



**1a Hugh Barn Lane, New Longton**  
Preston

Guide Price **£700,000**



## 1a Hugh Barn Lane

New Longton, Preston

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedrooms
- Four Reception Rooms
- Orangery
- South Facing Rear Garden
- Underfloor heating throughout
- Feature Solid oak staircase and galleried landing
- Double Garage
- Separate building
- Easy links to local Motorway and train station
- Outstanding local school

**Hallway**

Glazed double doors leading to the Lounge. Coving and cornice throughout. Amtico flooring.

**Downstairs WC**

Pedestal Wash hand basin with WC. Window to the front.

**Lounge**

Stone feature fireplace with log burner with windows to both sides. Bay window to the front.

**Dining Room**

Window to front.

**Kitchen**

Solid Light oak wood kitchen with granite worktops. Four oven Gas Aga with additional gas hob set in brick recessed feature with extractor fan, room for American Fridge Freezer 1 1/2 Stainless steel sink, Siemens Dishwasher. Central island. Window overlooking south facing rear garden. Velux windows. Arch to breakfast room. Amtico flooring.

**Breakfast Room**

Arch from kitchen into the breakfast room with sliding patio doors leading onto the Orangery room. Amtico flooring.

**Snug**

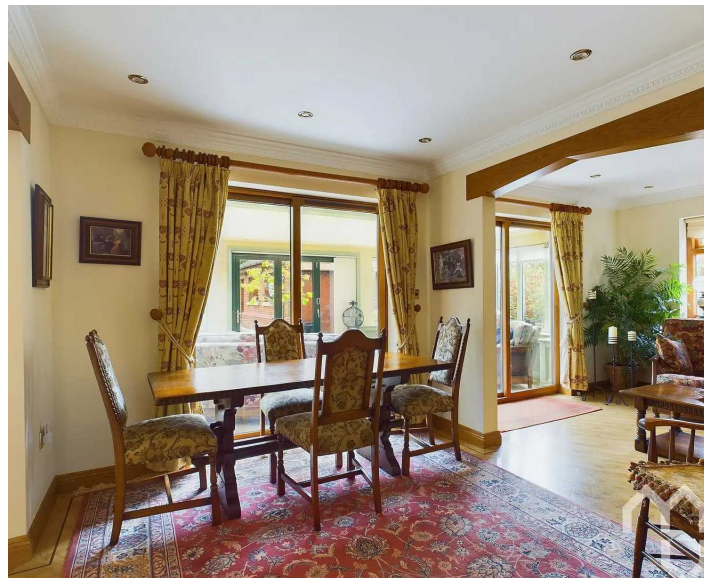
Arch from breakfast room into the Snug with sliding patio doors leading onto the garden room. Amtico flooring.

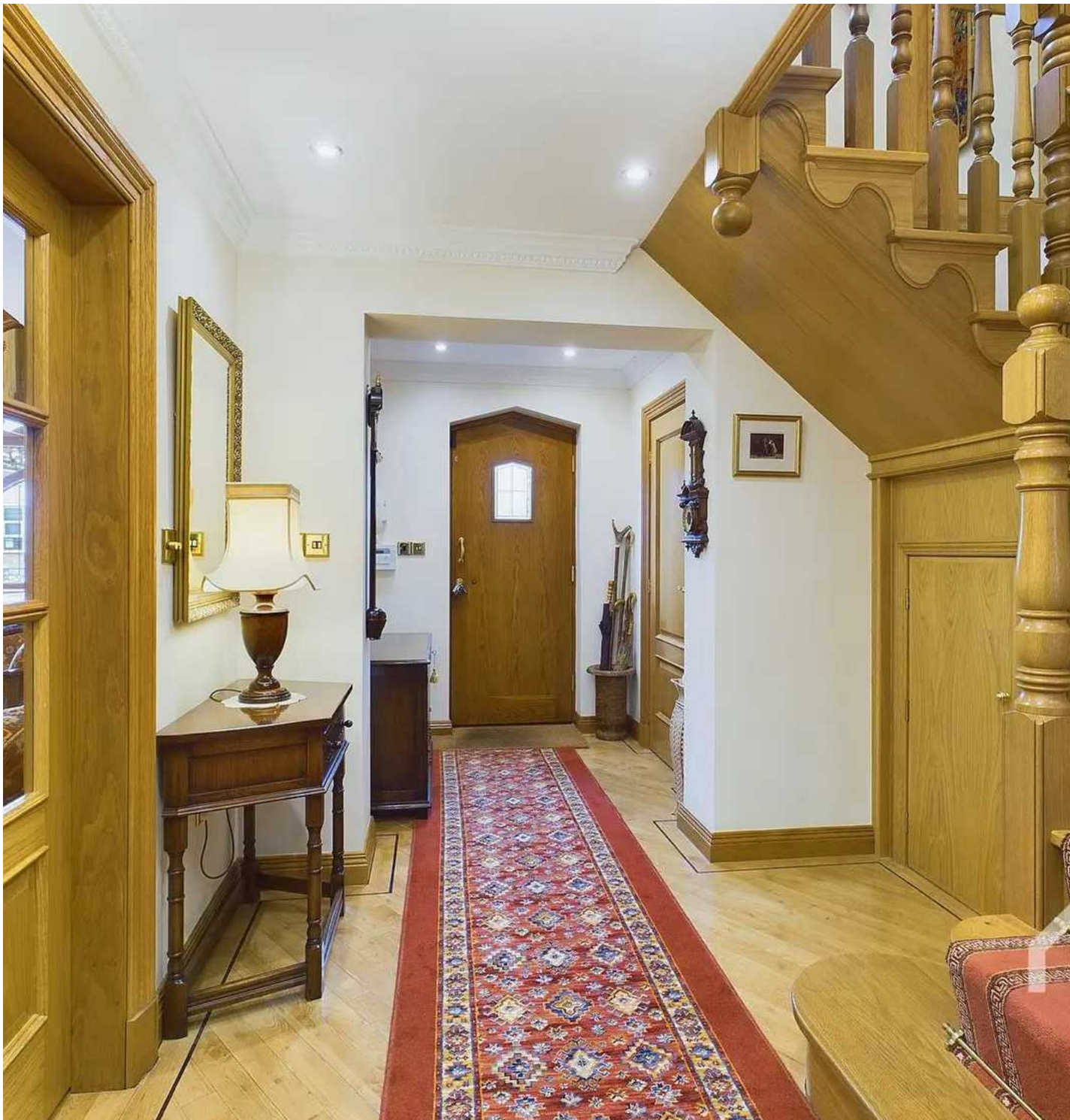
**Orangery**

Orangery with bi-fold doors leading to south facing rear garden. Tiled floor. Half Paneled walls and brick feature walls..

**Utility Room**

Stainless steel sink. Wall and floor units. Door to the side for access to the rear of the property. Worcester Boiler.





**Solid oak Staircase with half galleried Landing**

Loft access with stair ladder plastered with down-lights.  
Substantial area.

**Master Bedroom**

Window to Rear.

**Dressing Room**

Window to rear.

**En-suite**

Vanity wash hand basin, wood surround. Window to the side.  
WC. Shower cubicle. Feature heated towel rail. Window to side.  
Amtico flooring.

**Family Bathroom**

Amtico Tiled style floor. Part tiled walls. Bath with mains shower  
over. Pedestal wash hand basin. WC. Window to side. Large  
airing cupboard.

**Bedroom Two**

Window to Rear.

**Bedroom Three**

Window to Front.

**Bedroom Four /Office**

Window to Front.

**Separate building**

Suitable for a variety of uses home office or play room.

## GARDEN

South facing rear garden beautifully landscaped with raised beds and a traditional green house complete with an array of vegetables and herbs. Specimen trees. Wood store.

## DRIVEWAY

8 Parking Spaces

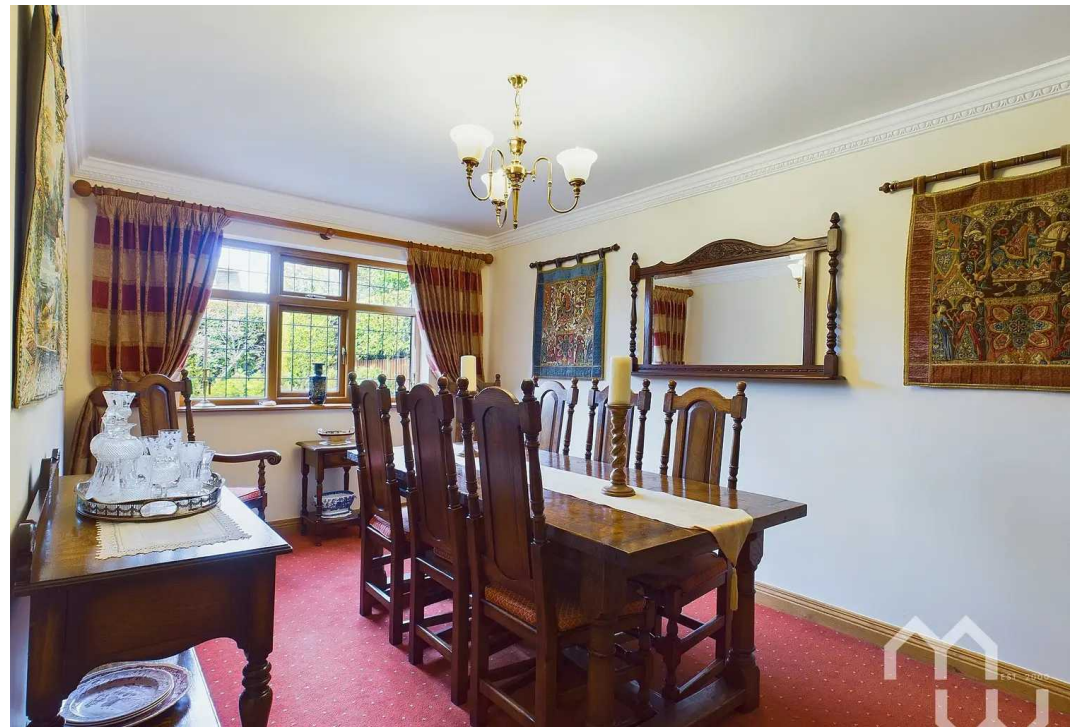
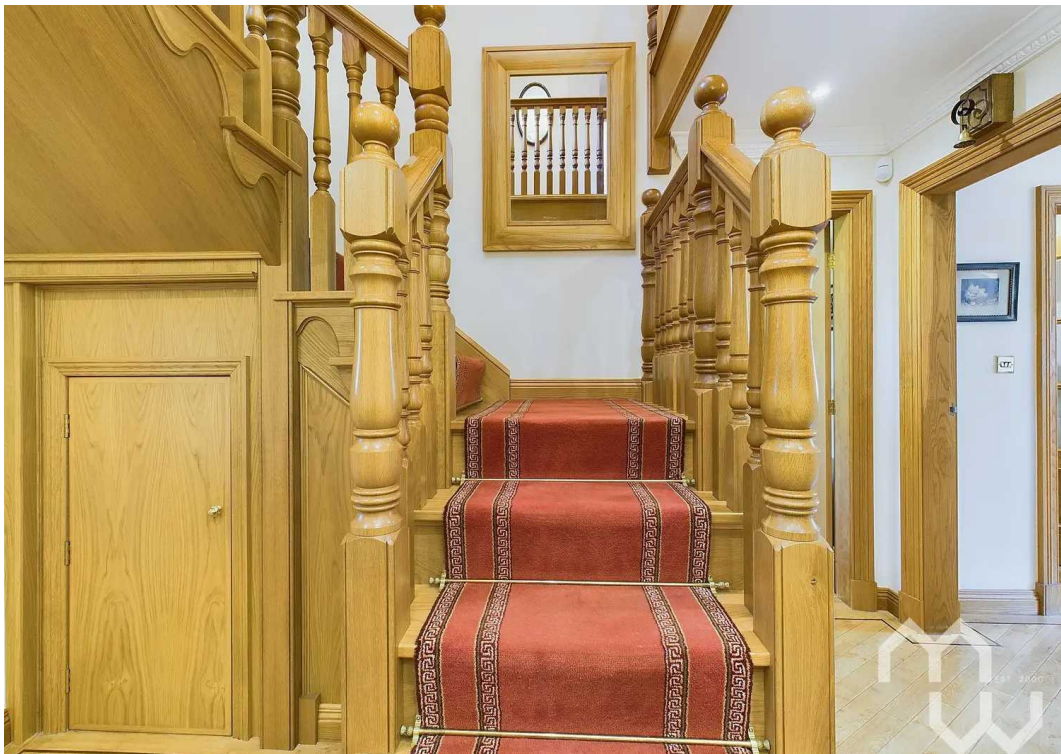
Accessible by electric gates extensive tarmac drive mature shrubs. Raised beds leading to double garage.

## GARAGE

Triple Garage

Large Brick double garage. Wood burning stove.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2254.61 ft<sup>2</sup>  
209.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

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