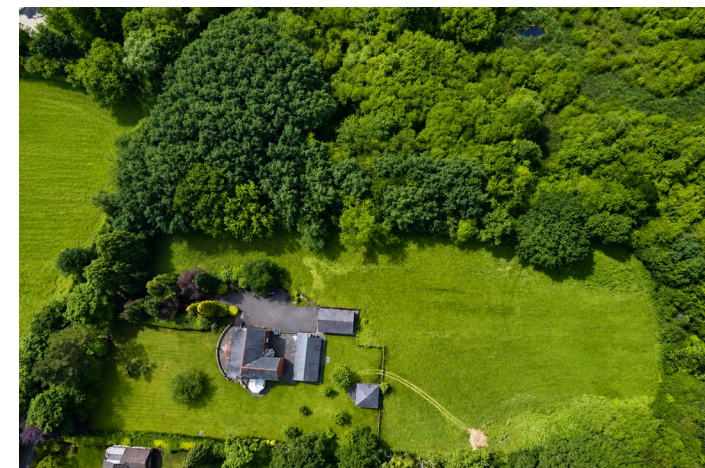




PEMBROKE DENE, DRUMACRE LANE WEST

LONGTON, PRESTON, PR4 4SB

Offers Over £1,000,000
FREEHOLD

- Exceptional Detached Family Residence • Outstanding Rural Setting Yet Conveniently Located for Longton Village • 2.0 Acres OTA Grounds Surrounding as Formal Gardens & Paddock • Substantial Ancillary Buildings Including Stables and Outbuildings • Private and Secluded Setting with Stunning Countryside Views • Four Generous Bedrooms, Three with En-Suite Facilities • Heritage-Style Villeroy & Boch Family Bathroom • Downstairs Cloaks & Gardener's W.C • Dining Area & Spacious Well Equipped Kitchen • Offered with the benefit of No Chain Delay

MARIE HOLMES
SALES | LETTINGS | MORTGAGES



Introducing Pembroke Dene Drumacre Lane West...

A rare opportunity to acquire an impressive early 1900s detached family home in one of Longton's most sought-after locations on Drumacre Lane West. Situated just 50 yards from the South Ribble Nature Reserve and approximately 150 yards from Liverpool Road, the property enjoys both a peaceful rural setting and easy access to Longton village and its excellent amenities.

Approached via a private driveway and occupying an elevated position within approximately 2 acres (OTA), Pembroke Dene enjoys stunning countryside views and exceptional privacy. The spacious accommodation includes four double bedrooms, three with en-suite facilities, a family bathroom, downstairs cloakroom, and gardener's WC.

The elegant reception rooms combine character and comfort, featuring high ceilings, original period details, and an abundance of natural light. Large windows frame beautiful views across the gardens and surrounding countryside. The generous kitchen provides a practical and sociable space for everyday living and entertaining, complemented by a utility room and bright conservatory.

The grounds are a particular feature, comprising mature gardens, expansive lawns, and open rural vistas. A range of outbuildings further enhances the property, including a substantial detached building, timber summer house, wine cellar, stable, and detached double garage.

Offering significant potential for modernisation, extension, or alternative use of the outbuildings (subject to the necessary consents), the property presents an exciting opportunity to create a truly exceptional family home.

Despite its tranquil setting, Pembroke Dene is conveniently located close to Longton's vibrant village centre, with its range of independent shops, cafés, boutiques, services, and amenities.

Entrance Porch

Offered with No Chain Delay. Viewing is highly recommended and strictly by appointment. With a wooden door to front, glazed door and side panels

Dining Area

9'11" x 9'9" (3.02 x 2.97)

With double door to conservatory.

Hallway

With original wooden panelled staircase to first floor, plate shelves and decorative plaster ceiling detail.

Conservatory

10'4" x 9'11" (3.15 x 3.02)

Accessed by dining area and overlooking garden to side.

Rear Porch

Part brick built and glazed construction with access to rear courtyard.

Cloaks W.C

With two piece suite comprising wash hand basin and low suite W.C. extractor fan.

Kitchen

14'8" x 12'10" (4.47 x 3.91)

A fabulous size kitchen with wall, drawer and base units with contrasting working surfaces, NEFF induction hob and extractor above, NEFF oven and grill, integrated fridge freezer, plumbed for dishwasher, breakfast bar peninsular and three large windows.

Utility Room

14'1" x 6'11" (4.29 x 2.11)

With plumbing for washer and space for additional white goods, sink with drainer, base units and working surfaces, sash window and cupboard housing central heating boiler.

Snug

14'3" x 13'10" (4.34 x 4.22)

A gorgeous room coupled as a cozy sitting room alongside a quality fitted home office with three sash windows having original leaded lights, beautiful mantel surround to a decorative cast iron inset to an open fire, original coving to ceiling.

Lounge

17'3" x 13'3" (5.26 x 4.04)

With window to the side and stunning leaded fan light window above French doors, original coving and electric fire.

First Floor Landing

Being approached by a split level landing and turning back staircase, to half landing there is a stunning original leaded light sunburst picture window and doors off.

Master Bedroom

15'0" x 14'1" (4.57 x 4.29)

With a range of fitted bedroom furniture including dressing table and drawers, windows to the front and side, door to en-suite.

En-Suite

With a three piece suite comprising low suite W.C. wash hand basin on a vanity unit and large glazed shower enclosure with mains shower, sash style window.

Bedroom Two

13'10" x 10'10" (4.22 x 3.30)

With a range of fitted bedroom furniture including wardrobes, bedhead and bed sides, windows to both front and side elevations, door to en-suite.

En-Suite

With a three piece site comprising low suite W.C. wash hand basin and glazed shower enclosure with mains shower.

Bedroom Three

12'0" x 10'10" (3.66 x 3.30)

With fitted bedroom furniture, windows to rear and side elevations, door to en-suite.

En-Suite

With a three piece suite comprising low suite W.C. pedestal wash hand basin and glazed shower enclosure with mains shower.

Bedroom Four

13'10" x 9'11" max (4.22 x 3.02 max)

Bathroom

14'1" max 6'11" (4.29 max 2.11)

With vintage Villeroy and Boch low suite W.C. large pedestal wash hand basin and bath with mixer tap shower attachment and glazed shower enclosure, heated towel rail.

Detached Double Garage

With up and over door, power and light and to the rear a single stable.

Stable

Formal Gardens

Being approached by a long driveway, extending to the front, side and rear, paddock, all creating a two acre plot O.T.A.

Summer House

Utilised to store garden furniture.

Detached Outbuilding

With four separate areas, store room, garden store, coal store and Gardeners WC - To the rear is access to the wine room. This structure faces the rear of the property with a courtyard access.

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:

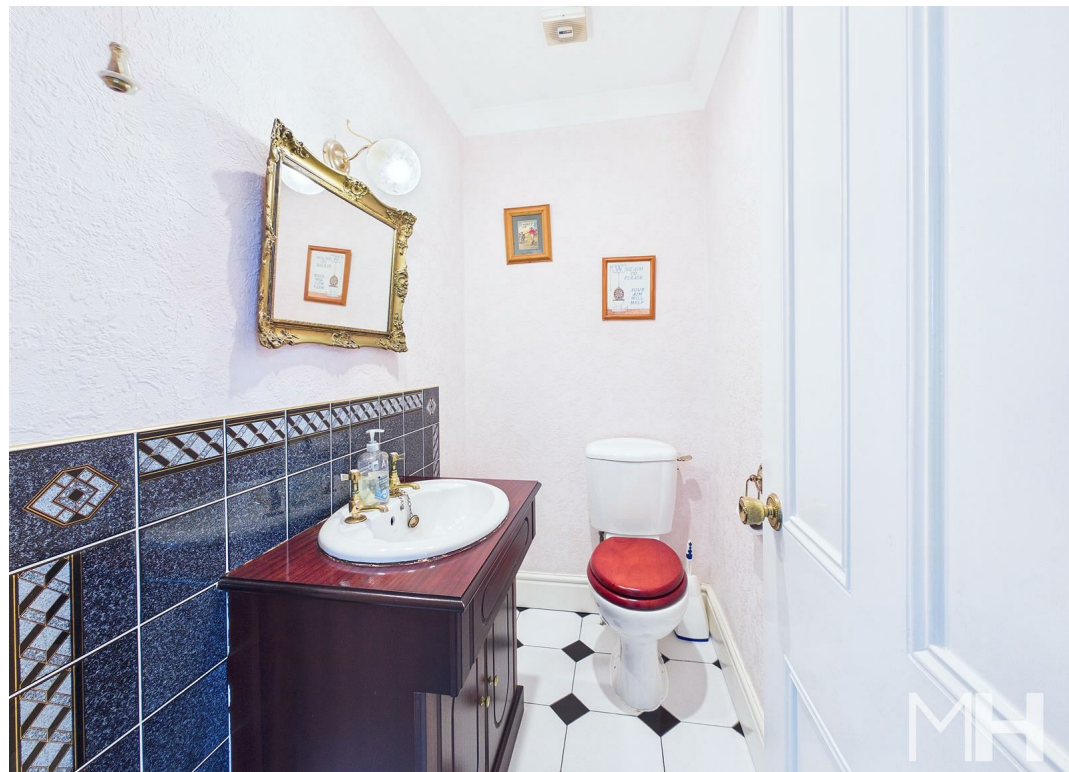
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

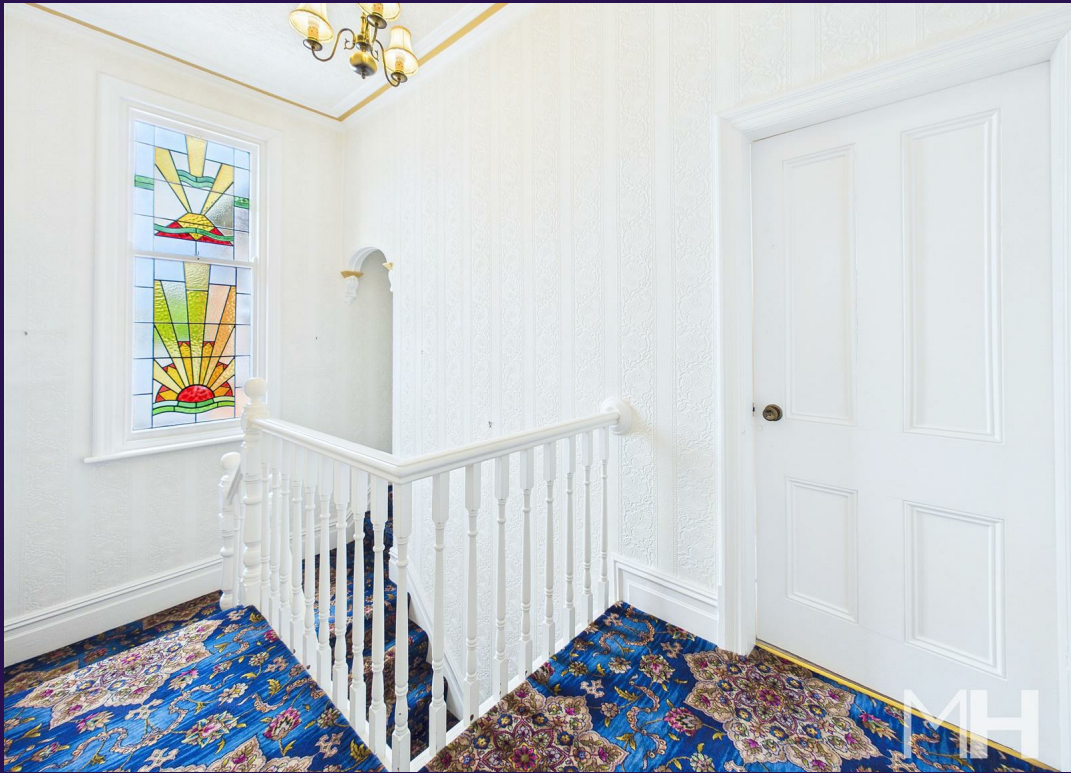
NOTICE:

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.







PEMBROKE DENE DRUMACRE

ADDITIONAL INFORMATION

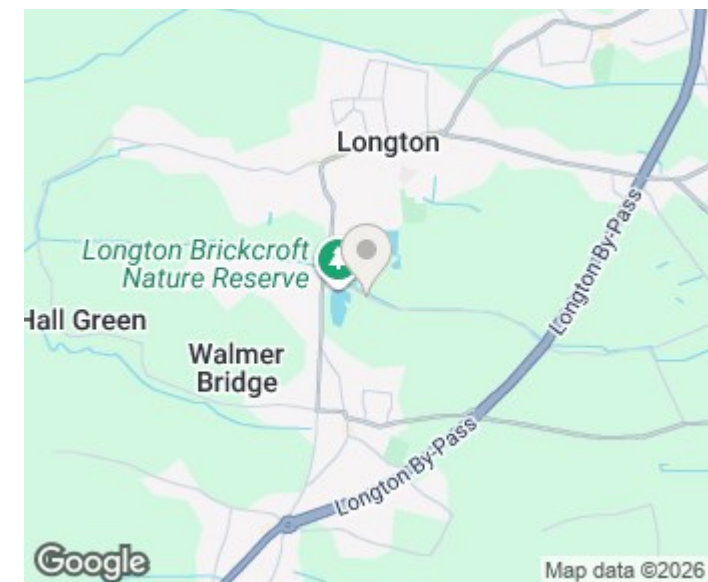
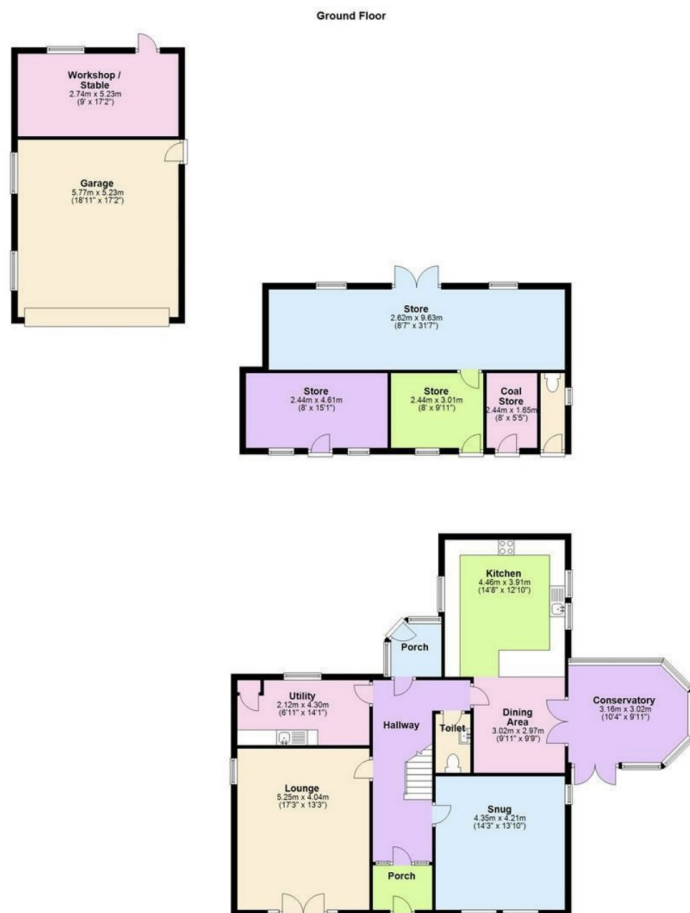
Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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