FOR SALE

North Lodge, Cumeragh Lane, Whittingham, PR3 2JE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



North Lodge, Cumeragh Lane, Whittingham, PR3 2JE

An exceptional 4 bed character home combining period charm with contemporary luxury



- Beautifully renovated character home
- Stunning high-spec open-plan design
- Elegant lounge & ground floor bedroom
- Extensive south-west facing rear garden
- Architect designed contemporary extension
- High energy-efficiency
- Exceptional master bedroom suite
- 2275 SQ.FT. / Freehold / No chain delay

North Lodge is a stunning character home which has been beautifully transformed through an extensive programme of renovation and an impressive contemporary extension, finished to an exceptional high specification throughout. Combining the charm and individuality of an original gatehouse with the luxury, space and technology expected of a contemporary home, it offers an exceptional standard of family living where no detail has been overlooked.

At the heart of the home is the breathtaking open-plan kitchen, dining and family room, where timeless shaker-style cabinetry is complemented by a striking central island, premium integrated appliances and beautiful herringbone flooring. Large aluminium-framed sliding doors flood the space with natural light and seamlessly connect the indoors with the garden, creating an outstanding setting for both everyday family life and entertaining. Complementing the kitchen is a separate utility room, finished to the same exacting standards and providing practical everyday functionality without compromising on style. The thoughtfully designed accommodation continues with a spacious ground floor double bedroom, a beautifully appointed cloakroom/WC and an elegant formal sitting room, offering a more intimate space to relax away from the main living area.

The first floor is equally impressive, featuring two generous double bedrooms served by a sleek and stylish family bathroom. A particularly distinctive feature is the unique balcony-style landing, which creates a wonderful sense of space before leading to the exceptional principal suite. This luxurious retreat boasts a striking feature window, a dedicated dressing area and a full-size contemporary ensuite bathroom, creating a true hotel-inspired sanctuary. Beyond its beautiful appearance, North Lodge has been comprehensively upgraded throughout with an entirely new heating system, complete rewiring and bespoke high-performance windows. Modern conveniences include integrated ceiling speakers, energy-efficient appliances and underfloor heating within the kitchen and living space, ensuring the home is as practical and efficient as it is visually impressive.

Outside, the gardens have been beautifully landscaped with newly laid lawns, brand-new fencing and a driveway providing off-road parking. The rear garden enjoys a wonderful south-west facing aspect, offering plenty of afternoon and evening sunshine, with the added benefit of backing directly onto woodland for a lovely sense of privacy and a pleasant natural outlook.









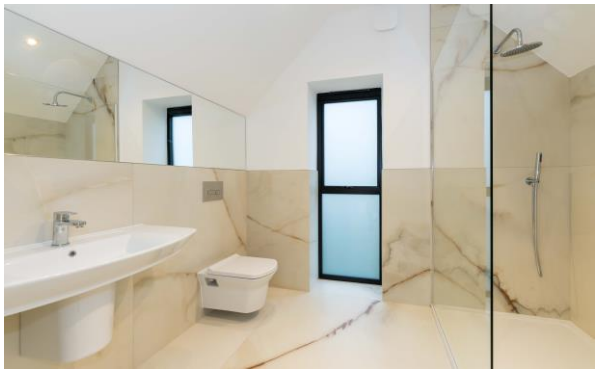


















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GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 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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