



Lodge 2 Moss Farm Lower Lane

Longridge, Preston, PR3 2YH



£260,000

A rare opportunity has arisen for Holdens to be able to offer for sale a bespoke detached timber eco lodge on Moss Farm off Lower Lane. A stunning setting adjoining open fields. The accommodation offers comfortable open plan living comprising of living and dining areas and kitchen, three large bedrooms, en-suite to master, and bathroom. Underfloor heating runs throughout. Decking and lawn areas offer entertaining space. Parking for up to 3 cars. The property benefits from having panoramic views over the local countryside, built eco-efficiently and a sedum roof. Everything about this beautiful property is finished to an extremely high standard. Viewing is essential to fully appreciate all this wonderful property has to offer. Leasehold. Ground rent £333pcm. NO council Tax. No age restriction.





ALL ON ONE LEVEL

Entrance Hallway

Double glazed uPVC door, wood flooring, two skylights, downlights, access into open plan living/kitchen/dining room, three bedrooms, utility room and bathroom.

Open plan Living Kitchen Dining Room

27'11" x 20'2" (8.521m x 6.167m)

Log burner with stone hearth, uPVC double glazed windows and double patio doors to rear, wall and base units, four plate electric hob, oven, extractor, space for fridge/freezer, stainless steel one and a half bowl sink with drainer, integrated dishwasher, downlights, underfloor heating, breakfast bar, laminate floor.

Bedroom One

14'0" x 12'0" (4.268 x 3.663)

UPVC double glazed window and doors, downlights, underfloor heating, ensuite and walk-in wardrobe.

En-Suite

7'3" x 5'9" (2.233 x 1.755)

Shower, basin with vanity, WC, chrome towel radiator, tiling to walls, downlights, uPVC double glazed window to side.

Bedroom Two

9'8" x 9'0" (2.956 x 2.767)

Fitted overhead storage, downlights, underfloor heating, UPVC double glazed window to side.

Bedroom Three

8'8" x 9'8" (2.652m x 2.963m)

Fitted storage, downlights, uPVC double glazed window to side, underfloor heating.

Bathroom

6'3" x 5'9" (1.928 x 1.755)

Bath with overhead shower and screen, basin with vanity, WC, tiling to walls, chrome towel radiator, downlights, uPVC double glazed window to side.

Utility Room

5'9" x 5'8" (1.760 x 1.752)

Base units, space for washing machine, stainless steel sink with drainer, wall mounted LPG boiler, uPVC double glazed window to side, laminate floor.

EXTERNALLY

Off-road parking, secondary surrounding property, to front side and rear, decking area, storage shed, raised planters.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



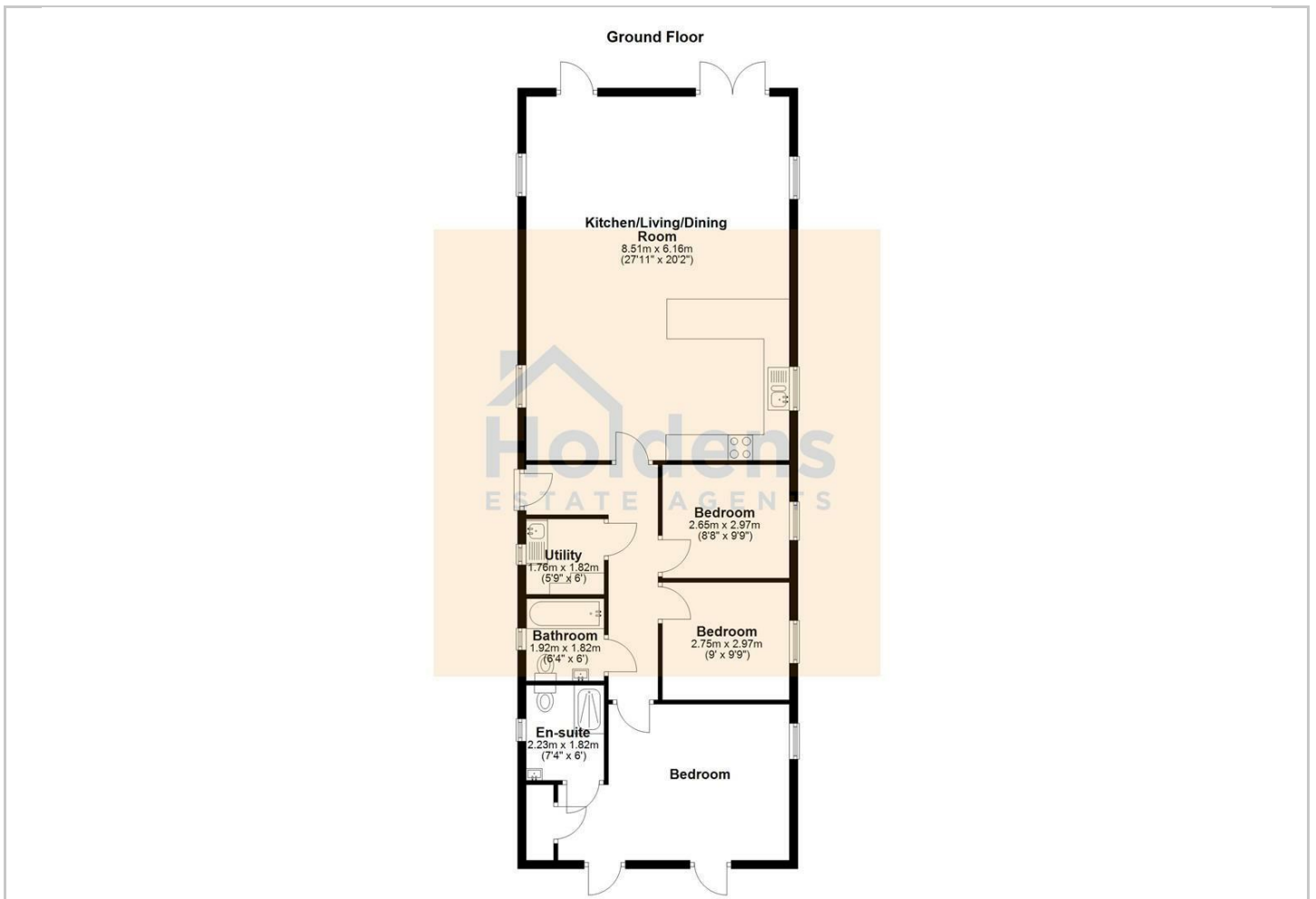
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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