



CLOVELLY, BUTTS LANE,
GREAT ECCLESTON,
PR3 0XP

£625,000



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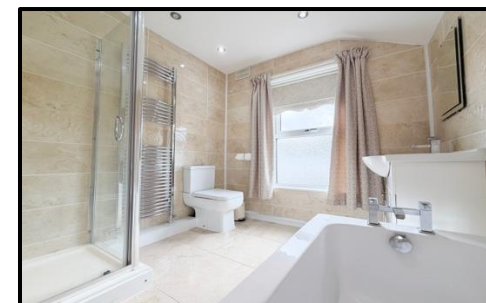
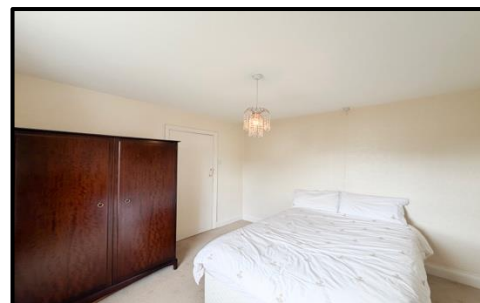
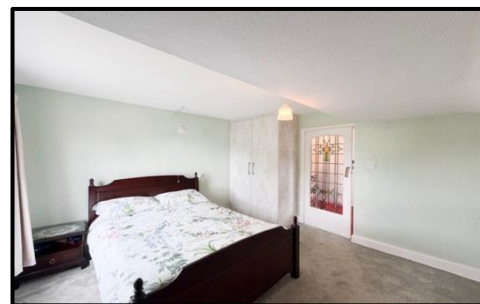
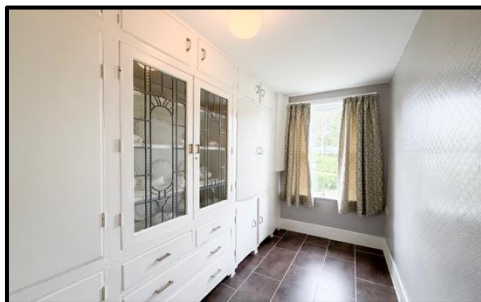
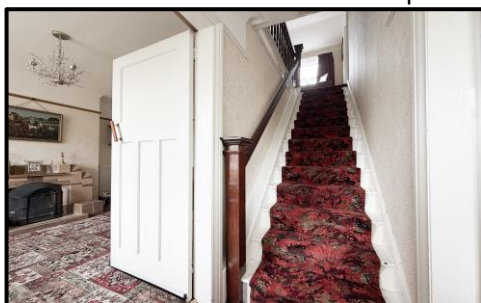


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TRADITIONAL FARMHOUSE STYLE PROPERTY / LARGE GARDEN PLOT / FANTASTIC POTENTIAL.....

This spacious detached house set back from the main road sits in a generous plot in a most popular semi-rural position within Great Eccleston village. Easy travelling distance of Poulton, Garstang and Preston centres, motorway access and handy for good local schools. We feel the property presents an exciting opportunity for somebody wanting to put their own mark on a property with large gardens and outbuildings.

The property may also lend itself to further development subject to relevant planning enquiries.



Location: Clovelly is found just set back from the High Street and off Butts Lane (Sat Nav PR3 0XP). The property is within easy reach of everyday amenities, motorway access and nearby good local Schools.

Style: Detached farmhouse style home set in generous grounds with a range of timber outbuildings.

Condition: A well-maintained property which has been updated over the years by the present owner. Further potential available.

Accommodation: Comprising, ground floor; porch and welcoming entrance hall, with staircase leading off. Two generous front reception rooms, both with a feature fireplace and bay windows, offering versatile living space with the potential to make one a dining room. The well-proportioned kitchen provides a practical space with worktop surfaces and cabinets, and an adjoining pantry offers useful additional storage. Towards the rear of the property is a utility room and a convenient ground floor w.c. with a second entrance vestibule providing access to the driveway and garden. The first floor comprises three good-sized bedrooms. A family bathroom includes a w.c., wash basin, shower, and separate bath; landing with additional storage space.

Outside: The front of the property features well-presented lawn, mature hedging and well-established flower borders. To the rear an expansive garden offers plenty of open lawn, variety of fruit trees, mature shrubs and timber outbuildings. A driveway provides ample off-road parking.

Tenure: We are advised the tenure of this property is Freehold.

Council Tax: The property is listed from an online search as Council tax band E (Wyre Borough Council).

EPC: TBC

Viewings: By telephone appointment through the agent's office.