



1 HOLLINHURST AVENUE PENWORTHAM, PRESTON, PR1 0AE

Offers Over £885,000
FREEHOLD

• Prestigious Four Bedroom Detached Property • Highly Desirable Location in Higher Penwortham • Offers a Wealth of Potential to Further Enhance • Two Spacious Reception Rooms, Dining Room & Kitchen • Downstairs Shower Room • Four Well Appointed Bedrooms & Family Bathroom to the First Floor • Packed with Character and Many Original Features • Large Rear Garden with Space to Extend the Existing Property • Driveway Parking for Several Vehicles & Double Integral Garage • Early Viewing Strongly Advised – Offered with No Onward Chain Delay

MARIE HOLMES

SALES | LETTINGS | MORTGAGES



A rare and distinguished opportunity to acquire a truly exceptional family residence occupying a substantial mature plot on one of Higher Penwortham's most prestigious and sought-after avenues. Enjoying an enviable position within beautifully established grounds, this elegant home offers an outstanding combination of privacy, seclusion and sunshine, together with exciting potential for future extension, subject to the necessary planning consents.

From the moment you step inside, the property impresses with its grand reception hall and magnificent original staircase, setting the tone for the quality and character found throughout. Rich in period charm, the home retains a wealth of original features including decorative coving, deep skirting boards, feature leaded and stained-glass windows, and beautifully crafted architectural details, all complemented by an abundance of natural light and a thoughtfully designed layout ideally suited to modern family living.

The accommodation extends to four generous bedrooms, two bathrooms, three elegant reception rooms, a beautifully appointed dining kitchen, utility room and a substantial double garage, providing versatile and well-balanced living space throughout.

Externally, the gardens are a particular highlight. Lovingly cultivated over many years, the grounds showcase a stunning array of mature specimen trees, established shrubs, colourful planting and traditional English garden borders surrounding expansive lawns and numerous seating areas. An additional side garden, known as the "orchard", offers further recreational space and presents an ideal opportunity for a contemporary garden room, home office or leisure building, subject to any required consents.

Properties of this stature, character and setting rarely come to the market and high levels of interest are anticipated, so early viewing is highly recommend recommended. Offered with the benefit of no onward chain delay.

Reception Hallway

9'3" x 14'6" (2.83 x 4.42)

Entered through a solid mahogany wooden door in to the impressive and character-filled reception hall that immediately sets the tone for this distinguished home. The spacious entrance features a magnificent original oak staircase with decorative balustrading and a striking galleried landing, creating a superb focal point. Rich wood period detailing, high ceilings and an abundance of natural light combine to showcase the property's heritage and craftsmanship. Original feature circular leaded window to the front elevation of the property. Carpeted, radiator and ceiling light fitting.

Living Room

12'10" x 15'1" (3.90 x 4.59)

A beautifully proportioned and elegant principal reception room, flooded with natural light from the attractive bay window and additional side window featuring decorative stained-glass detailing. The room is centred around a striking period fireplace with decorative tiled surround, creating a wonderful focal point. High ceilings, generous proportions and original features including picture rail and coving to ceiling. Carpeted, radiator, TV aerial socket and ceiling light fitting.

Sitting Room

12'10" x 19'4" (3.92 x 5.89)

A superbly proportioned reception room enjoying an abundance of natural light and delightful views over the mature gardens through a large bay window to the side elevation and impressive picture window to the rear. Rich in character, the room features an attractive period fireplace with decorative surround, high ceilings and original detailing throughout. The generous proportions provide excellent flexibility for both formal entertaining and relaxed family living, while the built-in window seat creates a charming spot from which to enjoy the garden outlook. Carpeted, radiator and ceiling light fitting with coving to the ceiling and picture rail.

Dining Room

8'4" x 12'1" (2.55 x 3.68)

A versatile and light-filled room enjoying pleasant views and direct access to the gardens via French doors to the rear elevation. Thoughtfully designed with fitted shelving and bespoke storage, this attractive space is ideally suited as a dining room, but could be utilised as a home office, study or hobby room. Generous ceiling heights, radiator, carpeted and an archway leading through to the kitchen.

Kitchen

9'9" x 12'11" (2.98 x 3.94)

A beautifully appointed and comprehensively fitted kitchen, featuring an extensive range of bespoke-style cabinetry complemented by granite work surfaces with inset one and a half bowl stainless steel sink and drainer unit with mixer tap and quality integrated appliances, including double ovens, gas hob with extractor over, dishwasher and larder style fridge freezer. A large picture window frames delightful views over the mature gardens, flooding the room with natural light, while generous storage and preparation space make it ideally suited to both everyday family living and entertaining. Part tiled elevations, tiled flooring and inset spotlights to ceiling.

Inner Hallway

7'3" x 4'8" (2.22 x 1.42)

UPVC door leads out the side elevation. UPVC double glazed side window. Doors leading off to the garage and the downstairs bathroom. Carpeted, ceiling light fitting and loft access hatch.

Shower Room

7'4" x 6'4" (2.23 x 1.94)

UPVC double glazed window to the rear elevation. Features a three-piece suite in white comprising of a low flush WC, wash hand basin with mixer tap set within a vanity unit featuring cupboard and drawer storage and a corner step in shower cubicle with mixer shower. Illuminated wall mounted vanity mirror. Part tiled elevations. Inset spotlights to ceiling. Shaver socket. Radiator.

First Floor Landing

4'8" x 8'3" (1.42 x 2.51)

A striking galleried landing showcasing the home's beautiful original staircase and ornate timber balustrading. Flooded with natural light from the skylight and feature leaded windows, this impressive space enhances the sense of grandeur and character throughout the property. With generous proportions, high ceilings and attractive period detailing, the landing provides access to the bedroom accommodation and family bathroom, while serving as a stunning architectural feature in its own right. Carpeted and ceiling light fitting.

Principal Bedroom

12'10" x 16'2" (3.91 x 4.92)

A beautifully presented and generously proportioned principal bedroom enjoying a dual aspect with attractive views over the mature gardens. Filled with natural light, this elegant room offers ample space for freestanding furniture and benefits from an extensive range of fitted wardrobes, drawers and bedside storage. Carpeted, radiator and ceiling light fitting with coving to the ceiling and picture rail.

Bedroom Two

12'10" x 12'9" (3.92 x 3.88)

A spacious and beautifully presented double bedroom enjoying a dual aspect that floods the room with natural light. High ceilings and generous proportions enhance the feeling of space, while fitted wardrobes provide excellent storage. A charming circular leaded feature window adds character and individuality to the room, creating an attractive focal point. Ideal for family members or guests, this elegant bedroom offers comfortable and versatile accommodation. Wash hand basin set within a vanity unit with a tiled splashback. Carpeted, radiator and ceiling light fitting with coving to the ceiling and picture rail.

Bedroom Three

9'9" x 12' (2.96 x 3.66)

A well-proportioned dual aspect double bedroom enjoying excellent natural light from a large window to the rear elevation overlooking the garden and further window to the side elevation and benefiting from high ceilings that enhance the sense of space. Beautifully presented throughout, the room offers ample space for bedroom furniture. The generous proportions and pleasant outlook make this an attractive and versatile bedroom. Carpeted, radiator and ceiling light fitting with decorative picture rail.

Bedroom Four

9'8" x 8'4" (2.95 x 2.53)

Characterful vaulted ceiling that enhances the sense of space and individuality. Natural light is provided by both a large window and skylight, creating a bright and airy atmosphere throughout. Benefiting from useful built-in storage, this attractive room offers flexible accommodation and would be equally suited as a bedroom, nursery or study. Carpeted, radiator and a pendant light fitting.

Bathroom

9'10" x 6'5" (2.99 x 1.96)

A spacious and well-appointed family bathroom fitted with a modern white suite comprising a panelled bath with shower over, vanity wash hand basin with extensive storage, low-level W.C. and bidet. The room is beautifully presented and benefits from attractive leaded windows that provide natural light while maintaining privacy. Finished with quality tiling and generous proportions throughout, this stylish bathroom perfectly complements the character and elegance of the home. Radiator, vinyl floor covering and inset spotlights to ceiling.

Front Exterior

Occupying a substantial and mature plot on one of Higher Penwortham's most prestigious avenues, the property enjoys an impressive frontage set behind beautifully maintained gardens and established boundary hedging, providing an excellent degree of privacy and kerb appeal. A sweeping



driveway offers extensive off-road parking and leads to the integral double garage. The attractive Arts and Crafts-inspired façade is enhanced by characterful architectural detailing, including feature circular leaded windows, bay windows and traditional brick and rendered elevations. Surrounded by mature specimen trees and manicured landscaping, the property creates a striking first impression befitting its enviable position within this highly sought-after residential location.

Rear Gardens

The rear gardens are a particular feature of the property, extending across a generous plot and offering an exceptional degree of privacy, maturity and tranquillity. Beautifully landscaped and lovingly maintained, the gardens comprise extensive stone-flagged sun terraces, ideal for outdoor entertaining, together with expansive manicured lawns bordered by an impressive collection of mature trees, established shrubs, ornamental planting and colourful flower beds.

Designed to make the most of the peaceful surroundings, the gardens provide a variety of seating areas from which to enjoy the sunshine throughout the day. Stone retaining walls, winding pathways and well-stocked borders create interest and character, while the abundance of mature planting provides a wonderful sense of seclusion. The substantial size of the plot also presents exciting potential for future extension or further development of the property, subject to obtaining the necessary planning consents.

Rarely do gardens of this size and quality become available, offering the perfect setting for family life, gardening enthusiasts and those seeking a private outdoor retreat.

Agents Notes

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.







1 HOLLINHURST AVENUE

ADDITIONAL INFORMATION

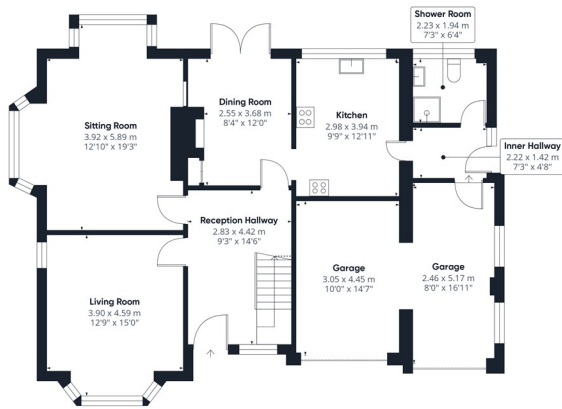
Local Authority –

Council Tax – Band F

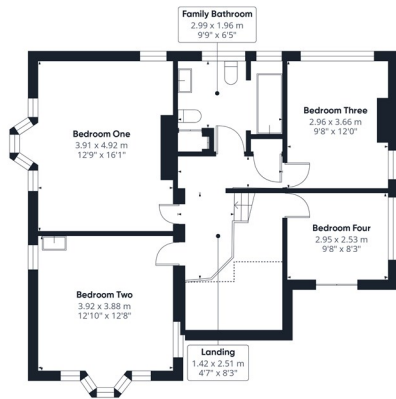
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor



Approximate total area^m

178.3 m²
1918 ft²

Reduced headroom

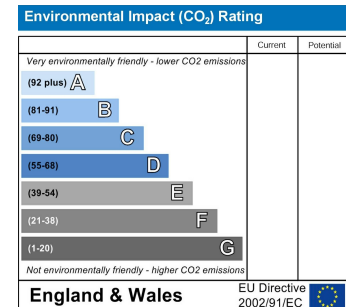
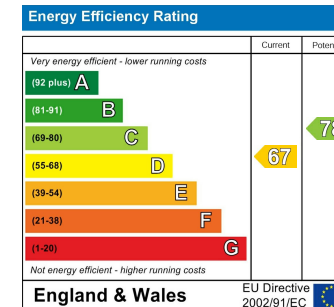
1.6 m²
17 ft²

(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.

MHEA Penwortham Limited t/a
Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

MARIE HOLMES
SALES | LETTINGS | MORTGAGES