



6 KINGSWAY PENWORTHAM, PRESTON, PR1 0AP

£615,000
FREEHOLD

A most unique opportunity to purchase one of the most prestigious 1912 arts and crafts movement built homes in the most prestigious location of Higher Penwortham. This stunning home offers an array of original features which commences immediately from the slate covered open porch with the hall mark arts and craft intricate wooden fret work, to a solid wooden front door, which accesses the exceptionally spacious, traditional and welcoming entrance hall, with it's most imposing turning back staircase to the first floor. There are three generous reception rooms, which have original features, and the lounge facing the rear offers lots of natural light, via a large bay area with French doors, overlooking and accessing the rear garden creating a most tranquil sitting room. There is a spacious dining kitchen, four bedrooms, generous bathroom, utility room and an en suite to the master bedroom. The beautiful grounds are breathtaking providing complete privacy and a selection of garden areas, a formal garden to the immediate rear the second 'secret' garden provides another great size garden area and creating a great opportunity for a secluded summer house, and then of the last secret garden another great place with paved pathways and mature trees. Needless to say the whole grounds are well stocked with mature plants and shrubs, with the feature beech hedge believed to have been there since 1912. There is ample driveway parking and a large detached detached garage. Being set in one of the most desirable locations of Higher Penwortham with all the excellent local amenities, walking distance to the vibrant high street and all the wonderful unique shops, boutiques bars and restaurants on offer, as well as bus routes and outstanding local schools. Viewing is absolutely essential and the property is offered with no onward chain. - Viewing strictly by Appointment with Marie Holmes Estates

MARIE HOLMES

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- Sought After & Desirable Location • Original Features Throughout • Four Bedrooms • Three Spacious Reception Rooms • Generous Dining Kitchen • Generous Far Reaching Grounds – Unique in Higher Penwortham • Driveway Parking & Detached Garage • Stunning Entrance Hall & Breathtaking Staircase • 'Maids' Flower Pantry • Utility Room



Open Entrance Porch

with a slate covered roof, solid wooden fret work and dwarf wall detail, quarry tiled flooring and beautiful wooden door accessing the property.

Entrance Hall

A breathtaking space with an outstanding original turning back staircase to the first floor, part wooden paneling and fine plaster work details, radiator and doors off.

'Maids' Flower Pantry

What was used for this specific reason in years gone by but is so useful as a cloaks store with shelf areas, original leaded window to the front and ceiling light.

Main Lounge

A stunning room with exceptional natural light via a bay French window to the rear overlooking and accessing the rear gardens, coal effect gas fire with Adam style surround, superb plaster detail to the ceiling and original coving, wall lights, ceiling lights and concealed radiator.

Formal Dining Room

A great size room with quality wooden panelled walls incorporating a mantel surround, original leaded window to the front, ornate plaster detail to the ceiling and above picture rail height, coving to ceiling, radiator, and ceiling light.

Morning Room/ Home Office

A spacious room with leaded window to both front and side, radiator and ceiling light.

Dining Kitchen

A very generous room with an extensive range of wall, drawer and base units with contrasting working surfaces, integrated electric oven, hob and microwave, integrated fridge, one and a half sink unit and drainer, two leaded windows to the rear, beamed ceiling, door to Utility Room and door to rear hall.

Utility room

A good size with working surface, boiler, tiled floor and two windows, lots of room for further white goods.

Rear Hall

An ideal way to access the house after being in the gardens with a solid wooden door, quarry tiled flooring, ceiling lights and doors off.

Downstairs Cloaks W.C.

With a two piece suite comprising low suite W.C. and wash hand basin, opaque window and tiled elevations.

First Floor Landing

With stylish wooden panel detail to the walls, ceiling lights, leaded window to side and doors off.

Bedroom One

A great master bedroom with a selection of fitted

wardrobes and a vanity table area with drawers makes a useful dressing area, there is a leaded window to the front and side, wall and ceiling lights, radiator, door to ensuite.

En-suite

With a three piece suite comprising low suite W.C. pedestal wash hand basin, glazed shower enclosure with mains shower, ceiling light, tiled elevations and radiator.

Bedroom Two

To the rear of the property overlooking the extensive rear grounds, ceiling light, radiator and the maid's bell point.

Bedroom Three

With a leaded window to the rear overlooking fabulous grounds, built in wardrobes to one wall and radiator.

Bedroom Four

With a leaded window to the front, radiator and ceiling light.

Family Bathroom

With a four piece suite comprising low suite W.C. bidet, wash hand basin in vanity unit, corner spa bath with mains shower over, part tiled elevations and opaque window to the rear.

Outside

To the front is very well stocked garden with some stunning evergreen specimens, driveway parking for

several cars on approach to side gated access and large detached garage beyond.

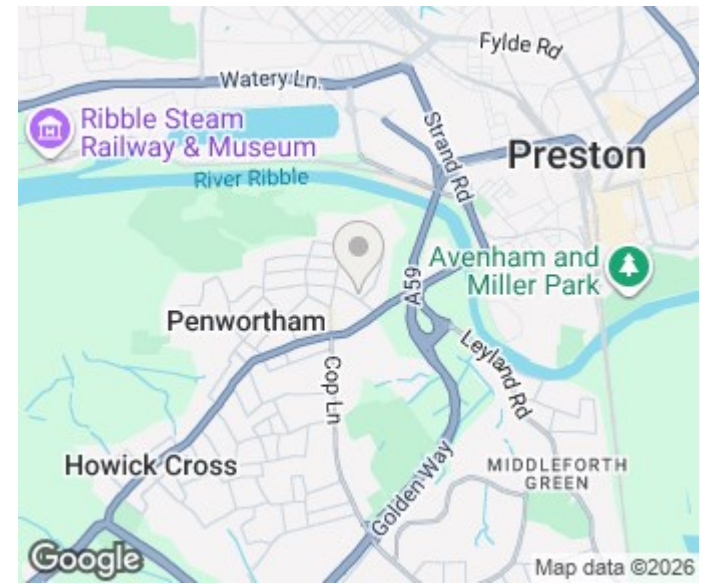
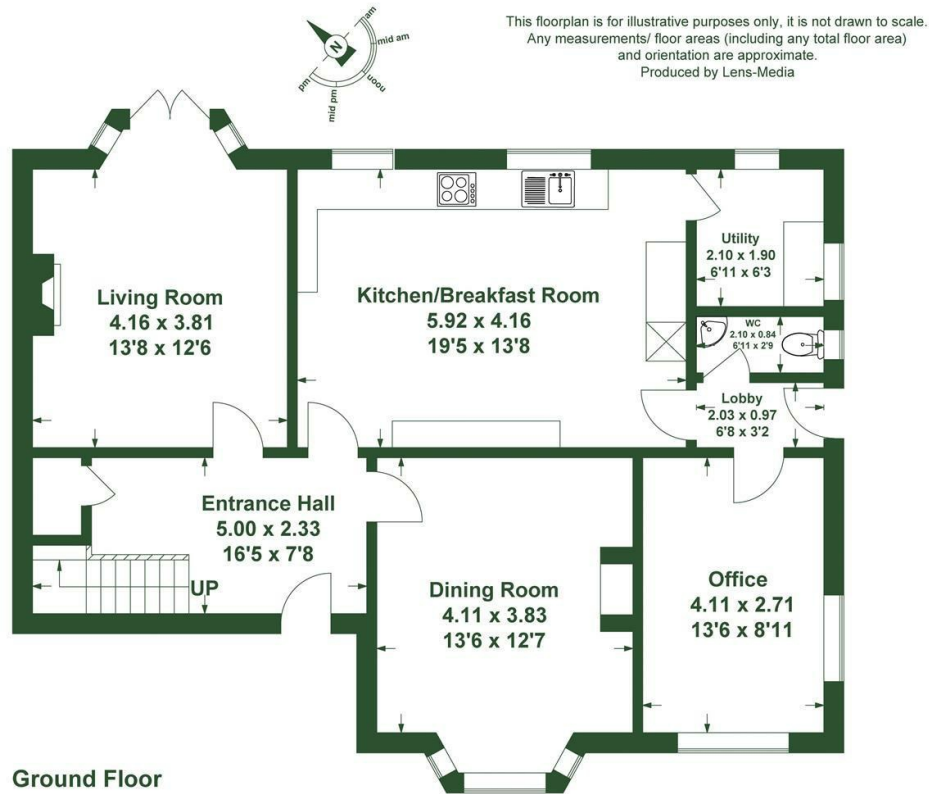
Rear Grounds

These are outstanding being landscaped in three parts. The garden nearest the house being the formal garden with pond, pathways, large central lawn and patio areas, a stunning beech tree creates an "opening" to an enticing secret garden. The front secret garden has a vast selection of plants, shrubs and trees, from here the final secret garden, again a spacious area which could be easily utilised to potentially create an idyllic summer house.

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Approximate Gross Internal Area : 92.58 sq m / 997 sq ft



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	

EPC Rating: Council Tax Band: D

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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