

BEECHVILLE DOB LANE

LITTLE HOOLE, PRESTON, PR4 4SU

£595,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- NO CHAIN - Exceptional Four Bedroom Detached True Bungalow
- Magnificent Plot Extending to Approximately Two-Thirds of an Acre
- Individually Designed & Exceptionally Well-Built Family Home
- Two Substantial Reception Rooms & Separate Dining Area
- Four Generous Bedrooms, Family Bathroom & En-Suite
- Impressive Sweeping Driveway with Extensive Parking
- Integral Garage & Substantial Detached Brick-Built Garage/Workshop
- Beautifully Established Gardens with Secluded Woodland-Style Areas
- Outstanding Potential for Annexe Accommodation, Subject to Planning
- Rare Opportunity to Modernise & Create a Spectacular Forever Home

Property Summary

AN EXCEPTIONAL FOUR-BEDROOM DETACHED TRUE BUNGALOW, OCCUPYING A MAGNIFICENT PLOT OF APPROXIMATELY TWO-THIRDS OF AN ACRE, WITH EXTENSIVE GARDENS, GENEROUS PARKING, TWO GARAGES AND OUTSTANDING POTENTIAL.

A truly rare opportunity to acquire this substantial, individually designed detached true bungalow, proudly positioned within magnificent, beautifully established grounds extending to approximately two-thirds of an acre. Having remained in the same family since its construction, this exceptionally well-built residence offers generous proportions, tremendous versatility and an exciting opportunity to create a spectacular forever home.

Approached via an impressive sweeping driveway, the property enjoys a wonderful sense of privacy and seclusion, with an extensive frontage providing parking for numerous vehicles, an integral garage and a substantial detached brick-built garage/workshop. The latter offers exciting potential for conversion into annexe accommodation, a home office or leisure space, subject to the necessary consents.

Internally, the spacious accommodation comprises four well-proportioned bedrooms, two substantial reception rooms, a fitted kitchen opening into a dining area, perfect for family gatherings, a family bathroom, en-suite facilities and a convenient cloakroom/WC.

The grounds are undoubtedly a standout feature, with beautifully established formal front gardens, an extensive and wonderfully secluded side garden and further rear gardens. Mature specimen trees, sweeping lawns and established planting create an enchanting, almost parkland-style setting.

Whilst requiring some modernisation, this remarkable property presents an exceptional opportunity to create a truly outstanding residence in a magnificent setting.

A rare find offering space, privacy, and endless possibilities. Early viewing is strongly advised to avoid disappointment. Offered with the benefit of no onward chain delay.

Entrance Vestibule
4'6" x 4' (1.38m x 1.23m)
Entrance via a UPVC double glazed door with feature leaded obscured glazed panel
Carpeted. Ceiling light fitting. Decorative coving to ceiling. Glazed door leading through to:-

Hallway
4' x 20'12" (1.23m x 6.39m)
Doors leading to all ground floor accommodation. Carpeted. Radiator. Decorative coving to ceiling. Ceiling and wall lights. Storage cupboard. Access to loft.

Living Room
16'10" x 14'10" (5.14m x 4.52m)
Hardwood double glazed window to front elevation. Feature obscured glazed panel to side elevation. Ceiling rose with pendant light fitting and wall lights. Feature brick built surround with inset gas fire and serving hatch. Decorative coving to ceiling. TV aerial socket. Carpeted. Radiator.

Bedroom Three
13'1" x 8'1" (3.99m x 2.46m)
Hardwood window to the side elevation. Pendant light fitting. Decorative coving to ceiling. Carpeted. Radiator.

Bedroom Two
13'1" x 9'4" (3.98m x 2.84m)
Hardwood window to side elevation. Pendant light fitting. Decorative coving to ceiling. Carpeted. Radiator.

Bedroom One
13'1" x 9'4" (3.98m x 2.85m)
Hardwood double glazed window to side elevation. Pendant light fitting. Wall lights. Decorative coving to ceiling. Carpeted. Radiator. Doors leading through to En-suite and walk in dressing room.

En-Suite
8'6" x 4'2" (2.58m x 1.28m)
UPVC double glazed window with obscured glass to rear elevation. Features a three-piece suite comprising of a low flush W.C, wash hand basin set within a vanity unit with cupboard storage and corner panelled bath with wall mounted electric shower over and handheld fitment. Fully tiled elevations. Vinyl flooring. Radiator. Wall-mounted vanity mirror and bathroom cabinet with wall light. Ceiling light fitting. Decorative coving to ceiling. Extractor fan.

Walk-In Dressing Room
4'5" x 4'1" (1.35m x 1.24m)
Built in robe storage. Ceiling light fitting. Decorative coving to ceiling. Carpeted.

Bedroom Four
8'11" x 10'11" (2.72m x 3.32m)
UPVC double glazed window to rear elevation. Decorative coving to ceiling. Carpeted. Radiator. Tv aerial socket.

Family Bathroom
9'4" x 8'5" (2.85m x 2.56m)
UPVC double glazed obscured window to rear elevation. Features a four-piece suite comprising of a low flush W.C, wash hand basin set within a vanity unit with drawer storage, panelled bath and walk-in shower. Fully tiled elevations. Vinyl flooring. Radiator. Ceiling light fitting. Wall mounted vanity mirror. Storage cupboard.

Inner Hallway
7'9" x 4'2" (2.36m x 1.26m)

Kitchen
9'10" x 13'2" (3.00m x 4.01m)
UPVC double glazed window to rear elevation. Features a range of bespoke carpentry with contrasting complimentary work surfaces over, inset stainless steel one and a half bowl sink and drainer unit with chrome mixer tap. Integrated appliances include electric double oven and four ring electric hob with extractor hood over. Integrated 50/50 fridge freezer, tiled splashbacks, breakfast bar, vinyl flooring, ceiling spotlight fitting, decorative coving to ceiling. Door leading through to laundry room.

Dining Room
9'10" x 11'4" (3.00m x 3.46m)
Hardwood window to front elevation. Ceiling fan light and wall lights. TV aerial socket. Space for large table and chairs. Carpeted. Radiator.













Study/Bedroom Five
7'6" x 11'5" (2.28m x 3.49m)
Hardwood window to front elevation. Pendant light fitting. Decorative coving to ceiling. Carpeted. Radiator.

Laundry Room
6' x 7'11" (1.83m x 2.41m)
UPVC double glazed door and side window with obscured glazing to rear elevation. Space and plumbed for washing machine. Vinyl flooring. Pendant light fitting. Decorative coving to ceiling. Door leading through to cloaks W.C and garage.

Cloaks W.C
2'6" x 8' (0.76m x 2.44m)
UPVC double glazed obscured window to rear elevation. Features a low flush W.C and pedestal wash hand basin. Fully tiled elevations. Pendant light fitting. Vinyl flooring. Radiator.

Double Integral Garage
30'5" x 19'4" (9.26m x 5.89m)
With up and over style door to front. Wall mounted central heating boiler. Power and light. Cupboard storage. Access to further loft storage.

Detached Second Garage/Workshop
30'5" x 19'4" (9.26m x 5.89)
A further substantial detached brick-built workshop/garage is positioned to the rear of the property, offering an exceptional degree of versatility and exciting potential for a variety of alternative uses, subject to obtaining any necessary planning permissions and consents. This impressive outbuilding presents a wonderful opportunity for conversion into self-contained annexe accommodation, a games or entertainment room, home bar, private office or substantial workshop, depending on individual requirements. Currently benefiting from an up-and-over garage door, additional pedestrian access doors, power and lighting, this versatile building provides a fantastic opportunity to create something truly special, further enhancing the appeal and flexibility of this remarkable property.

Front External
Approached via a magnificent, sweeping driveway, this substantial detached true bungalow enjoys an enviable position, set well back from the road within an exceptionally generous and beautifully established plot. From the moment you arrive, there is a wonderful sense of space, privacy and tranquillity, with the impressive driveway meandering through mature trees, expansive lawns and an abundance of established shrubs and greenery, creating an almost parkland-style setting.

The property sits proudly within its grounds, enjoying an attractive and distinctive frontage with natural stone-effect elevations, contrasting brickwork and characterful timber detailing. A particularly impressive driveway approach opens into an extensive forecourt, providing an exceptional amount of off-road parking for numerous vehicles, whilst also leading directly to the substantial integral double garage.

The beautifully maintained front gardens are predominantly laid to lawn, complemented by mature specimen trees, established hedging and thoughtfully positioned planting, creating a delightful leafy outlook and a remarkable degree of seclusion. The sheer scale of the frontage is a particularly rare and appealing feature, offering a wonderful sense of exclusivity and considerable potential for those seeking a home with extensive outdoor space.

Altogether, this magnificent approach and impressive frontage provide a fitting introduction to a truly special bungalow, combining generous proportions, established surroundings and an exceptional sense of privacy, whilst offering a wonderful opportunity to create a truly outstanding forever home.

Rear Garden
The gardens are undoubtedly one of the most outstanding features of this exceptional detached bungalow, offering a truly remarkable amount of outdoor space, mature landscaping and a wonderful sense of privacy and seclusion. Extending around the property, the beautifully established grounds provide a delightful, almost parkland-style setting, with expansive lawns, magnificent mature trees and an abundance of established shrubs and planting creating a peaceful and picturesque environment.

Immediately adjoining the bungalow is a generous lawned

garden, complemented by mature evergreen trees, established borders and an attractive paved patio area, providing a lovely setting for outdoor seating, alfresco dining and entertaining. The gardens are beautifully enclosed by a combination of mature planting, established trees and decorative boundary screening, creating a wonderful sense of tranquillity.

A particularly special feature is the additional, more secluded garden area, tucked away beyond the established planting and offering an enchanting, almost woodland-style retreat. Framed by magnificent mature trees and an impressive canopy of greenery, this delightful space provides a further expanse of lawn and an abundance of natural character. It is a wonderful hidden haven, offering endless possibilities for keen gardeners, families or those simply wishing to enjoy the peace and beauty of their surroundings.

The sheer scale and versatility of these grounds are particularly impressive, presenting a rare opportunity to enjoy extensive private gardens with tremendous scope for further landscaping and personalisation. With their established character, generous proportions and beautiful natural surroundings, these exceptional gardens provide a truly idyllic setting for this substantial bungalow and must be viewed to be fully appreciated.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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.

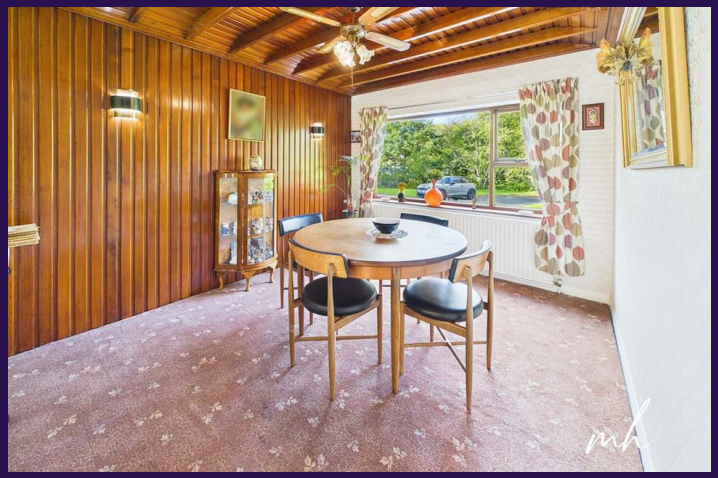
MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

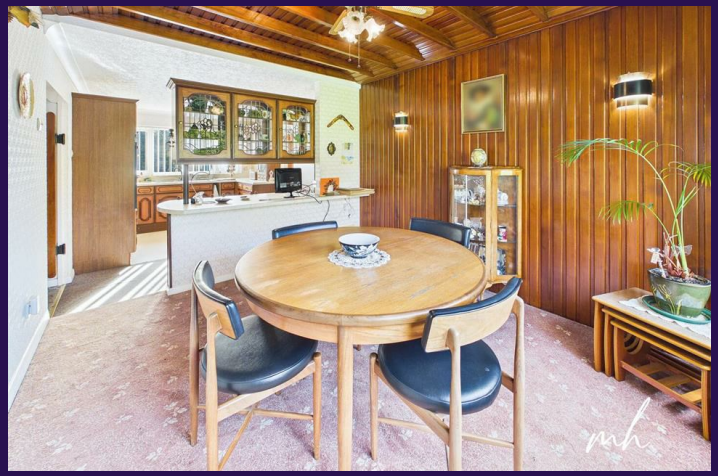
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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 offices.

































Additional Information

Local Authority – South Ribble Council

Council Tax – Band F

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area(1)

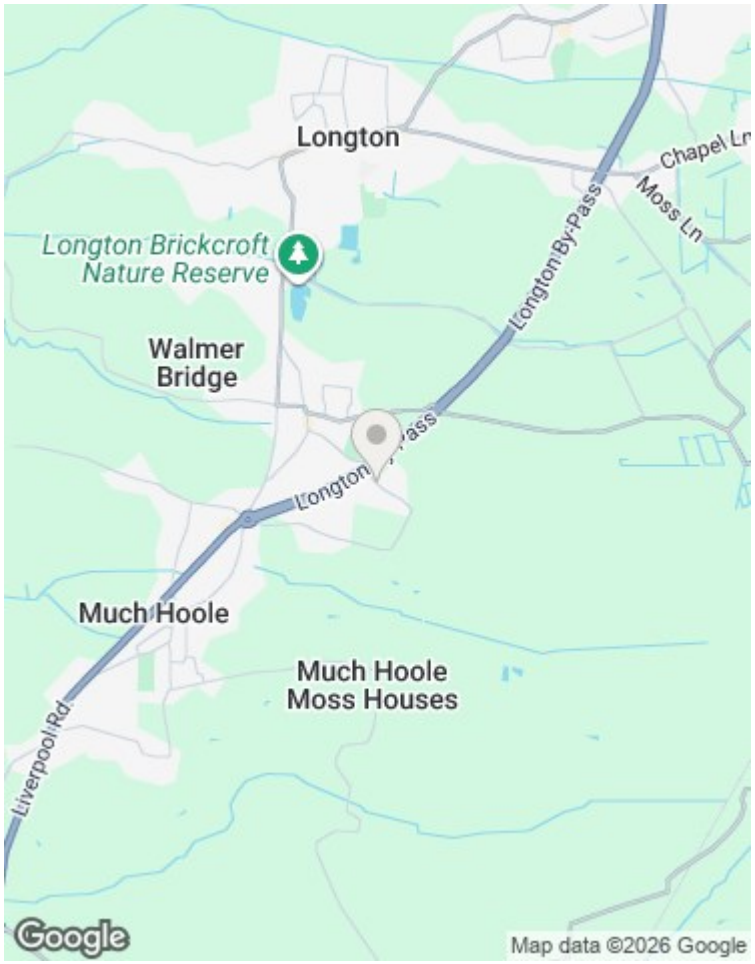
218.3 m²

2349 ft²

(1) Excluding balconies and terraces

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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

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

