with traditional taps, direct feed shower enclosed, flush handle WC, bidet, panel bath with mixer tap and rinse head, part wood panelling, wooden beams, loft access and spotlights.

Exterior

Front

Ample off road parking and access to workshop.

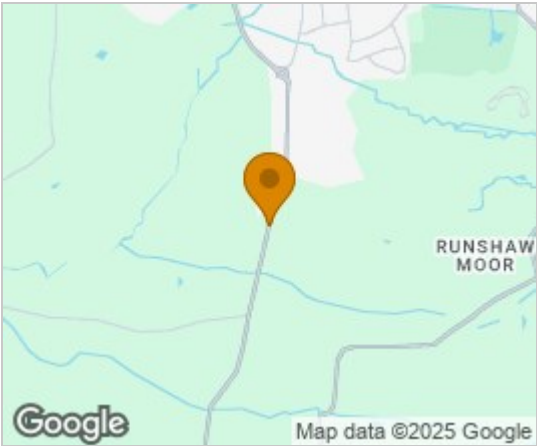
Rear

Enclosed extensive garden with paved patio, laid to lawn, mature shrubbery, fruit trees, bedding areas, slate chippings and large timber shed.

Workshop 18'2" x 13'8" (5.56m x 4.19m)

Hardwood door, four hardwood single glazed windows and integrated shelving.

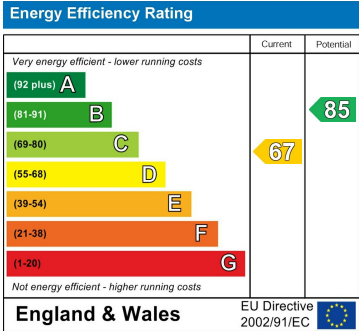
Area Map



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.