

113 COP LANE

PENWORTHAM, PRESTON, PR1 9AH

Offers Over **£450,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

▪ Substantial and characterful five-bedroom traditional semi-detached home ▪ Prime Higher Penwortham location, set back from popular Cop Lane ▪ Two spacious reception rooms, both with feature fireplaces and period details ▪ Generous dining kitchen with ample storage and space for family dining ▪ Four well-proportioned double bedrooms plus a dedicated home office ▪ Two bathrooms including a four-piece family suite and additional shower room ▪ Beautifully landscaped front and rear gardens with gated driveway and garage ▪ Close to outstanding schools, shops, supermarkets and vibrant local amenities

Property Summary

Prepare to be captivated by this truly charming and remarkably spacious traditional semi-detached residence, where timeless architectural character meets the comforts of modern family living. Occupying a delightful position along the ever-desirable Cop Lane, in the heart of Higher Penwortham, this distinguished home enjoys an attractive, established frontage, with mature landscaped gardens, gated access and a generous gravelled driveway creating a wonderful sense of arrival. Perfectly positioned for those seeking an enviable lifestyle, the property is within comfortable walking distance of Penwortham's vibrant high street, renowned for its independent boutiques, fashionable cafés, restaurants and wine bars. Highly regarded schools, excellent local amenities and convenient transport connections further enhance the appeal of this exceptional family location.

Beyond the charming exterior lies a wonderfully proportioned and versatile interior, rich in traditional features and offering an abundance of space for both everyday living and entertaining. A delightful garden room entrance opens into an impressive reception hallway, complete with a convenient ground-floor cloakroom.

The elegant principal lounge enjoys a magnificent bay window, allowing natural light to flood the room, whilst a characterful feature fireplace provides an inviting focal point. A second generously proportioned sitting room overlooks the rear garden, featuring a beautiful fireplace, decorative stained-glass detailing and French doors opening onto the patio, creating a seamless connection between indoor and outdoor living.

At the heart of the home is a substantial dining kitchen, providing an excellent setting for family gatherings and entertaining. Fitted with an extensive range of cabinetry and complementary work surfaces, the kitchen offers generous preparation and storage space alongside ample room for a large family dining table. Internal access to the attached garage provides further practicality, with potential for alternative uses, subject to the necessary consents.

The first floor continues to impress, with a spacious, naturally illuminated landing leading to four excellent double bedrooms. The magnificent principal bedroom features an attractive bay window and extensive fitted wardrobes, whilst the remaining bedrooms offer generous proportions and flexibility to accommodate growing families or visiting guests. A separate, beautifully appointed home office, complete with bespoke fitted furniture, provides the perfect environment for working from home.

Two well-appointed bathrooms serve the first-floor accommodation, including a spacious four-piece family bathroom with corner bath and a separate contemporary shower room, ensuring convenience for busy family households.

Externally, the delightful rear garden offers a peaceful and private retreat, with an expansive lawn, established planting, mature shrubs and beautifully maintained borders. A paved patio provides an idyllic setting for summer entertaining, alfresco dining or simply relaxing amongst the greenery.

Offering an increasingly rare combination of traditional elegance, flexible family accommodation and a highly sought-after Higher Penwortham address, this outstanding property presents a wonderful opportunity to establish a long-term family home. Early internal inspection is highly recommended to fully appreciate everything this exceptional residence has to offer.

Entrance Porch

10'2" x 12' (3.11 x 3.66)
Entrance via UPVC double glazed leaded porch. Wood effect laminate flooring. Internal glazed door leads through to the hallway. Ceiling light fitting.

Hallway

9'11" x 13'3" (3.03 x 4.05)
Carpeted spindle balustrade turned staircase leads to all first floor accommodation. Doors leading off to all ground floor accommodation. Wood effect laminate flooring. Radiator. Pendant light fitting. Decorative coving to ceiling.

Downstairs Cloaks W.C

UPVC glazed obscured window to the side elevation. Features a two-piece suite in white, comprising of a low flush W.C and wall-hung wash hand basin. Part tiled elevations. Fitted cupboard. Wall light fitting. Tiled flooring

Sitting Room

13'10" x 13'1" (4.21 x 4.00)
Hardwood window with leaded lights to the front elevation. Hardwood French doors with feature leaded top lights to the rear elevation. Features a modern living flame coal effect fire with wooden surround and marble effect hearth. Decorative coving to ceiling and picture rail. Pendant light fitting. Carpeted. TV aerial socket.

Living Room

18'10" x 13'3" (5.73 x 4.05)
UPVC double glazed bay window with feature leaded lights to the front elevation. UPVC double glazed leaded window to the side elevation. Feature focal fireplace with inset living flame gas fire, tiled hearth and wooden surround. Decorative coving to ceiling and picture rail. TV aerial socket. Pendant light with decorative ceiling rose. Carpeted.

Dining Kitchen

27'9" x 10'3" (8.45 x 3.13)
UPVC double glazed leaded bay window to the side elevation. UPVC double glazed door with obscured side glazed panel to the side elevation. Hardwood double glazed window to the rear elevation. Features a range of modern eye and base level units in an Oak wood effect finish with contrasting complimentary work surfaces over. Feature under cabinet lighting. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric double oven, microwave grill, five burner gas hob and stainless steel extractor canopy. Tiled splashbacks. Space for freestanding fridge freezer. The dining area features fitted cupboard storage to the alcoves. Inset living flame gas fire. Radiator. Wood effect laminate flooring. Ceiling light fitting and inset spotlights to ceiling. TV aerial socket. Internal door leading through to the garage.

First Floor Landing

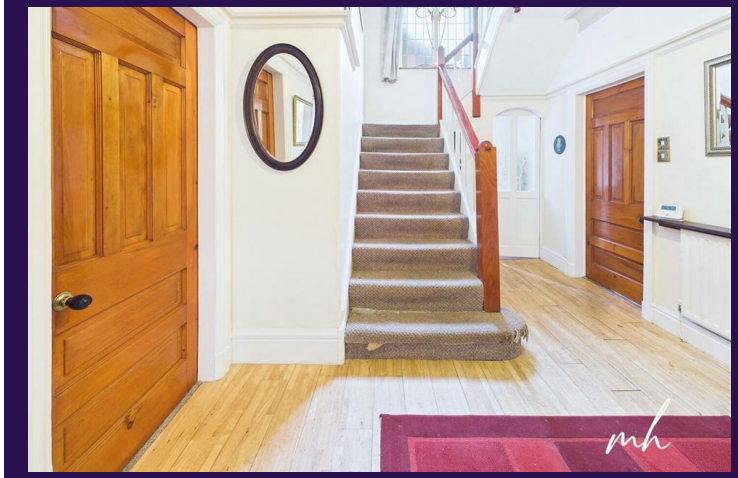
21'5" x 6'9" (6.54 x 2.06)
UPVC double glazed leaded feature window to the side elevation. Features a spindle balustrade staircase with doors leading off to all first floor accommodation. Radiator. Carpeted. Pendant light fitting. Decorative coving to ceiling. Access to the loft. Fitted shelving and cupboard storage.

Principal Bedroom

13'9" x 13'4" (4.18 x 4.07)
UPVC double glazed leaded window to the front elevation. Features a range of fitted robe storage with top boxes and fitted bedside cabinets. Decorative picture rail. Pendant light fitting. Ceiling fan. Carpeted. Radiator.

Bedroom Two

13'10" x 13'5" (4.22 x 4.08)
UPVC double glazed window to the rear elevation. Features fitted robe storage. Decorative dado rail.













Woody fat laminate flooring. Ceiling spotlight fitting. Fitted shelving and cupboard storage to the alcove.

Family Bathroom

7'4" x 7'7" (2.23 x 2.30)
Hardwood obscured lady window to the side elevation. Features a modern four-piece suite in white, comprising of a low flush W.C, bidet, pedestal wash hand basin, and corner Jacuzzi style bath with mixer taps and thermostatic controlled shower over. Fitted cupboard storage. Part tiled elevations. Tiled flooring. Pendant light fitting. Towel ladder radiator.

Bedroom Three

9'6" x 13'5" (2.89 x 4.10)
UPVC double glazed leaded window to the front elevation. Wood effect laminate flooring. Pendant light fitting. Radiator.

Bedroom Four

7'3" x 7'3" (2.21 x 2.21)
Hardwood double glazed leaded window to the rear elevation. Radiator. Carpeted. Pendant light fitting.

Bedroom Five/Study

5'11" x 7'6" (1.80 x 2.28)
UPVC double glazed window to the side elevation. Currently utilised as a study with fitted office furniture. Carpeted. Pendant light fitting.

Shower Room

5'6" x 4'11" (1.67 x 1.49)
UPVC double glazed leaded window to the side elevation. Features a modern three-piece suite in white, comprising of a low flush W.C, wall-hung wash hand basin and corner shower cubicle, with wall-mounted electric shower. Wall mounted vanity cabinet. Part tiled elevations. Pendant light fitting. Tiled flooring. Extractor fan.

Garage

16'3" x 13'1" (4.96 x 3.99)
A single garage of brick construction with up and over style door, power and light. Window to the rear elevation.

Rear Garden

Externally, the property enjoys a delightful and generously proportioned rear garden, offering a wonderful combination of established planting, mature greenery and inviting outdoor spaces. Predominantly laid to lawn, the garden is beautifully framed by an abundance of mature shrubs, flowering borders and established trees, creating a lovely sense of privacy and a peaceful setting in which to relax and unwind. A spacious paved patio adjoins the rear of the property, providing the perfect spot for outdoor dining, summer barbecues and entertaining family and friends. A further secluded seating area is tucked away towards the rear of the garden, offering a charming retreat to enjoy the surroundings. Fully enclosed by timber fencing and mature hedging, this attractive garden provides ample space for children to play, keen gardeners to indulge their passion or simply to enjoy outdoor living. A useful adjoining outbuilding provides additional storage and practicality.

Front External

Approached via an impressive and generously proportioned gravelled driveway, this handsome traditional home enjoys a wonderful sense of arrival, with its striking architectural features and beautifully established gardens creating an exceptional first impression. Set well back from the road, the property boasts an attractive façade showcasing distinctive bay windows, elegant gabled rooflines and a charming combination of traditional red brickwork and rendered elevations, perfectly reflecting the character and appeal of this substantial family residence. The sweeping driveway provides extensive off-road parking for several vehicles and is beautifully

complemented by a manicured lawn, thoughtfully landscaped borders and an abundance of mature trees, ornamental grasses and established shrubs. The mature planting and attractive willow tree create a delightful leafy setting, whilst timber fencing provides definition to the boundaries. A gated pathway leads alongside the property, offering convenient access towards the rear. Altogether, this impressive frontage provides a wonderful introduction to a truly characterful home, combining timeless kerb appeal with generous outdoor space and a welcoming sense of privacy.

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.


















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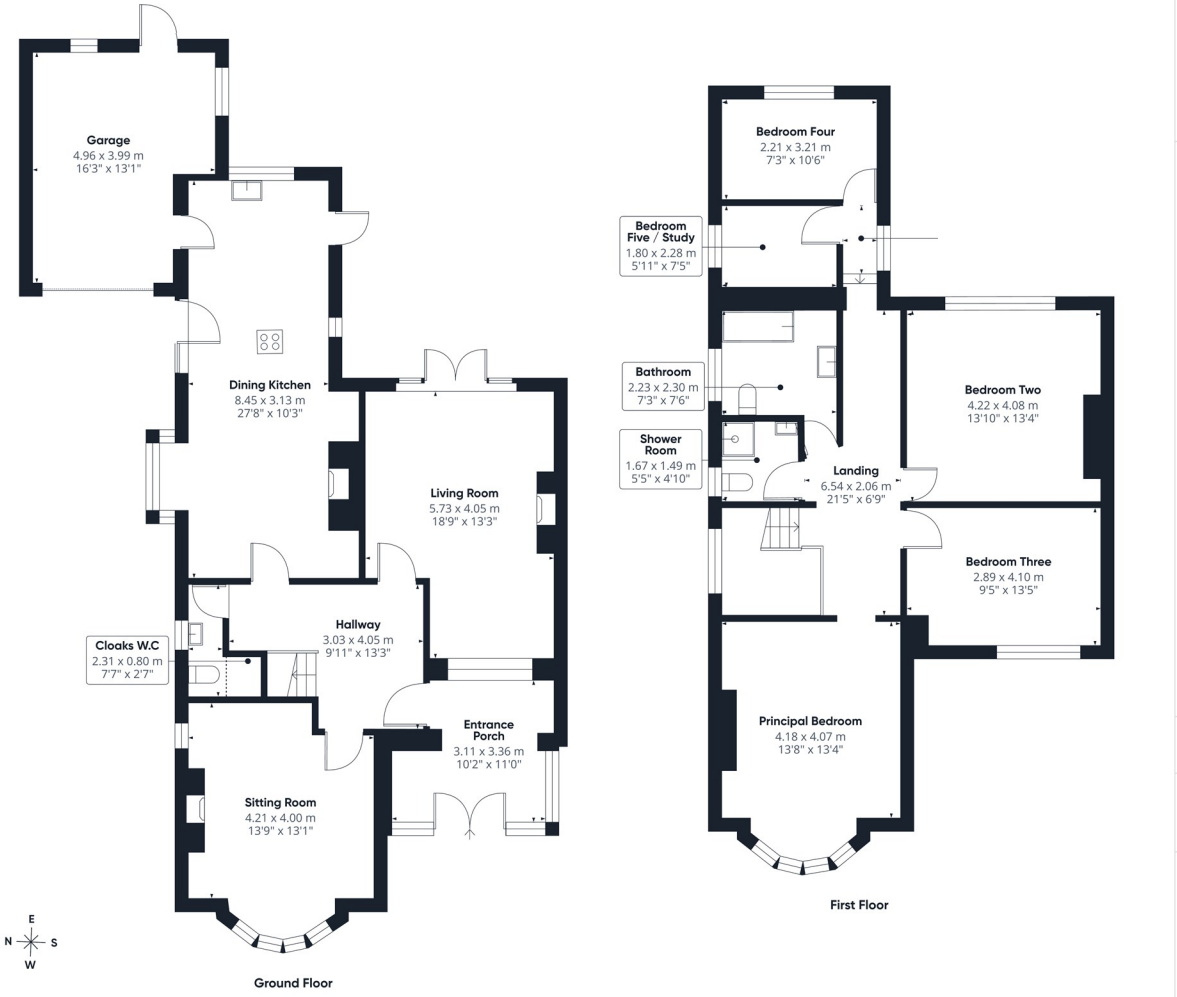
Additional Information

Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold



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ESTATE AGENTS

Approximate total area(1)

186 m²
2003 ft²

Reduced headroom

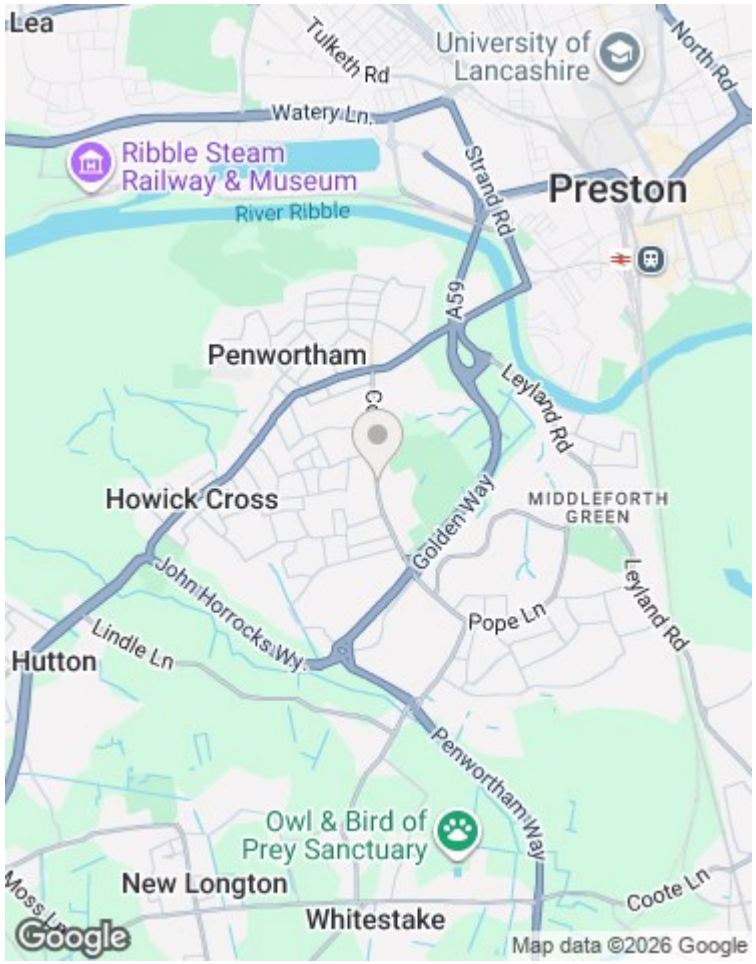
0.6 m²
7 ft²

(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.

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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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