



101 CUERDALE LANE WALTON-LE-DALE, PRESTON, PR5 4EP

Offers in the region of £525,000

FREEHOLD

- Unique and characterful home with exposed beams and high ceilings
- Spacious open-plan kitchen, dining and living area
- High-quality kitchen with granite worktops and breakfast bar
- Contemporary living room with feature fireplace
- Generous principal bedroom with fitted wardrobes and en-suite
- Stylish bathrooms finished to a high standard
- Private, low-maintenance outdoor space
- Detached Double Garage
- Turnkey Condition Throughout
- Offered with No Onward Chain Delay

MARIE HOLMES

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Introducing 101 Cuerdale Lane...

A truly distinctive and beautifully presented stone-built barn conversion, this exceptional home effortlessly combines timeless character with contemporary family living. Featuring exposed original beams, impressive vaulted ceilings and high-quality modern finishes throughout, the property offers spacious and versatile accommodation with an elegant yet welcoming atmosphere.

Occupying a picturesque semi-rural setting surrounded by open countryside, the property enjoys the tranquillity of rural living whilst remaining conveniently placed for excellent motorway connections, providing the perfect balance of charm, privacy and accessibility.

Thoughtfully designed with generous proportions throughout, the accommodation briefly comprises a welcoming breakfast kitchen, a substantial reception room ideal for both entertaining and everyday family life, a home office, ground floor WC, and a versatile ground floor bedroom.

To the first floor are three further double bedrooms, including a superb principal suite with a stylish contemporary en-suite shower room. The family bathroom is equally impressive and enjoys attractive views across the surrounding countryside.

The property features double glazing and underfloor heating, complemented by an integrated media system throughout.

Externally, the property is approached via a spacious driveway providing ample off-road parking for multiple vehicles and leading to a detached stone-built double garage. The beautifully landscaped gardens incorporate lawned areas, decking and flagged patio spaces, together with a charming timber summer house, creating an ideal environment for outdoor dining, relaxation and entertaining.

Meticulously maintained and presented to an exceptional standard throughout, this outstanding home offers a rare opportunity to acquire a characterful yet practical family residence in a highly desirable location. Offered with the benefit of no onward chain delay.



Entrance Vestibule

3'3" x 3'7" (1.00 x 1.10)

Entrance via Oak hardwood front door into the vestibule. Glazed Oak internal door leading through to the hallway. Tiled flooring. Ceiling light fitting. Alarm control panel.

Hallway

9'4" x 13'3" (2.84 x 4.05)

Featuring high ceilings, exposed beams and a glazed balustrade overlooking the turned stairwell. Oak flooring extends throughout, with doors opening to the principal rooms and bedrooms. Inset spotlights to ceiling. Underfloor heating.

Living/Dining Room

13'3" x 31'10" (4.05 x 9.71)

Hardwood double glazed windows to the side and rear elevations. A warm and inviting living space centred around a contemporary inset fireplace, creating an attractive focal point. Exposed beams and recessed lighting enhance the character and ambience, while patio doors opening onto the courtyard garden flood the room with natural light and provide a seamless connection to the outdoor space, making it an ideal setting for both

everyday living and relaxed entertaining. Inset spotlights to ceiling. Wall lights. Inset speakers to ceiling and wall sunk surround sound system. TV aerial socket. Under floor heating.

Kitchen

14'10" x 12'4" (4.51 x 3.76)

Hardwood double glazed windows to the rear elevation. Oak hardwood door to the side elevation leading out to the rear garden. A beautifully proportioned and thoughtfully designed kitchen, fitted with an extensive range of quality cabinetry complemented by granite work surfaces with inset one and a half bowl stainless steel sink and drainer unit with mixer tap and feature under cabinet lighting. Integrated appliances include microwave oven, chimney extractor hood and dishwasher. Space for a Rangemaster oven and American style fridge freezer. The well-planned layout creates a space that is both practical and sociable, with a breakfast bar providing the perfect setting for informal dining or a morning coffee. Feature ceiling details and carefully positioned lighting add warmth and character, while the seamless flow into the adjoining dining and living areas makes it ideally suited to both everyday family life and effortless entertaining. Inset spotlights to ceiling. Inset speakers. Wall mounted media control panel. TV aerial socket. Underfloor heating.

Study

8'5" x 6'11" (2.56 x 2.11)

Hardwood double glazed window to the front elevation. Oak flooring extending through from the hallway. Ceiling light fitting. Underfloor heating.

Bedroom Four

7'1" x 12'3" (2.16 x 3.74)

A comfortable and well-presented ground floor bedroom offering excellent versatility, ideal as a guest bedroom or child's room. The room enjoys a pleasant outlook through a Hardwood window to the front elevation, complemented by solid Oak wood flooring and neutral décor, creating a bright and adaptable space. Its ground floor position further enhances the flexibility of the accommodation, making it well suited to a variety of lifestyles. Ceiling light fitting. Inset speaker to ceiling. TV aerial socket. Underfloor heating.

Cloaks W.C

4'2" x 6'11" (1.28 x 2.10)

Features a two piece suite in White comprising of a wall hung W.C with concealed cistern and wash hand basin with mixer tap set within a vanity unit. Tiled splashback. Tiled flooring. Extractor fan. Ceiling spotlight track.

First Floor

Landing

7'1" x 16'10" (2.17 x 5.14)

An impressive and light-filled landing showcasing exposed beams and a striking glazed balustrade overlooking the stairwell below. Creating a wonderful sense of space and architectural interest, it offers ample built-in storage and provides access to the first-floor bedrooms and bathroom. Finished with oak flooring and feature lighting, the landing feels more like a functional living area than a simple thoroughfare, enhancing both the individuality and character of the home.

Principal Bedroom

16'6" x 12'11" (5.04 x 3.93)

Hardwood double glazed window to the side and rear elevations. An impressive principal bedroom of generous proportions, featuring high ceilings and an extensive range of fitted wardrobes. Beautifully presented in a calm, neutral palette and filled with natural light, it offers a peaceful and inviting retreat. Oak wood flooring. Wall lights. Underfloor heating.

En-Suite

8'8" x 7'7" (2.63 x 2.32)

Hardwood double glazed window to the rear elevation. Finished to a high standard, the shower room features a contemporary walk-in shower, stylish sanitary ware, elegant feature tiling to all elevations and quality fittings throughout including wall mounted illuminated vanity mirror, chrome towel ladder radiator. Wall light. Extractor fan. Sunken wall speakers.

Bedroom Two

13'3" x 10'10" (4.04 x 3.30)

Hardwood double glazed window to the rear elevation. A well-proportioned and characterful bedroom featuring exposed beams and a vaulted ceiling, creating a wonderful sense of space and individuality. The room comfortably accommodates a double bed and additional furnishings, with natural light flooding in through a feature window. A staircase leads to a versatile mezzanine level above, offering excellent flexibility as a study, reading nook or creative workspace. Beautifully presented in neutral tones, this is a distinctive and adaptable room that perfectly complements the unique character of the home. Oak wood flooring. Sunken wall speakers. Inset spotlights to ceiling. Underfloor heating.

Bedroom Three

9'10" x 10'11" (3.00 x 3.32)

Hardwood double glazed window to the front elevation. A well-proportioned and characterful bedroom featuring exposed beams and a vaulted ceiling, creating a wonderful sense of space. The room comfortably accommodates a king size bed and additional furnishings including fitted robe storage. Oak wood flooring. Sunken wall speakers. Inset spotlights to ceiling. Underfloor heating.

Bathroom

7'9" x 7'7" (2.36 x 2.32)

Hardwood double glazed window to the front elevation. A beautifully appointed bathroom featuring a freestanding bath, contemporary sanitary ware and elegant tiling, creating a luxurious, hotel-inspired retreat. Thoughtfully designed and finished to a high standard, it offers a stylish and relaxing space in which to unwind. Sunken wall speakers. Wall lights. Underfloor heating.

External

The property enjoys an attractive and beautifully presented external setting, combining traditional stone elevations with thoughtfully landscaped gardens and outdoor spaces. To the rear, a private courtyard-style garden provides a sheltered, low-maintenance environment, ideal for al fresco dining and entertaining, with paved seating areas and well-defined borders creating a welcoming sense of privacy.

A raised decked terrace offers a further space to relax and enjoy the outlook across the surrounding grounds, while lawned areas and established planting introduce colour and softness throughout. Stone pathways seamlessly connect the various outdoor spaces, enhancing both practicality and visual appeal.

Further benefits include a detached stone-built garage and a generous paved driveway providing ample off-road parking. Occupying a delightful



semi-rural position, the property enjoys attractive open aspects across the neighbouring countryside while maintaining an excellent degree of privacy and seclusion from the road.

Overall, the outside space has been thoughtfully designed to complement the character of the home, offering an appealing balance of practicality, privacy and enjoyment throughout the seasons.

Double Detached Garage

A detached double garage, offering excellent space for secure parking and additional storage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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:

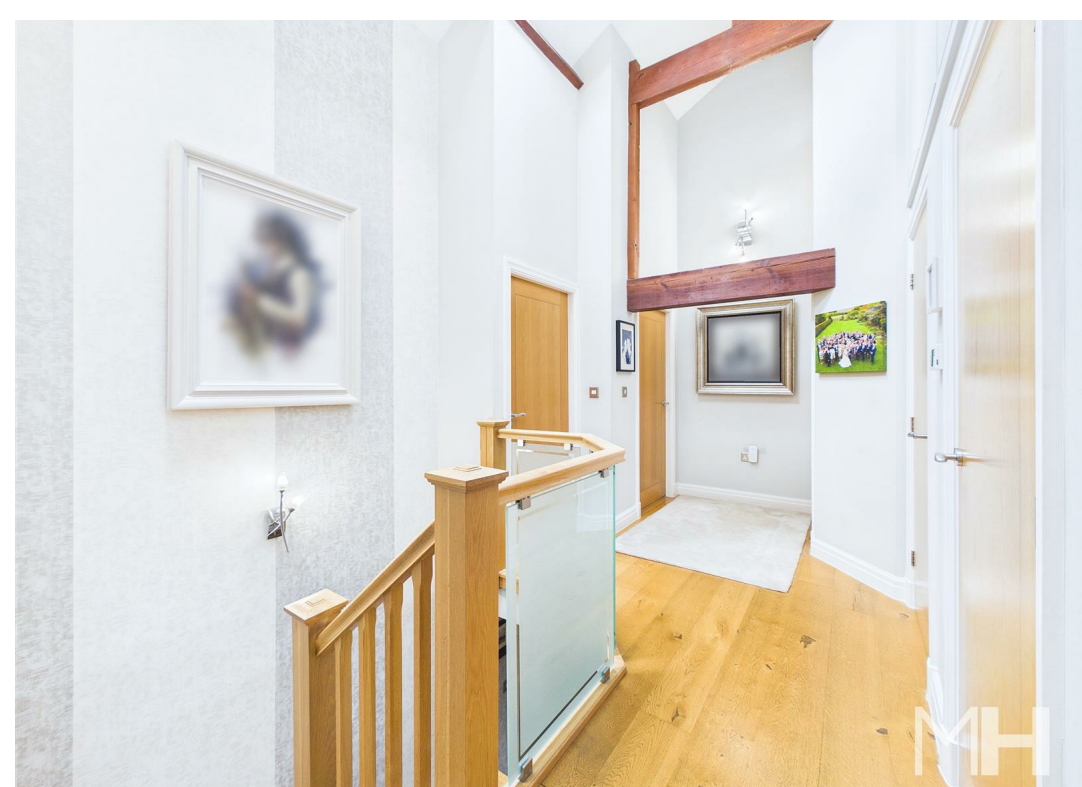
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

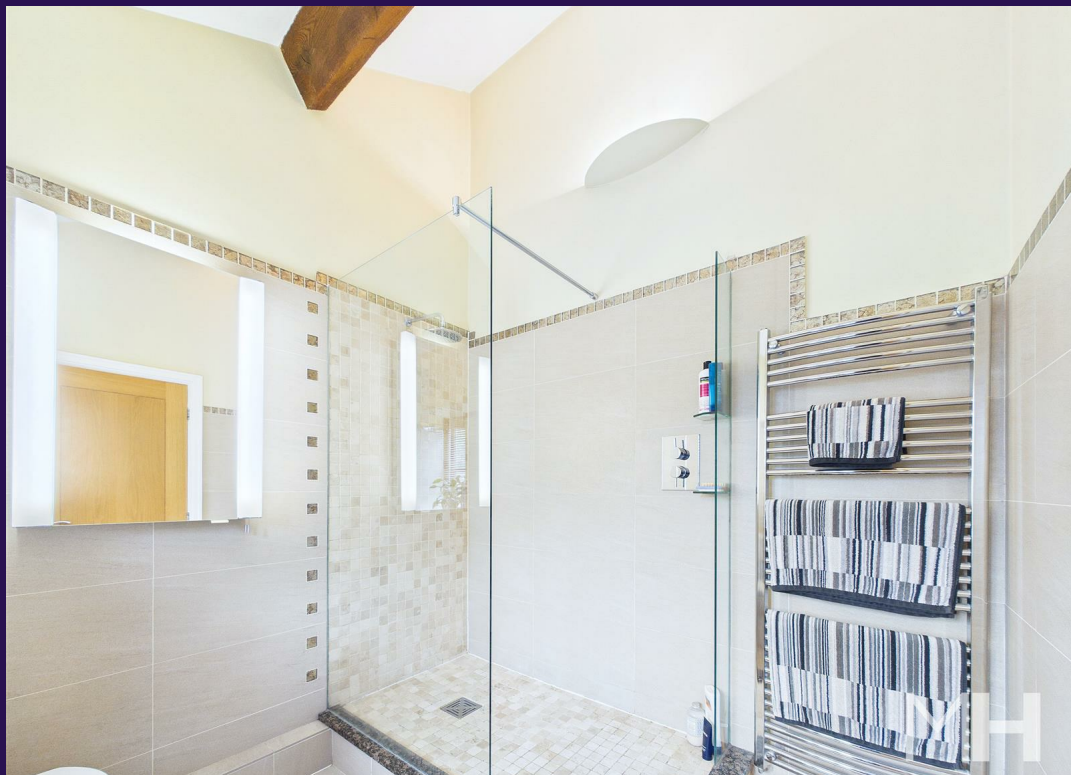
NOTICE:

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 office on 01772 750777.







101 CUERDALE LANE

ADDITIONAL INFORMATION

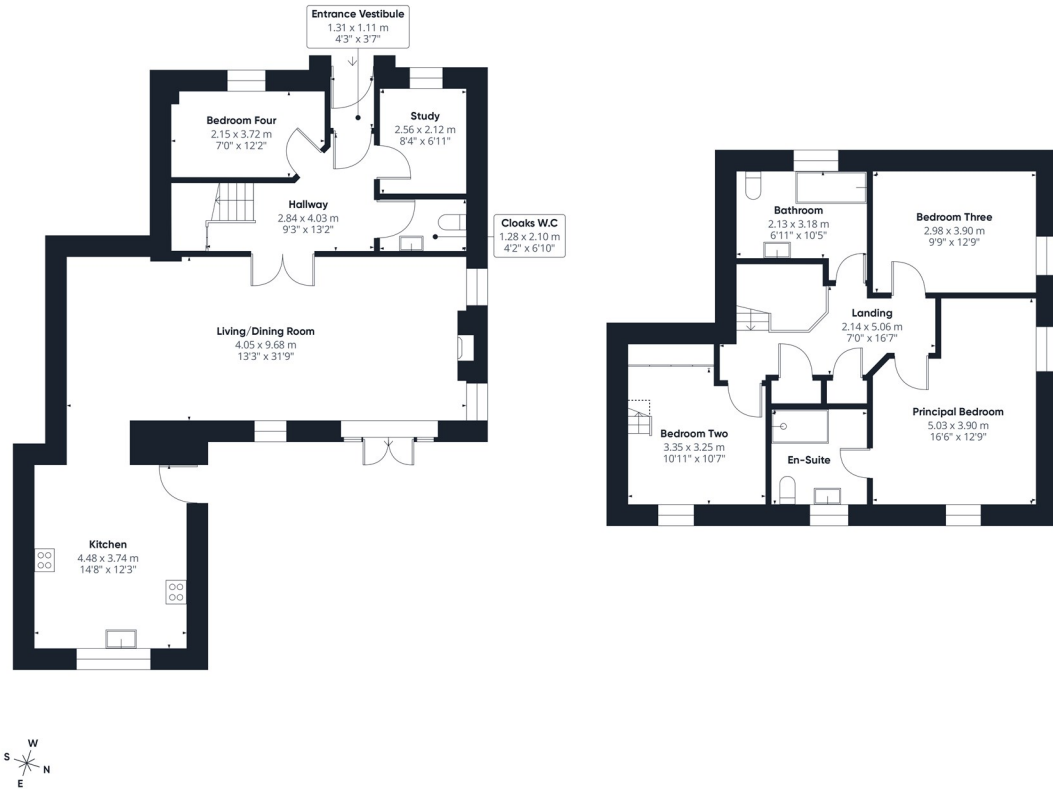
Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m
 147.7 m²
 1592 ft²

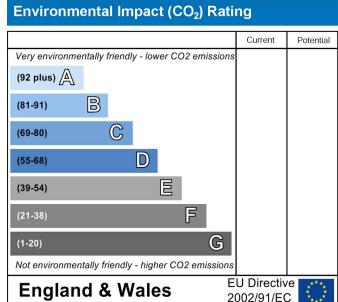
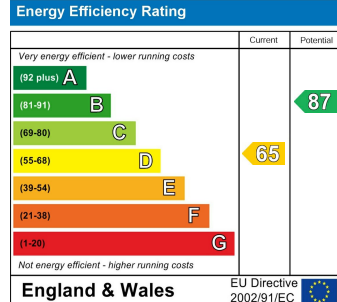
Reduced headroom
 0.4 m²
 4 ft²

(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.

GIRAFFE360



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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