

STANLEY VILLAS, ROACH ROAD

SALMESBURY, PRESTON, PR5 0RB

Offers Over **£499,950**

MARIE HOLMES

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Key Features

- Charming Victorian Semi-Detached Residence Dating Back to the 1900's
- Idyllic Semi-Rural Setting with Breathtaking Panoramic Countryside Views to the Front, Side & Rear
- Beautifully Presented Accommodation Arranged Over Three Floors
- Four Generously Proportioned Bedrooms, Three with Fitted Wardrobes
- Impressive Second-Floor Principal Bedroom with Dressing Area & En-Suite Shower Room
- Spacious Entrance Porch/Sunroom Enjoying Stunning Open Countryside Views
- Characterful Lounge with Herringbone Parquet Flooring & Living Flame Gas Fire
- Superb Open-Plan Country-Style Kitchen, Dining & Family Living Area
- Delightful Enclosed Gardens with Private Rear Patio & Outdoor Entertaining Space
- Integral Tandem Garage with Workshop Space & Generous Off-Road Parking

Property Summary

A truly charming and characterful Victorian semi-detached residence, dating back to the 1900's, beautifully positioned within an idyllic semi-rural setting and enjoying spectacular open countryside views to both the front and rear. This distinctive period home effortlessly combines timeless architectural charm with the comforts of modern family living, offering spacious and versatile accommodation arranged over three floors, complemented by delightful gardens, an integral tandem garage and generous off-road parking.

From the moment you approach this wonderful property, its attractive Victorian character and peaceful surroundings create an immediate sense of appeal. A particularly delightful feature is the spacious entrance porch, which doubles as a charming sunroom, providing a wonderful place to sit, relax and appreciate the beautiful countryside views. Flooded with natural light, this welcoming space leads through an impressive Bolection-panelled entrance door into the inviting hallway, where the property’s period character begins to unfold.

The beautifully appointed lounge offers a warm and relaxing retreat, showcasing stunning herringbone parquet flooring and a traditional fireplace incorporating a living flame gas fire. This attractive focal point creates a wonderfully cosy atmosphere, perfectly complementing the room's timeless character.

Undoubtedly one of the home's standout features is the impressive open-plan country-style kitchen, dining and family living area, a wonderfully sociable space forming the heart of this delightful residence. Combining traditional charm with modern practicality, this generously proportioned room offers distinct areas for cooking, dining and relaxation, making it perfectly suited to everyday family life and entertaining. A contemporary feature fireplace provides an attractive focal point to the family living area, creating a warm and welcoming atmosphere.

A further practical advantage is the integral tandem garage, providing excellent additional space for secure parking, storage and workshop use, ideal for those requiring space for hobbies or DIY projects.

An attractive staircase rises to the first floor, where three generously proportioned bedrooms provide comfortable accommodation, each benefiting from fitted wardrobes. The family bathroom is appointed with a three-piece suite, serving the bedrooms on this level.

Continuing to the second floor, the impressive converted loft accommodation reveals a spacious fourth bedroom, complemented by a dedicated dressing room area and an en-suite shower room. This beautifully versatile space creates a wonderful principal bedroom suite, offering a sense of privacy and separation from the remaining accommodation, whilst equally lending itself to guest accommodation or a teenager's retreat.

Externally, the property is equally impressive, with delightful enclosed gardens extending to the front and side, creating an attractive approach and pleasant spaces to enjoy the peaceful surroundings. To the rear, a private garden incorporates a paved patio area, ideal for alfresco dining, summer entertaining or simply relaxing whilst appreciating the surrounding scenery. A rear driveway provides additional off-road parking, further enhancing the practicality of this wonderful home.

Perhaps the most captivating aspect of this remarkable residence is its enviable position, enjoying far-reaching countryside views to both the front and rear. Offering a wonderful sense of tranquillity, this is a home that truly embraces the charm and appeal of semi-rural living. Early viewing comes highly recommended.

Entrance Porch/Sunroom

8'3" x 14'10" (2.51m x 4.53m)
UPVC double glazed door with feature glazed panel to front elevation. UPVC double glazed windows to front and side elevations. Wood effect laminate flooring. Inset spotlights to ceiling. Wall lights. Electric wall heater.

Hallway

12'2" x 3'4" (3.72m x 1.01m)
Entrance via a traditional hardwood front door. Featuring a beautifully presented traditional wooden staircase with rich toned timber detailing, turned spindles, a polished handrail and an ornate decorative newel post. Decorative cornice, coving and dado rail detailing. Pendant light fitting with ceiling rose. A useful under-stairs storage cupboard, radiator and carpeted staircase leading to all first floor accommodation.

Living Room

11'11" x 11'9" (3.64m x 3.58m)
UPVC double glazed window to front elevation. Features a Maximiser living flame coal effect fire set within a traditional ornate surround with marble inset and hearth. Decorative coving to ceiling and dado rail detailing. Pendant light fitting with ceiling rose. Original real wood parquet flooring. Radiator. TV aerial socket.

Kitchen

13'10" x 10'8" (4.21m x 3.25m)
Composite door with feature glazed panels to the rear elevation. UPVC double glazed window to front and side elevations. Featuring a range of Chestnut real wood bespoke carpentry with eye and base level units with under cabinet lighting, contrasting work surfaces and fully tiled elevations. An inset single bowl stainless steel sink and drainer incorporates a mixer tap, while integrated appliances include an electric fan-assisted grill oven, four-ring gas hob, fridge and dishwasher. A peninsula-style breakfast bar, providing additional worktop space and an informal seating area. Carpeted. Radiator.













Dining/Family Living
24' x 11'5" (7.32m x 3.49m)
UPVC double glazed patio door to side elevation. A spacious reception room providing excellent flexibility for both lounge and dining purposes, offering a welcoming setting for family gatherings and entertaining, whilst retaining the charm and character of a traditional home. Features a glass fronted log effect GasCo gas fire set in a traditional Portuguese limestone fireplace. within a traditional ornate surround with tiled hearth. Decorative coving to ceiling. Ample space for large dining table. Wall lights and pendant light fitting. Carpeted. Radiator.

Downstairs Cloaks W.C
2'12" x 3'11" (0.91m x 1.20m)
Features a two piece suite in white comprising of a low flush W.C and wall hung wash hand basin. Ceiling light fitting. Wall mounted mirror. Fan heater.

First Floor Landing
12'3" x 3'4" (3.73m x 1.01m)
UPVC double glazed window to front elevation. Doors leading to all first floor accommodation. Decorative cornice, coving and dado rail detailing. Pendant light fitting with ceiling rose. Carpeted staircase leading to all second floor accommodation.

Bedroom Two
12'3" x 10'8" (3.73m x 3.25m)
UPVC double glazed window to rear elevation. Features a range of bespoke carpentry fitted robe and cupboard storage. Decorative coving to ceiling and pendant light fitting with ceiling rose. Carpeted. Radiator.

Bedroom Three
11'11" x 10'5" (3.64m x 3.17m)
UPVC double glazed window to front elevation. Features a range of bespoke carpentry fitted robe and cupboard storage with knee hole dressing table. Decorative coving to ceiling and pendant light fitting with ceiling rose. Carpeted. Radiator.

Bedroom Four
7'10" x 10'4" (2.38m x 3.15m)
UPVC double glazed window to rear elevation. Features a range of bespoke carpentry fitted robe and cupboard storage. Decorative coving to ceiling and pendant light fitting. Carpeted. Radiator.

Family Bathroom
5'10" x 6'5" (1.78m x 1.96m)
UPVC double glazed obscured window to side elevation. Features a three piece suite in white comprising of low flush W.C, pedestal wash hand basin with mixer tap and panelled Jacuzzi bath with handheld shower fitment and with a fitted concertina-style folding glass shower screen. Further features include fully tiled elevations, carpeted, mounted vanity mirror with wall light, pendant light fitting and radiator.

Second Floor Landing
4'1" x 2'9" (1.24m x 0.83m)
UPVC double glazed window to side elevation. Pendant light fitting. Carpeted.

Principal Bedroom
14'2" x 10'1" (4.32m x 3.07m)
An impressive principal bedroom suite, comprising a dedicated dressing area which leads through an attractive open archway into the principal bedroom, with further access to a private en-suite shower room. The dressing area benefits from built-in robe storage and a useful knee-hole dressing table. The bedroom itself enjoys charming character features, including exposed wooden ceiling beams, with Velux roof lights allowing an abundance of natural light to flood the room. Further features include wall lights, pendant light fitting, useful under-eaves storage, a radiator and carpeted.

Dressing Room
7'12" x 11'2" (2.43m x 3.40m)
The dressing area benefits from built-in robe storage and a useful knee-hole dressing table. The dressing room itself enjoys charming character features, including exposed wooden ceiling beams, with Velux roof lights allowing an abundance of natural light to flood the room. Further features include a pendant light fitting, wall mounted mirror, useful under-eaves storage and carpeted.

En-Suite
6'6" x 7'5" (1.97m x 2.25m)
Velux roof light. Features a three piece suite comprising of low flush W.C, pedestal wash hand basin and a walk-in

shower enclosure fitted with a electric mixer shower with handheld shower attachment. Further features include part tiled elevations, wall lights, wall mounted vanity mirror, under eaves storage, wall heater, radiator and carpeted.

Garage

23'10" x 14'4" (7.26m x 4.36m)
Integral garage with up and over door. Power and light. Space for additional fridge freezer and plumbed for washing machine and space for tumble dryer.

Front External

The generous frontage is predominantly laid to lawn, framed by established hedgerows and thoughtfully landscaped borders featuring a variety of mature shrubs and ornamental planting. A pathway meanders through the gardens towards the property, where steps lead to a welcoming entrance porch, which also serves as a delightful sunroom, perfectly positioned to enjoy the surrounding views.

A gated pedestrian entrance provides access from the roadside, whilst the extensive gardens extend alongside the property, offering further lawned areas and a high degree of privacy. Beyond the established boundaries, breathtaking uninterrupted views stretch across rolling green fields towards distant woodland and countryside, creating a truly picturesque semi-rural setting.

Rear External

To the side of the property is a generously proportioned lawned garden, providing an attractive and versatile outdoor space, together with convenient access to the garage. The property also benefits from ample off-road parking for several vehicles, whilst a useful garden shed provides additional storage for gardening equipment and outdoor essentials.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

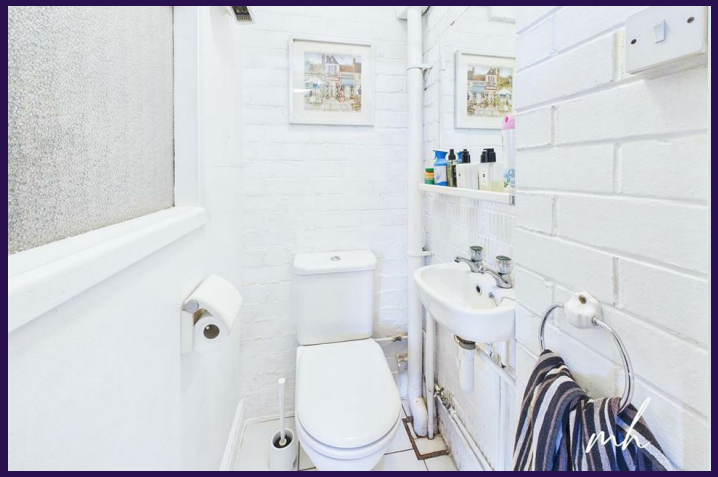
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

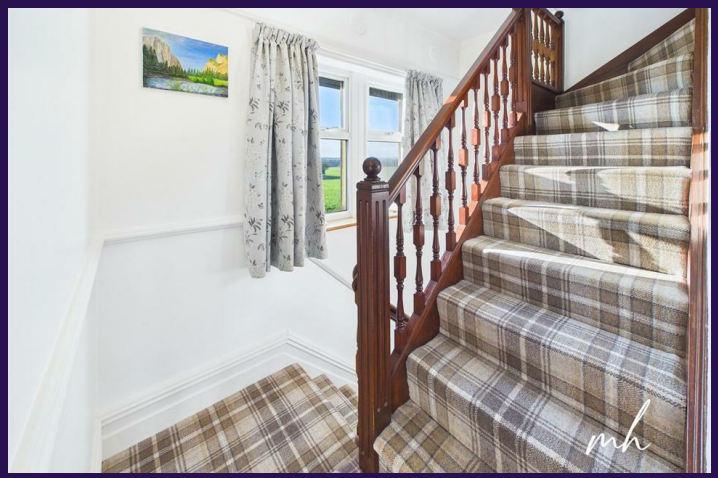
GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.








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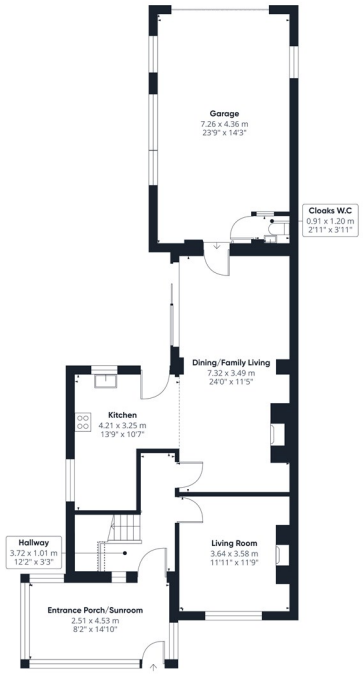




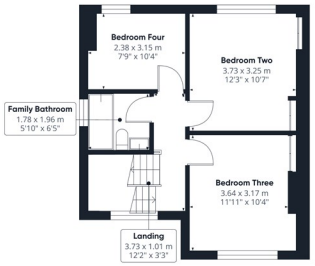




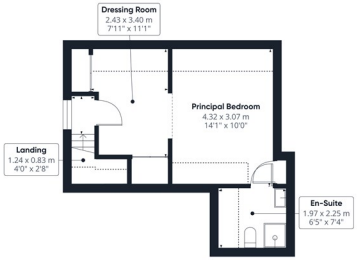




Ground Floor



First Floor



Second Floor

Approximate total area(1)

170.9 m²
1839 ft²

Reduced headroom

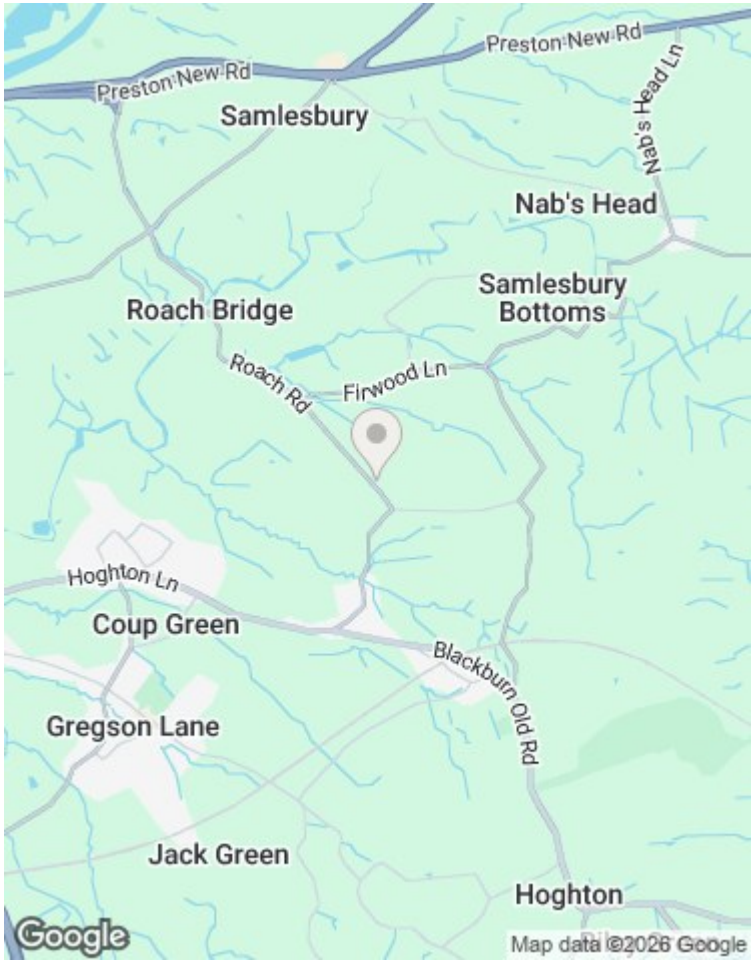
6.9 m²
75 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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