



Newlands, Ecclestone

PR7 5RU

£775,000



Gorgeous, detached individual residence tucked away at the end of a quiet cul de sac in a sought after residential area in the heart of the village. With many elegant and individual features both inside and out and c 2,800 square feet of sumptuous accommodation, this is a wonderful place to call home. Available with no upward chain. Imposing gates open to the driveway which can accommodate several vehicles and leads to the garage and the main entrance. Step into the welcoming hallway with solid oak flooring, which flows through much of the ground floor, and cloakroom off. The opulent living room benefits from living flame gas fire in impressive stone hearth. Reception two makes an excellent formal dining room and is currently enjoying life as a children's playroom. Leading off is the cinema room with paneled walls which leads in turn to the garage/gymnasium. The heart of the house has plenty of space for both dining and comfortable furniture with the Neptune kitchen comprising a range of wall and base units, larder cupboards, silestone work surfaces and integrated appliances including induction hob, electric oven and grill, multi oven and dishwasher. A separate utility room gives additional storage and space, power and plumbing for appliances.





The dining space flows through into the snug with vaulted ceiling, underfloor heating and Aga 14kw log burning stove so you can be really comfortable and cosy, and with sliding patio doors to the garden. If ever there was an outside space, designed and built for relaxation, entertainment and enjoyment then this is it. Step onto the limestone terrace with privacy provided by mature pleached trees, and from there stroll across the lazy lawn, past the hot tub area to the seating area with firepit, and outdoor kitchen. Adjacent is the sophisticated bar, with a range of units, granite work surfaces, TV point and wine cooler so even if the weather is less than clement you are safe from the elements either on your own or with guests. Back inside to the first floor the landing offers a comfortable seating area with bedroom one having windows to two elevations and glorious en suite comprising twin wash hand basins on vanity, rainfall mixer shower in walk in cubicle, wc and ladder heated towel rail. Bedroom two makes an excellent guest room and bedroom three is slightly smaller, but equally delightful. Completing the first floor are bedroom four, currently used as a study and the bathroom comprising bath, floating wash hand basin, wc, rainfall shower in walk in cubicle and ladder heated towel rail.





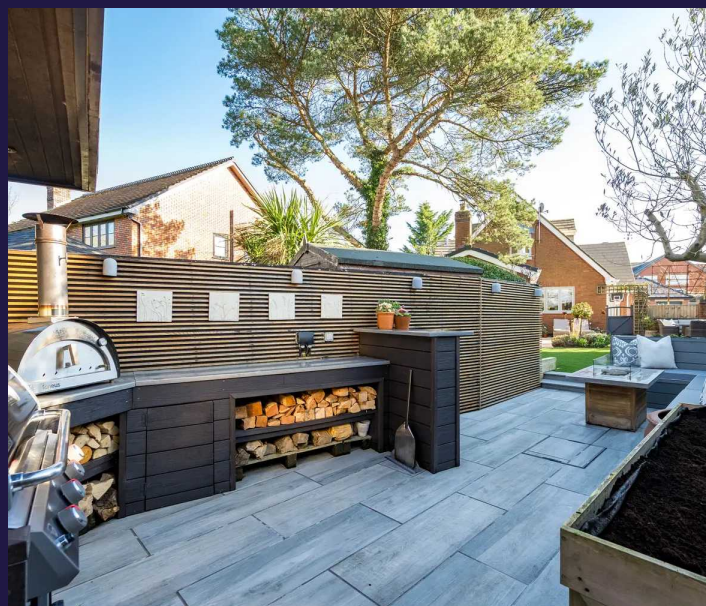




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Tenure: Freehold

- Stunning individual property
- Four bedrooms
- Beautifully proportioned
- Delightful gardens and bar
- Cinema room
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

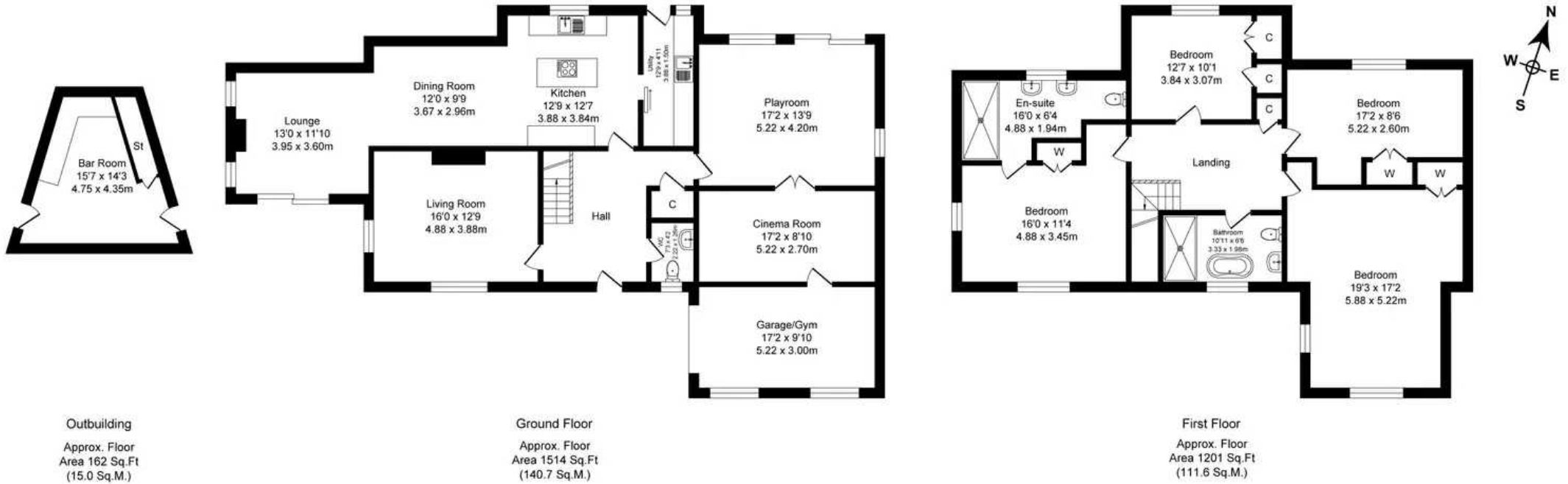
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Newlands

Total Approx. Floor Area 2877 Sq.ft. (267.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuilding
Approx. Floor Area 162 Sq.Ft (15.0 Sq.M.)

Ground Floor
Approx. Floor Area 1514 Sq.Ft (140.7 Sq.M.)

First Floor
Approx. Floor Area 1201 Sq.Ft (111.6 Sq.M.)