



8 Farington Lodge Gardens, Farington

Leyland

Guide Price £800,000

8 Farington Lodge Gardens

Farington, Leyland

This luxurious individually designed home is one of a handful of exclusive properties is set in a gated community on the fringes of Cuerden Valley Park. Peacefully positioned within the verdant surrounds of a former manor house.

Gated community setting

One of a handful of exclusive, individually designed homes peacefully positioned within the verdant surrounds of this former manor house, sense the serenity as you arrive at this private, gated community. Pull up onto the large driveway, leading to the front and side of the property and offering plenty of parking for both family and visitors, with a detached garage and EV charging point also available.

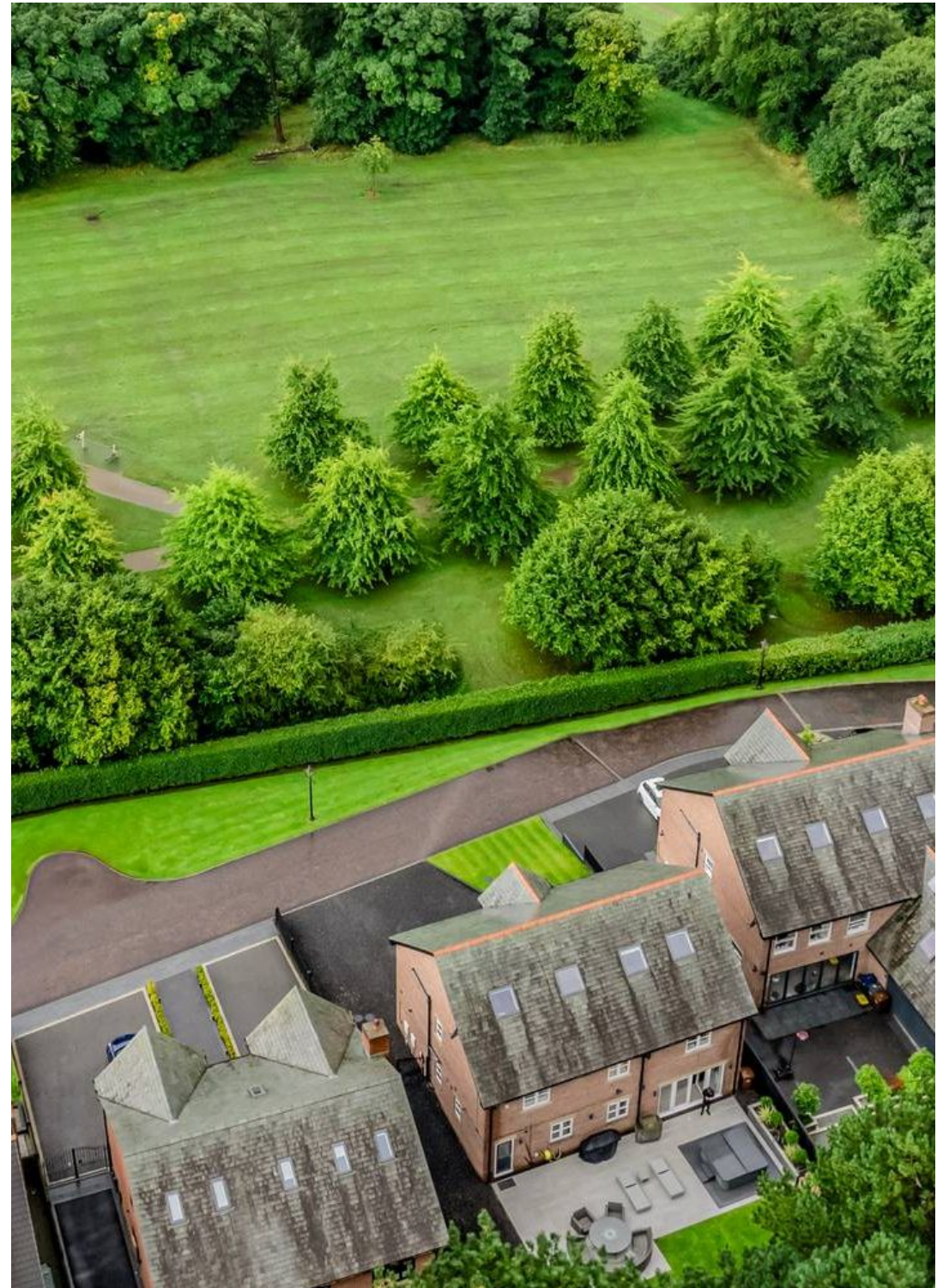
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Gated Community Setting
- Five Bedrooms with en-suite
- Spacious open-plan living
- Second floor cinema room
- Peaceful and private outdoor entertaining area
- Excellent links to Motorways





A warm welcome

Soothing warmth emanates from the underfloor heating beneath the large tiles underfoot, flowing throughout the ground floor. Ahead, the central staircase leads up the first-floor landing. With space to work from home in peace and comfort the home office is situated to the right and the living room to the left, the soft cream carpet extends underfoot, harmonising with the recently refreshed décor, curtains and soft furnishings.

Savour the moment

Directly ahead from the entrance hall, discover the hub of the home; the spacious and storage laden kitchen-dining-family room. A capacious, contemporary space, the main dining area extends ahead, balancing the practical kitchen area to the right and lounge area to the left.

Peaceful places

After dinner, relax and unwind on the sofa in front of the television, or throw open the French doors and soak up the sunshine on the patio terrace, the perfect place for alfresco dining and entertainment in the summer months.



And so to bed...

From the entrance hall, ascend the staircase beneath the cascading light of the elegant feature pendant above, before arriving at the large landing. Carpeted underfoot and bathed in light from a window to the front, a set of armchairs and coffee table emphasise the spaciousness of the landing. Immediately on the left, peace pervades in the first of the four double bedrooms on this level. Carpeted underfoot, with neutral tones to the walls, ample fitted storage can be found, including fitted bedside tables, wardrobes and a dressing table.

Room for all

Across the landing, the second of the bountiful double bedrooms awaits, again offering views out over the front through two large windows.

Restful haven

Tucked peacefully away from the flow of bedrooms, the master bedroom is brimming with fitted storage. Sunny and serene, with peaceful views over the rear garden, a quadruple wardrobe combines with a deep closet to serve your sartorial storage needs.

Levelled up living

Ascend the stairs to arrive at the second-floor landing; spacious and bright and currently serving as a second office area. Peep through at the sublime cinema room, a soothing space in which to relax and unwind at the weekend and watch a movie as a family.





Alfresco entertaining

Flowing seamlessly on from the main living-dining-kitchen, the garden at Number 8, Farington Lodge Gardens serves as an extension to the main living space. Peaceful and private, a screen of trees provides seclusion to the rear, and there is ample lawn space for a kickabout with the children after school and on weekends. Housing a hot tub, extend your enjoyment of the outdoor space into the evening, with a glass of fizz beneath the starlit skies.

Out and about

Commute out and about with convenience, just moments from the motorway network, offering access via the M6, M61 and M65 to Manchester, Blackburn and beyond. Rail links are also at your fingertips, with Leyland train station a mere two minutes' drive from the door and just a short walk away, with its links to Blackpool, Manchester and Liverpool.

EPC Rating: B

Garden

Peaceful and private, a screen of trees provides seclusion to the rear garden, there is ample lawn space and tiled entertaining area. Currently housing a hot tub.

Garage

Double Garage

Driveway

4 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

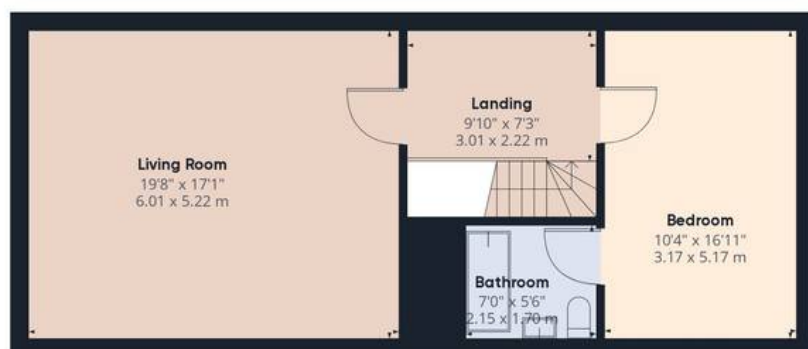
3308.5 ft²

307.37 m²

Reduced headroom

30.78 ft²

2.86 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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