



Shire House, Whinney  
Brow, Forton, Preston,  
PR3 0AF

Shire House,, Whinney Brow, Forton, Preston

## *The property at a glance*

4  3  3 

- Detached Property
- Four Double Bedrooms
- Three Bathrooms, Two Of Which En Suite
- Three Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Newly Fitted Downstairs WC
- Garage with Private Driveway for Two Cars
- Freehold
- Council Tax Band: D
- EPC Rating: C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £575,000



# Get to know the property



## A TURN-KEY DETACHED CHARACTER HOME

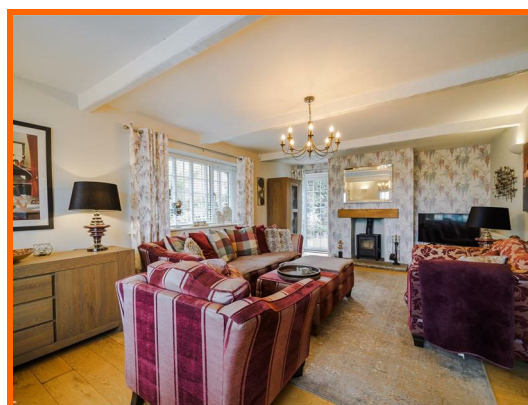
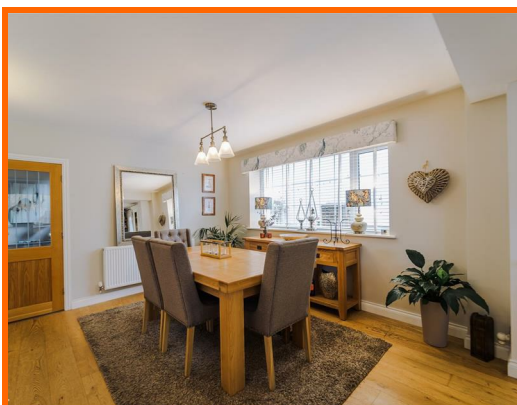
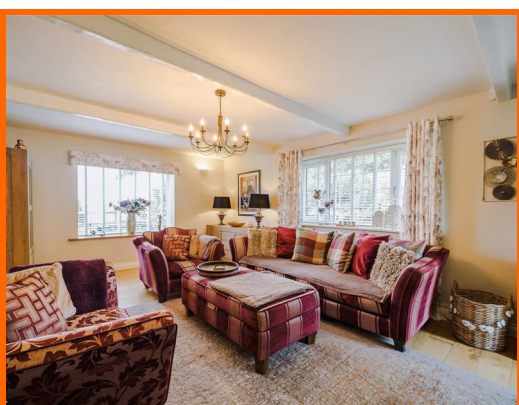
Nestled in the charming hamlet of Shireshead, Whinney Brow, Forton, Preston, this character property is a true gem waiting to be discovered. Boasting three reception rooms and four bedrooms, this home offers ample space for a growing family, with the added benefit of a new security system and cameras for peace of mind.

The property features three bathrooms, ensuring convenience and comfort for all residents. With its characterful charm and chic country style, this home epitomises the essence of countryside living at its finest.

From the moment you arrive down the quiet leafy lane, you'll be captivated by the stunning kerb appeal of this residence. The attractive garden and off-road parking further enhance the allure of this picturesque abode, making it a delightful retreat for those seeking a peaceful lifestyle.

Situated in a stunning rural setting, this property is not only a beautiful home but also an ideal sanctuary away from the hustle and bustle of city life. Its convenient location provides easy access for commuting along the M6 north towards Lancaster and the Lake District, and south towards Preston and Manchester, offering the perfect blend of tranquillity and accessibility.

Don't miss this opportunity to own a piece of countryside paradise - book your viewing today and step into the idyllic world of chic country living at its best.



## Ground Floor

### Hall

6.71m x 2.29m (22' x 7'6)

Hardwood double entrance door, central heating radiator, Italian Travertine tiled flooring, stairs to first floor with under stairs cupboard and doors to two reception rooms, dining room and store room.

### Reception Room One

6.60m x 4.01m (21'8 x 13'2)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, cast iron log burner in stone hearth, TV point, reformed wood flooring and UPVC door to rear.

### Reception Room Two

4.24m x 3.05m (13'11 x 10')

UPVC double glazed window, central heating radiator, picture rail, wood panelling feature wall and herringbone Amtico flooring.

### Reception Room Three

3.91m x 3.51m (12'10 x 11'6)

UPVC double glazed window, central heating radiator, TV point, reformed wood flooring and open access to kitchen.

### Kitchen

4.60m x 3.33m (15'1 x 10'11)

UPVC double glazed window, central heating radiator, spotlights, wood panel wall and base units, hardwood worktops, space for range cooker, tiled splash back, extractor fan, one and half bowl ceramic sink with draining board and spring mixer tap, integrated dishwasher, island/breakfast bar, reformed wood flooring, door to utility room and UPVC door to rear.

### Utility Room

3.30m x 1.88m (10'10 x 6'2)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, composite sink with draining board and mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer and laminate flooring.

### WC

1.91m x 0.89m (6'3 x 2'11)

Newly fitted in July 2024, with high flush system, vanity unit, tile flooring and central heating radiator.

## First Floor

### Galleried Landing

Central heating, hardwood Velux window and doors to four bedrooms and bathroom.

### Bedroom One

6.17m x 4.70m (20'3 x 15'5)

UPVC double glazed window, central heating radiator, TV point, open access to dressing room, door to en suite and UPVC door to balcony.

### Dressing Room

3.38m x 1.88m (11'1 x 6'2)

Central heating radiator and fitted wardrobes.

### En Suite

2.29m x 1.60m (7'6 x 5'3)

Newly fitted in July 2024 with hardwood Velux window, new central heating radiator, dual flush WC, freestanding wash basin with mixer tap, direct feed rainfall shower with rinse head, part tiled elevation and tiled flooring.

### Bedroom Two

4.42m x 3.43m (14'6 x 11'3)

Central heating radiator, spotlights, TV point, open access to dressing room, door to en suite and UPVC French doors to balcony.

### Dressing Room

2.06m x 2.01m (6'9 x 6'7)

### En Suite

2.06m x 1.96m (6'9 x 6'5)

Central heated towel rail, panel flush WC, vanity top wash basin with mixer tap, direct feed shower, shaver point, electric mirror and wood effect flooring.

### Bedroom Three

3.53m x 3.07m (11'7 x 10'1)

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

### Bedroom Four

3.51m x 3.10m (11'6 x 10'2)

UPVC double glazed window and central heating radiator.

### Bathroom

2.44m x 2.29m (8' x 7'6)

Hardwood Velux frosted window, central heated towel rail. spotlights, dual flush WC, wall mounted wash basin with mixer tap, freestanding double bath with mixer tap and rinse head, part tiled elevation and wood effect flooring.

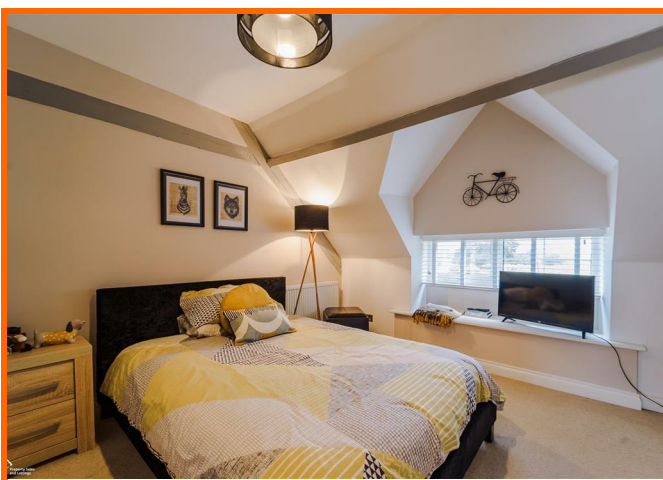
## External

### Rear

Enclosed courtyard, wrap around laid to lawn garden, patio area, driveway and attached garage.

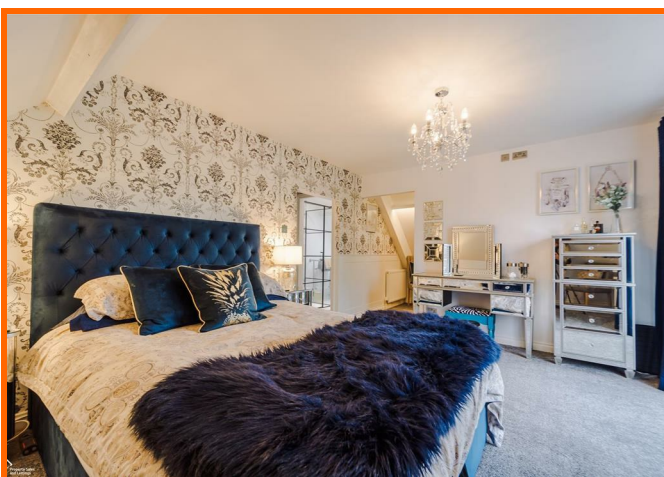


# Shire House, Whinney Brow, Forton, Preston, PR3 0AE





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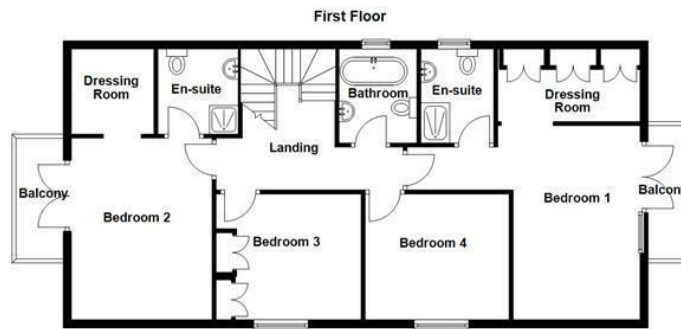
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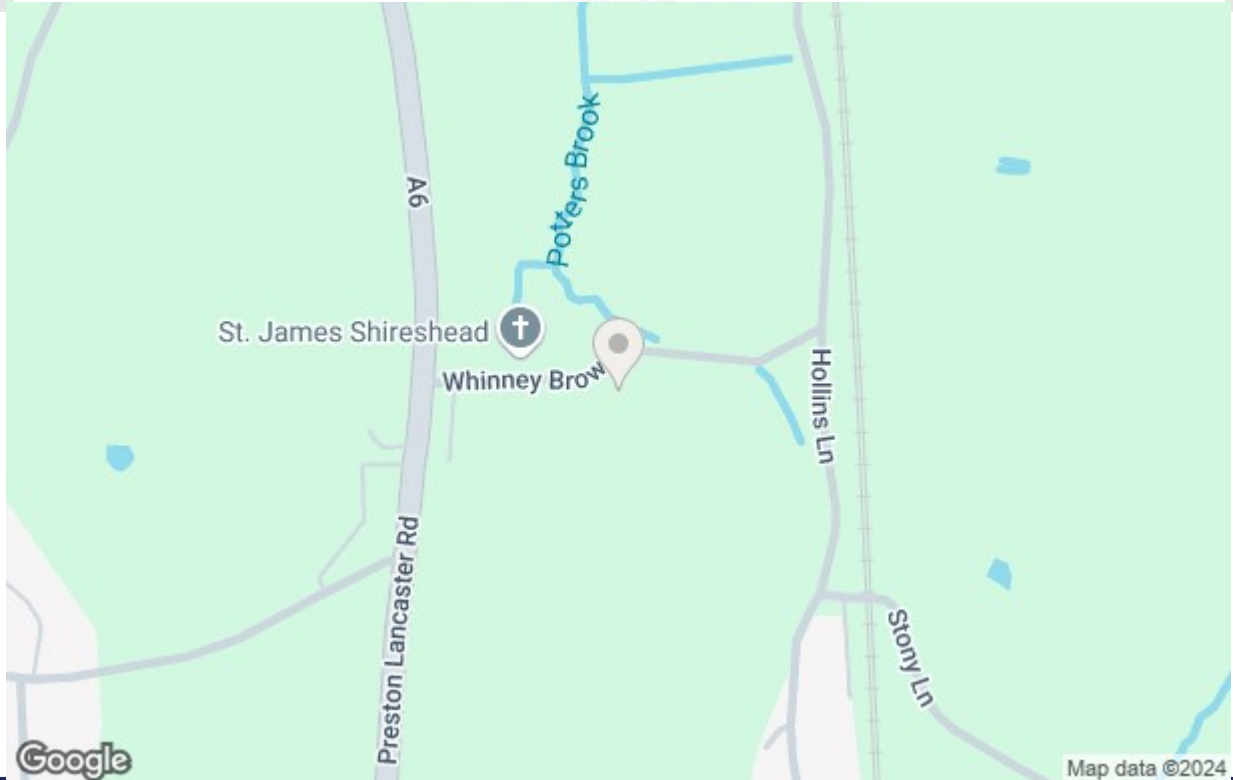
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(65-80) <b>C</b>		74	81
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	