



1a Hugh Barn Lane, New Longton

Preston

Guide Price **£650,000**



1a Hugh Barn Lane

New Longton, Preston

Detached 4-bedroom versatile family home in village location. Separate building suitable for home office. Featuring oak staircase, underfloor heating, and south-facing rear garden with double garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Reception Rooms
- Separate building suitable for home office
- Orangery
- South Facing Rear Garden
- Underfloor heating throughout
- Feature Solid oak staircase and galleried landing
- Double Garage
- 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

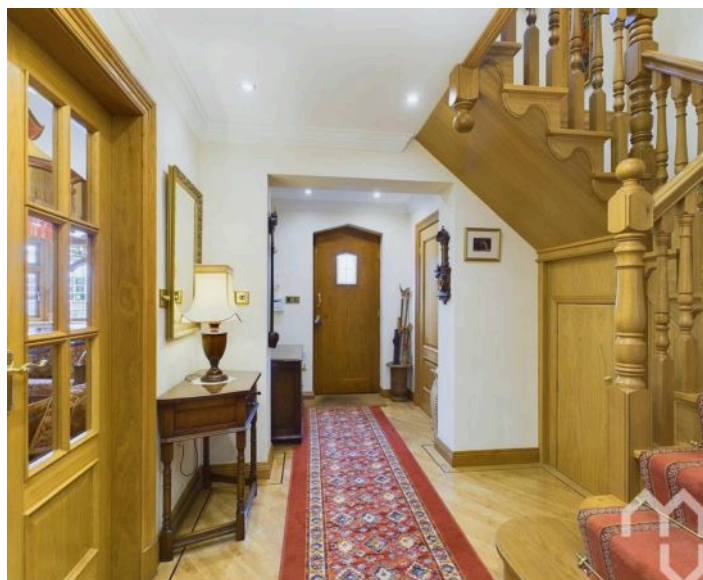
Arch from breakfast room into the Snug with sliding patio doors leading onto the garden room. Amtico flooring.

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.
Antico flooring.

Family Bathroom

Antico 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⁽¹⁾

2254.61 ft²
209.46 m²

(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.

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