



1 Moss View Cottages Wham Lane, Little Hoole

Preston

Guide Price **£400,000**



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Little Hoole, Preston

Stunning 3-bed rural mews with barn conversion, offering peaceful retreat and panoramic views. Spacious rooms, modern features, EV charging, extensive decked area, garden shed. Tranquil outdoor space for al fresco dining and relaxation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Rural Location
- Barn Conversion
- Amazing Rural views
- Large Breakfast Kitchen
- Family Bathroom
- En-suite
- One Of Three Mews Styles
- Three Double Bedrooms
- Electric vehicle charging point

Entrance Hall

Downstairs Wc

Vanity wash hand basin WC, room for cloaks.

Breakfast Kitchen

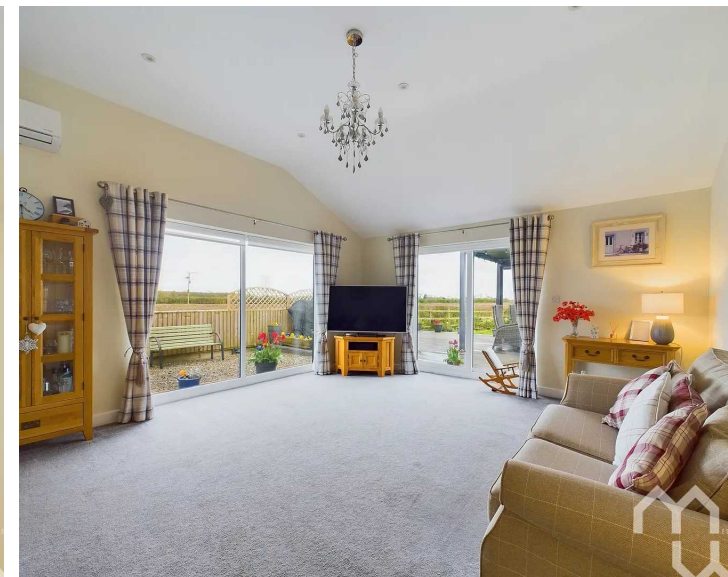
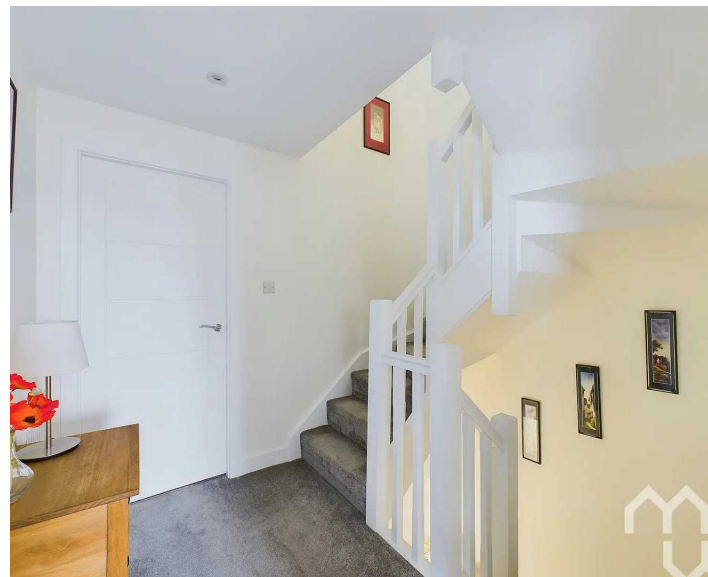
Kitchen with an excellent range of eye and low level units with 1 1/2 stainless steel sinks. Integrated appliances include; Electric Oven, Combination microwave oven Induction hob, Dishwasher and Fridge Freezer. Window to the side. Feature window to the front with views over the fields. Storage cupboard.

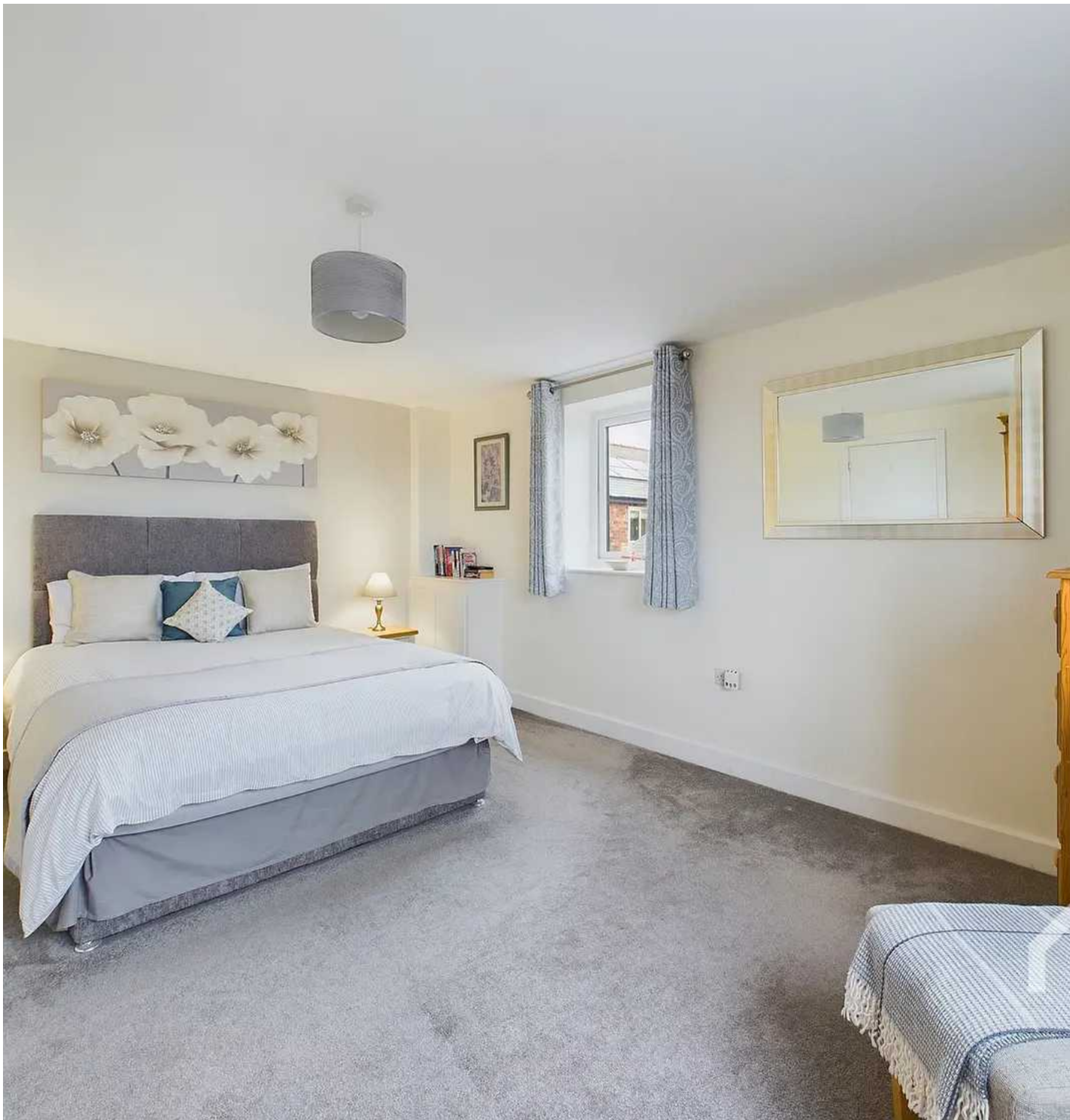
Dining Room

Dining Room with full length feature window to the front.

Lounge

Stunning lounge with feature full length window to the front and patio doors leading onto an extensive decked area at the rear of the property. Vaulted ceiling. Loft access.





Master Bedroom

Mirrored fitted wardrobes. Vaulted ceiling. Views of the fields.

En-suite

Shower, Vanity wash hand basin, wc, fully tiled walls. Velux window, feature heated towel rail.

Landing

Bedroom 2

Window to the front.

Bedroom 3

Window to front and side.

Family Bathroom

Three piece suite, panelled bath with shower over, vanity wash hand basin and Wc. Fully tiled walls. Feature heated towel rail.

Window to front.

GARDEN

Large garden laid to lawn. Extensive decked area with feature pergola and large garden shed.

DRIVEWAY

2 Parking Spaces







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1430.35 ft²

132.88 m²

Reduced headroom

48 ft²

4.46 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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