

FOR SALE

Farnbridge House, Kem Mill Lane, Whittle-Le-Woods, PR6 7EA



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Luxury executive detached home offering 2786 SQFT & a substantial 1 / 5 acre plot.



- Luxury executive detached home
- Smart garden office
- Inspiring open plan kitchen
- Rated EPC A
- Beautiful secluded development
- 5 bedrooms / 2 reception rooms
- Generous 1 / 4 acre corner plot
- 2,786 SQFT

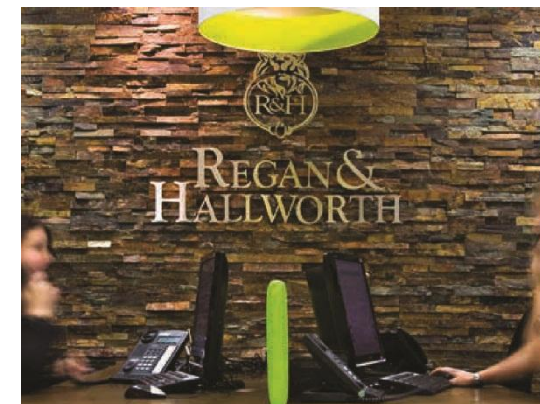
Farnbridge House is an individually designed home, situated in pride of place tucked into the corner of this most desirable development and occupying a substantial plot that extends to approx. ¼ acre. This stunning home is set back from the road within its own electrically gated driveway and has gardens that extend to three sides. Internally, the property balances sleek, high specification finishes mixed with a family friendly design all set across two floors and 2,786 square feet of living space. In brief, this exceptional home comprises; a main entrance hallway with handmade open string staircase and ash treads leading through to a fabulously appointed cloakroom. Off the hallway, double doors provide access to the elegant main lounge which houses an impressive floor to ceiling limestone media wall, incorporating a high end Gazco contemporary inset fire. To the rear is the sleek open plan kitchen, dining, family room with triple bi-folding doors that open out onto the South facing patio and garden. The kitchen itself is a bespoke Siematic creation, a cooks' dream with stunning quartz worktops, a beautifully appointed large central island and dining table which comfortably seats 8. Incorporated within, is a range of luxury, integrated appliances including a NEFF double oven, double fridge & freezer, Quooker tap with additional water filtration system and vaulted ceiling with Velux windows. From the kitchen there is access through into a spacious rear utility room (also bespoke) with personnel access through to the double garage. There is sophisticated herringbone flooring with the additional convenience of zonal under floor heating throughout the downstairs. Upstairs is equally as impressive, providing five bedrooms in total, two of which have boutique style en-suites with the superior master bedroom also enjoying a professionally fitted walk-in wardrobe. The main bathroom is an absolute delight, stylish with a 4-piece suite featuring fabulous walk-through shower and free-standing bath. One feature of this property which cannot be underestimated and is rarely seen is that the property benefits from solid first floors with zonal under floor heating throughout and an energy rating of A (the very highest). Externally the plot is impeccably maintained, and the rear garden enjoys a sunny, south facing aspect complete with solar panels adding further efficiency to the home. The rear boasts a large patio area plus our clients have built a stunning garden office complete with air conditioning which is ideal for anyone working from home. To the front, Farnbridge House enjoys a spacious driveway providing ample off-road parking for numerous vehicles with access to the integral double garage incorporating an electrically operated roller shutter door & Hyper Volt electric car charger. Other notable features of the property are a 5-camera security system, alarm system and warm water external facilities.





TOTAL FLOOR AREA : 2786 sq.ft. (258.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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