



229 HOYLES LANE

COTTAM, PRESTON, PR4 OLD

£349,950
FREEHOLD

This quintessential stone cottage has it all! Dating back to 1800's this immaculate home has three great size bedrooms and a stunning large four piece bathroom suite. There is the coziest lounge with a large bay window and a log burner, quality conservatory overlooking and accessing the rear gardens, as well as two further reception rooms which allows for greater versatility. A bespoke shaker style fitted kitchen with a great selection of appliances and a composite stable door accessing the rear. A stone constructed entrance porch with a top quality composite door. Throughout this gorgeous home are so many beautiful features, a turning back staircase, stained glass sky light, wooden flooring to some rooms, and feature radiators, some exposed stone walls to the bedrooms and cast iron feature fireplaces. There is driveway parking and a fabulous rear garden being of a sunny and private aspect and perfectly designed for entertaining. Being set in the most desirable location of Cottam with all it's excellent road and motorway connectivity, local services and, amenities, and local schools. Viewing is essential to fully appreciate the size, setting, location and quality of finish this superb property has to offer.

MARIE HOLMES

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229 HOYLES LANE

- Immaculate Semi Detached Stone Cottage
- Three Good Size Bedrooms
- Shaker Style Modern Kitchen
- Fabulous 4 Piece Bathroom Suite
- Three Reception Rooms
- Conservatory With Lovely Glass Roof
- Lots of Character & Quality Fixtures & Fittings Throughout
- Great Size Private & Sunny Rear Garden
- New Installed Combination Boiler
- Easy Road & Motorway Connectivity
- Local Amenities
- Sought After Location
- Viewing Essential
- Driveway Parking



Entrance Porch

Being beautifully constructed in stone with double glazed windows, gorgeous composite front door and amazing pull bell system.

Entrance Hall

With gorgeous wooden flooring, lovely part panel walls, pitched pine internal doors, staircase to first floor, ceiling light and radiator.

Lounge

A stunning room being situated to the rear of the property with a large uPVC double glazed bay window to the front, cast iron multi fuel stove with a oak lintel style mantel, creating a really cozy feel, and double glazed patio doors to the conservatory. Wooden flooring, feature radiator and ceiling light.

Conservatory

Being double glazed and stone built constructed creating a really lovely addition, wooden flooring and feature radiator, wall light.

Dining Room/Study

A spacious reception room currently utilised as a snug and dining room with double glazed window to the front and side, feature radiator, wooden flooring and ceiling light. Cast iron fire inset with mantel surround, functioning open fire.

Second Lounge

A generous front facing reception room which could be used as another sitting room or indeed an

additional bedroom if needed. There is wooden flooring, uPVC double glazed window to the side elevation, ceiling light and radiator.

Kitchen

A stylish shaker style fitted kitchen with wall, drawer and base units, one of which is an illuminated display cupboard and a useful open shelf area, with quartz working surfaces and returns, a selection of integrated appliances comprising, induction hob, extractor hood, electric oven, fridge and freezer and dishwasher, one and half sink unit, Rock composite stable door to rear. There is wooden flooring and a uPVC double glazed window to the rear.

First Floor Landing

With stained glass skylight, loft access – being fully boarded with drop down ladder, power and light. Stripped pine doors to remaining accommodation.

Bedroom One

With double glazed windows to the rear and side elevations, ceiling light, exposed stone wall, radiator. Cast iron feature fireplace.

Bedroom Two

With double glazed window, stunning cast fire feature fireplace, ceiling light and radiator. Exposed stone wall.

Bedroom Three

With double glazed window, ceiling light and radiator and a lovely exposed stone wall.

Family Bathroom

With a four piece suite comprising low suite W.C. pedestal Heritage wash hand basin, cast iron roll top clawfoot bath and large corner shower with mains shower. Wooden flooring and a uPVC double glazed window to the rear, cupboard housing new (January 2026) central heating combination boiler, feature radiator.

Outside

To the front of the property there is driveway parking.

Rear Garden

An amazing rear garden having a south facing and private aspect, designed seating which is perfect for entertaining or alfresco dining. raised rear patio with gravel and paved areas and lawn garden.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

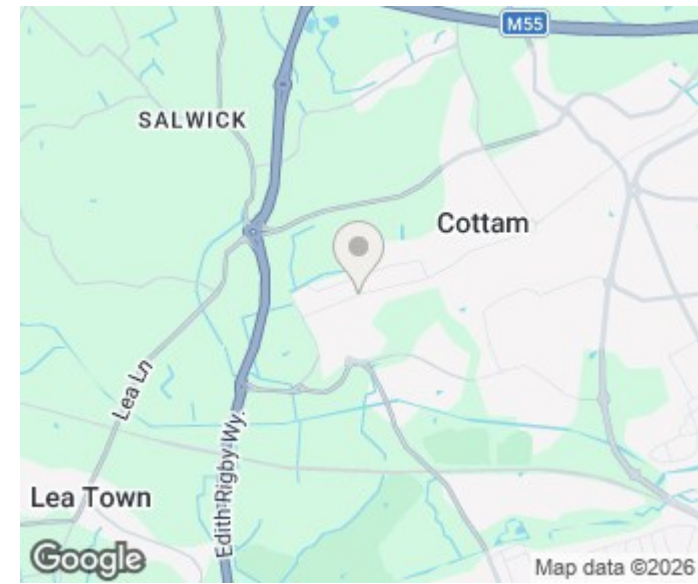
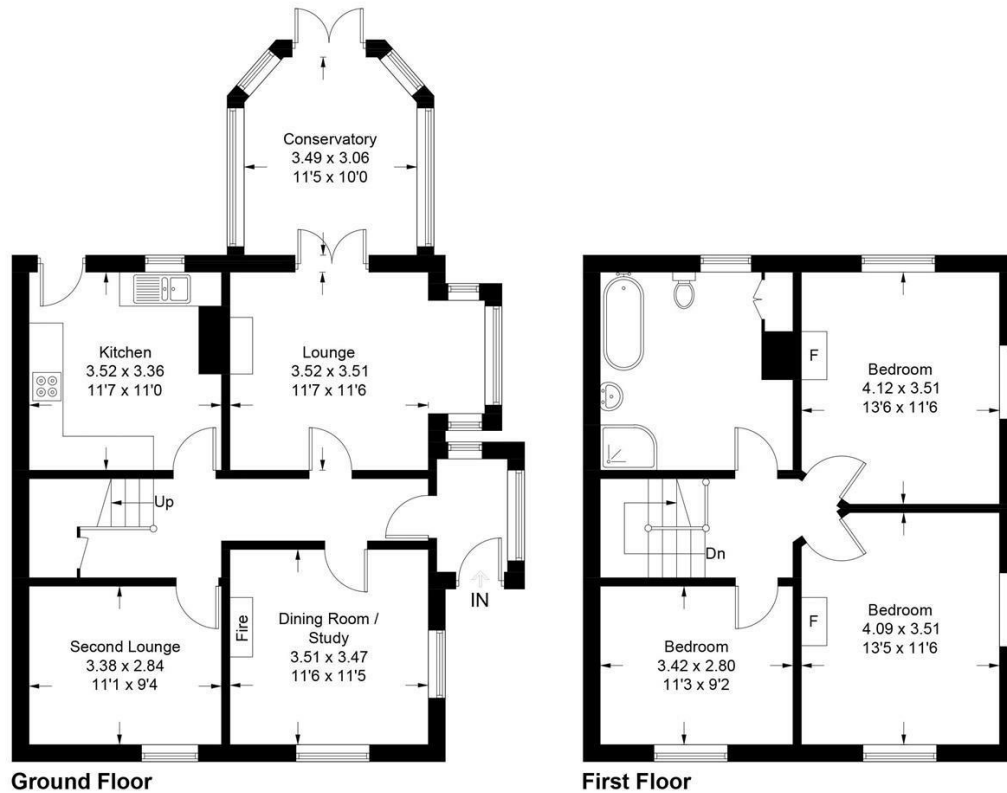
Tenure – Freehold

EPC Rating – D



Hoyles Lane

Approximate Gross Internal Area = 134 sq m / 1442 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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