

GUILDHALL

SALES & LETTINGS



The Old Farmhouse, Village Farm School Lane, Preston, PR3 6HB

Asking Price £650,000

An exceptionally presented five bedroomed detached property situated in the highly sought after rural village of Pilling, offering fibre broadband and beautifully renovated accommodation finished to a high standard throughout. Combining charming character with stylish contemporary living, this impressive family home provides spacious and versatile accommodation in a desirable rural setting.

The ground floor welcomes you via an entrance hallway leading to a comfortable lounge / study room, a versatile fifth bedroom, and a Jack and Jill bathroom connecting through to the utility room. The heart of the home is the stunning open-plan living kitchen diner, recently modernised to an exceptional standard with a contemporary fitted kitchen, elegant stone effect flooring, and French rear entrance doors opening onto the garden - perfect for both family living and entertaining.

To the first floor are four generously sized bedrooms and a contemporary three-piece family bathroom suite, while the principal bedroom further benefits from a stylish modern en suite bathroom.

Externally, the property continues to impress with a patio seating area, extensive rear garden including field area, an agricultural building which is a development opportunity, and off road parking for numerous vehicles. There is also the added benefit of further land available to rent, offering excellent flexibility for a variety of uses.

Ground Floor

Entrance Hallway

Staircase to the first floor, stone effect flooring, underfloor heating, under stairs storage, doors to the reception room, bedroom five and open access to the open plan kitchen dining area.

Kitchen / Diner 27'10" x 12'4" (8.50 x 3.77)

Three UPVC double glazed windows, UPVC double glazed rear entrance door, stone effect flooring, underfloor heating, spotlights to the ceiling, fitted with a range of wall and base units with wood surfaces and tiled splashbacks, integrated oven, four ring hob, integrated dishwasher, space for a fridge freezer, open access to the lounge area and a door to the utility room.

Lounge Area 15'4" x 14'7" (4.68 x 4.46)

UPVC double glazed French rear entrance doors with full height glazed side panels, stone effect flooring, underfloor heating and open access to the kitchen dining area.

Utility Room 8'2 x 7'9 (2.49m x 2.36m)

UPVC double glazed door, fitted with a range of base units with plumbing for a washing machine, space for a tumble dryer, underfloor heating and a door providing access to the Jack & Jill en suite.

Jack & Jill En Suite 8'4" x 8'2" (2.55 x 2.49)

UPVC double glazed frosted window and a three piece suite comprising of a walk in shower, low base WC, wash basin with mixer tap, central heating towel rail, fully tiled elevations, underfloor heating, coving to the ceiling and a door providing access to bedroom five.

Bedroom Five 15'1" x 11'1" (4.61 x 3.40)

UPVC double glazed sash window, underfloor heating, coving to the ceiling and a door providing access to the entrance hallway.

Reception Room / Study Room 15'1" x 9'10" (4.61 x 3.00)

UPVC double glazed sash window, underfloor heating and coving to the ceiling.

First Floor

Bedroom One 15'1" x 11'1" (4.61 x 3.40)

UPVC double glazed sash window, central heating radiator, coving to the ceiling, exposed beam and access to the en suite,

En Suite 7'1 x 7'1 (2.16m x 2.16m)

UPVC double glazed frosted window, tiled flooring, fully tiled elevations, panelled bath with mixer tap, vanity wash basin with mixer tap, low base WC, underfloor heating, wood effect tiled flooring and coving to the ceiling.

Bedroom Two 15'1 x 11'11 (4.60m x 3.63m)

UPVC double glazed sash window, central heating radiator, coving to the ceiling, exposed beam and fitted wardrobes.

Bedroom Three 12'4 x 11'11 (3.76m x 3.63m)

UPVC double glazed window, central heating radiator, exposed beam and coving to the ceiling.

Bedroom Four 12'4 x 8'10 (3.76m x 2.69m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bathroom 7'0" x 7'0" (2.15 x 2.15)

UPVC double glazed frosted window, spotlights to the ceiling, fully tiled elevations, bath with mixer tap and shower attachment, low base WC, inset wash basin with mixer tap, underfloor heating and wood effect tiled flooring.

Agricultural Building 34'9" x 23'11" (10.6 x 7.3)

Agricultural building which is a fantastic development opportunity subject to planning / permitted development approval.

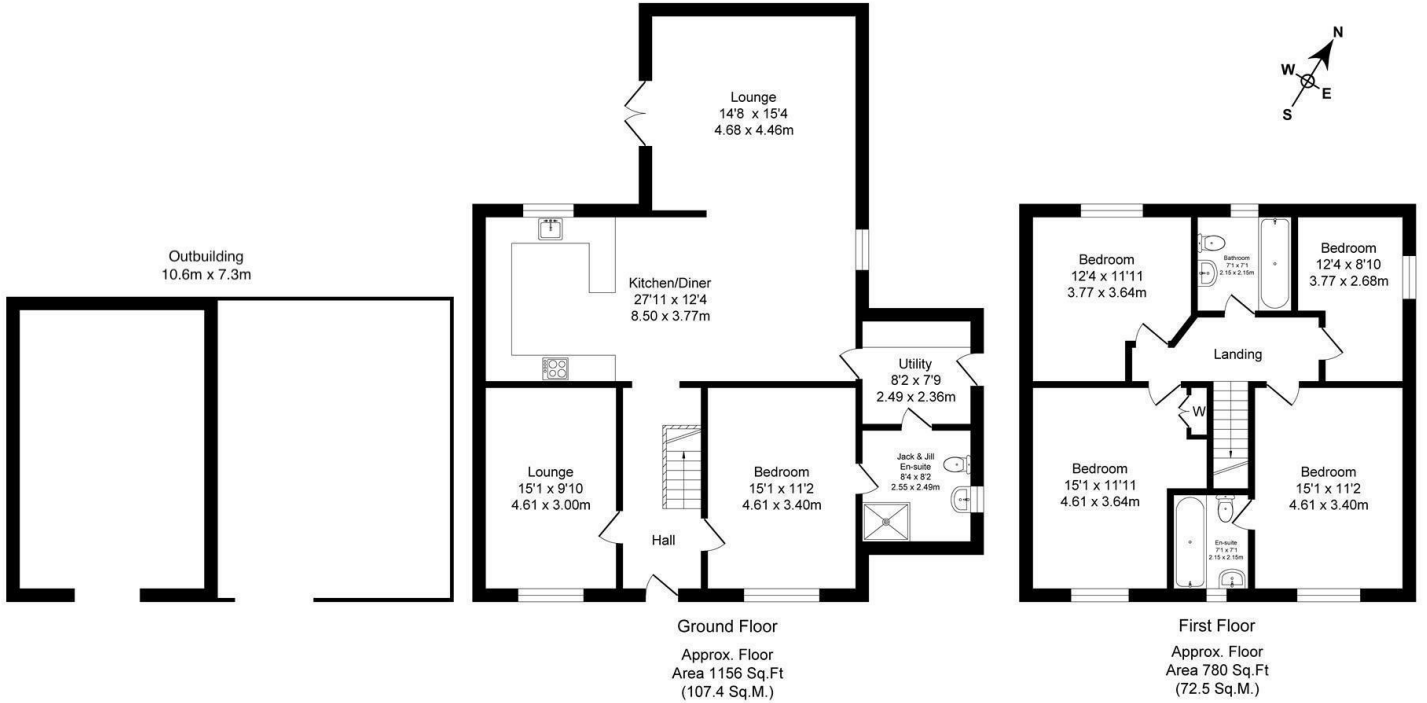
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When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.

Floor Plan

Village Farm Total Approx. Floor Area 2229 Sq.ft. (207.1 Sq.M.)

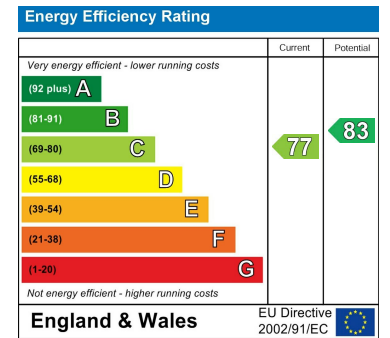
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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