



Holt Lane, Brindle

PR6 8NE

£485,000





Brimming with potential, this detached individual property absolutely lives up to its name in a sought after rural area with easy access to primary transport routes and countryside walks and open views to several aspects. Available with no upward chain. To the front the driveway is screened by mature hedging, can accommodate several vehicles and leads to the garage and main entrance. Step into the vestibule and from there to reception one with imposing hearth. An internal hallway leads off with adjacent cloakroom comprising wc and wash hand basin. Reception two is to the rear with views out over fields and trees and patio doors opening to the garden. The kitchen has space for dining and comfortable furniture and comprises a range of wall and base units, ceramic sink, Worcester boiler and space power and plumbing for appliances. With vaulted ceiling and balcony and patio doors this really is the heart of the house. Externally the garden is laid to lawn with lovely open views. Back inside, stairs lead to the first floor landing with additional reception room benefiting from those delightful views from the gallery. There are two double bedrooms both with built in storage and the bathroom comprising claw foot bath with shower attachment, shower in cubicle, wc, wash hand basin and ladder heated towel rail. To the second floor is the third bedroom with walk in and eaves storage and en suite comprising rainfall mixer shower in cubicle, wc, ladder heated towel rail and wash hand basin. With over 1600 square of versatile accommodation this property has everything needed to make it a perfect place to live.



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Tenure: Freehold

- Stone detached property
- Rural location
- Over 1600 square feet of accommodation
- Three double bedrooms
- Three reception rooms



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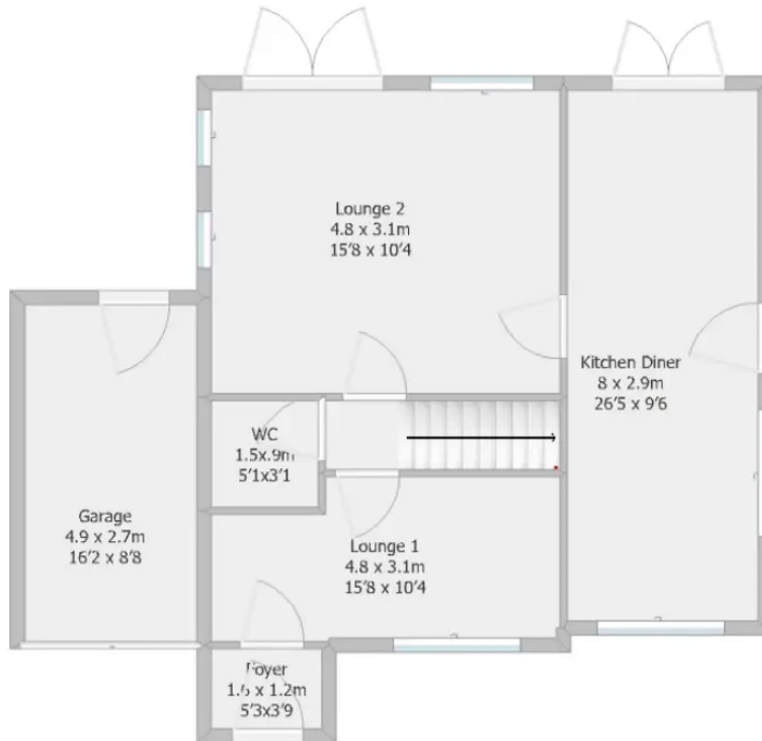


Stone cottage, Brindle.

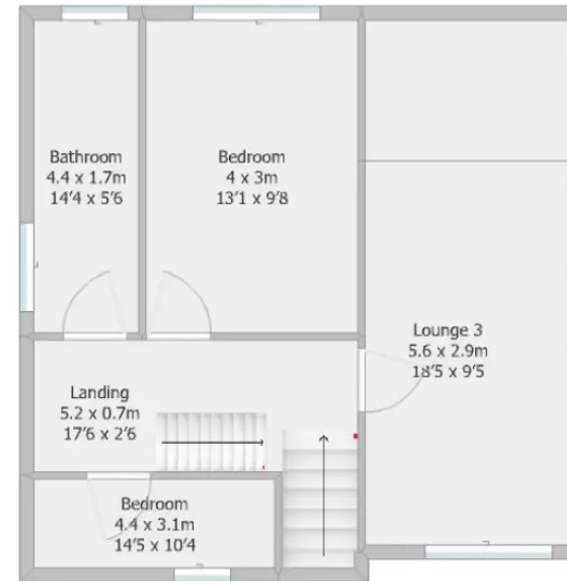
Second Floor
19 sq m (approx)
204.5 sq ft (approx)



Ground Floor
79.2 sq m (approx)
852.5 sq ft (approx)



First Floor
54.2 sq m (approx)
585.6 sq ft (approx)



Drawing is for illustrative purposes only and is not to scale. No responsibility is taken for any errors.
Drawn using RoomSketch.