

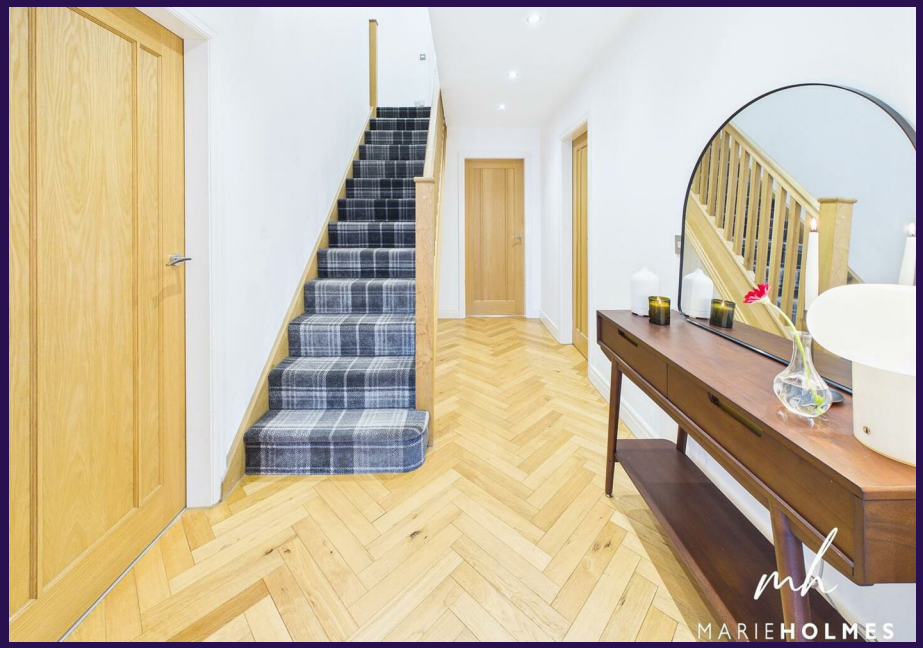
ORCHARD HOUSE, 101 CHAIN HOUSE LANE

WHITESTAKE, PRESTON, PR4 4LB

£550,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Impressive Individually Designed Four Bedroom Detached Family Home
- Occupying a Generous Plot with a South-Facing Rear Garden
- Stunning Open Plan Living, Dining and Contemporary Fitted Kitchen
- Spacious Front Sitting Room and Versatile Playroom/Home Office
- Principal Bedroom with Stylish Three-Piece En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms and Modern Family Bathroom
- Separate Utility Room and Convenient Ground Floor Cloakroom
- Outbuilding Storage with Dedicated Home Gym to the Rear
- Ample Off-Road Parking, Gas Central Heating and Ground Floor Underfloor Heating
- Conveniently Positioned for Local Amenities and Excellent Transport Links

Property Summary

A fabulous opportunity to acquire this individually designed, modern detached family residence, occupying a generous plot and offering beautifully presented, spacious and versatile accommodation throughout. Boasting four bedrooms, an en-suite shower room, a stylish family bathroom and a spectacular open plan living, dining and kitchen area, this striking home is perfectly suited to modern family living. Conveniently positioned for access to excellent transport links and local amenities, the property combines contemporary style with everyday practicality.

The thoughtfully arranged ground floor accommodation begins with an entrance porch leading into a welcoming hallway. A comfortable front sitting room provides an inviting space to relax, whilst a separate reception room offers excellent flexibility as a playroom, home office or additional sitting room.

Undoubtedly the heart of this exceptional home is the stunning open plan living, dining and kitchen area to the rear. Designed with modern family life and entertaining in mind, this impressive space seamlessly combines a contemporary fitted kitchen with generous dining and relaxation areas, creating a wonderful social hub overlooking the rear garden. A separate utility room and convenient ground floor cloakroom complete the accommodation at this level.

To the first floor, the principal bedroom benefits from its own stylish three-piece en-suite shower room, whilst three further well-proportioned bedrooms are served by a beautifully appointed, fully tiled family bathroom.

Externally, the property continues to impress. To the front, ample off-road parking provides excellent convenience, whilst the outbuilding offers useful storage space, with a dedicated home gym positioned to the rear. This versatile arrangement provides excellent flexibility and could lend itself to a variety of alternative uses, including a home office, hobby room or additional recreational space, subject to any necessary consents.

The generous south-facing rear garden is a particular highlight, featuring an extensive lawn and patio seating area, ideal for outdoor dining, entertaining and enjoying the sunshine throughout the day.

Further benefits include gas-fired central heating, underfloor heating to the ground floor and double glazing throughout.

An outstanding family home offering an enviable combination of space, contemporary design and versatile accommodation, both inside and out. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Entrance Hallway

12'10" x 6'8" (3.92 x 2.02)
Entrance via a modern composite front door with feature glazed panels. Solid oak doors leading to all ground floor accommodation. Beautiful solid oak herringbone flooring, adding timeless elegance and warmth throughout. Carpeted staircase with oak balustrades leading to all first floor accommodation. Inset spotlights to ceiling. The ground floor further benefits from underfloor heating throughout, providing an added touch of comfort and luxury.

Living Room

14'2" x 11'1" (4.31 x 3.37)
UPVC double glazed windows to the front and side elevations, allowing an abundance of natural light to fill the room. The room further benefits from underfloor heating, pendant light fitting, carpeted and TV aerial point.

Study

10'10" x 7'9" (3.31 x 2.36)
UPVC double glazed window to front elevation. The room further benefits from solid oak herringbone flooring, underfloor heating and a pendant light fitting.

Open Plan Kitchen/Dining/Family Living

28'8" x 18'9" (8.73 x 5.72)
A truly spectacular open-plan kitchen, dining and family living space, beautifully designed to create the ultimate setting for contemporary family life and entertaining. Generously proportioned and thoughtfully arranged, this exceptional room forms the heart of the home, effortlessly combining stylish design, luxurious finishes and everyday practicality.

An impressive expanse of aluminium bi-folding doors opens directly onto the rear garden, complemented by UPVC double-glazed windows to the side elevation and overhead roof lights. Together, these features allow natural light to pour into the room, creating a wonderfully bright, airy and inviting atmosphere whilst providing a seamless connection between indoor and outdoor living.

The stunning contemporary kitchen showcases an extensive range of bespoke, handleless wall and base units, enhanced by subtle under-cabinet lighting and beautifully complemented by elegant quartz work surfaces with matching upstands. A comprehensive selection of integrated AEG appliances includes a double fan-assisted oven, four-ring induction hob with extractor fan and sleek gloss splashback, a 60/40 fridge freezer and dishwasher.

Taking centre stage is a substantial feature island incorporating breakfast bar seating, providing a stylish yet practical focal point for informal dining, social gatherings and entertaining. The kitchen is further equipped with an inset stainless steel one-and-a-half bowl sink, contemporary mixer tap and a Quooker instant boiling water tap, combining convenience with sophisticated design.

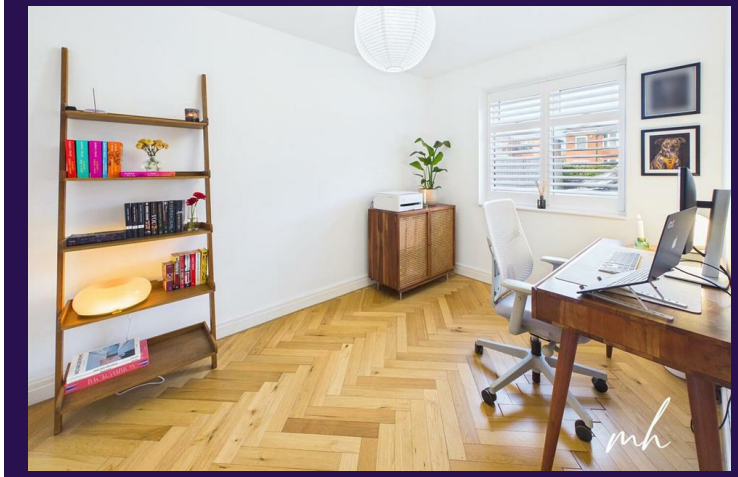
Flowing effortlessly from the kitchen, the spacious dining and family living areas offer exceptional versatility, comfortably accommodating a substantial dining table alongside generous lounge furnishings. The beautifully appointed living area is centred around a contemporary inset electric feature fire, creating an attractive focal point and a warm, welcoming ambience.

Completing this impressive space is exquisite solid oak herringbone flooring, complemented by underfloor heating for additional comfort, recessed ceiling spotlights and a contemporary feature light fitting.

Utility Room

5'10" x 7'2" (1.77 x 2.19)
UPVC double glazed obscured door providing access to the side elevation. The room is thoughtfully appointed with a range of bespoke, contemporary handleless full-height storage units, complemented by coordinating work surfaces, creating a sleek and streamlined finish. Further benefits include a wall-mounted boiler, plumbing and space for two washing machines, beautiful solid oak herringbone flooring, underfloor heating, inset spotlights to ceiling and an extractor fan.













Downstairs Cloaks W.C

3'3" x 7'2" (0.99 x 2.19)
UPVC double glazed obscured window to side elevation. Features a two piece suite comprising of low level flush W.C, inset wash hand basin and matte black mixer tap. The room further benefits from solid oak herringbone flooring, underfloor heating, inset spotlights to ceiling and an extractor fan.

First Floor Landing

7'4" x 9'9" (2.24 x 2.96)
Solid oak doors leading to all first floor accommodation. Inset spotlights to ceiling, direct access to loft and carpeted.

Principal Bedroom

9'8" x 11'2" (2.95 x 3.40)
UPVC double glazed window to front elevation. Pendant light fitting. Vertical column style radiator. Carpeted.

En-Suite

4'2" x 7'11" (1.28 x 2.41)
UPVC double glazed obscured window to side elevation. Features a modern three piece suite in white comprising of low flush W.C, wash hand basin with mixer tap set within a vanity unit with drawer storage and walk-in shower with thermostatic controls, overhead shower with handheld fitment. Part tiled elevations, tiled flooring, inset spotlights to ceiling, wall mounted LED mirror, modern radiator and extractor fan.

Bedroom Two

10'10" x 11'8" (3.31 x 3.55)
UPVC double glazed window to front elevation. Pendant light fitting. Vertical column style radiator. Carpeted.

Bedroom Three

12'9" x 9'1" (3.88 x 2.76)
UPVC double glazed window to rear elevation. Pendant light fitting. Vertical column style radiator. Carpeted.

Bedroom Four

9'3" x 10'3" (2.82 x 3.12)
UPVC double glazed window to rear elevation. Features bespoke robe storage, complemented by a matching knee-hole dressing table, providing elegant and thoughtfully designed storage solutions. Pendant light fitting. Vertical column style radiator. Carpeted.

Family Bathroom

6'2" x 6'1" (1.89 x 1.86)
Velux roof light flooding the room with natural light. Features an elegantly designed family bathroom with modern three piece suite comprising of a wall-hung W.C. with concealed cistern, wash hand basin with mixer tap set within a vanity unit with drawer storage, bath with mixer tap and thermostatic controlled overhead shower over with handheld fitment and a beautifully integrated recessed shower niche for a sleek and practical finishing touch. The room is finished with part tiled elevations, tiled flooring, wall mounted LED mirror, inset spotlights to ceiling, vertical column style radiator and extractor fan.

Front External

The property enjoys an attractive and imposing frontage, set well back from the road behind a substantial gravelled driveway providing extensive off-road parking for multiple vehicles. Approached through a gated entrance framed by smart brick pillars, the generous frontage offers a wonderful sense of privacy and seclusion, enhanced by established mature hedgerows and boundary fencing. A paved pathway provides access to the entrance, whilst a further pathway extends along the side of the property. The exceptionally spacious frontage is both practical and low-maintenance, creating an impressive first impression with ample space for parking and manoeuvring vehicles.

Rear Garden

Externally, the property boasts an exceptionally spacious rear garden, offering a wonderful combination of outdoor entertaining space and extensive lawned areas. A substantial contemporary paved patio provides the perfect setting for alfresco

dining, summer barbecues and relaxing with family and friends, complemented by an adjoining low-maintenance gravelled area. A particularly impressive feature is the substantial timber-clad detached outbuilding, offering excellent versatility for storage, workshop use or a variety of other purposes, subject to any necessary consents. Beyond, the generous lawned garden extends towards the rear boundary, bordered by established mature trees and hedgerows that create an attractive, leafy backdrop and a pleasant degree of privacy. Fully enclosed by fencing and mature planting, this fantastic outdoor space offers tremendous potential for families, keen gardeners and those who enjoy outdoor living.

Outbuilding Storage

13'5" x 13'3" & 11'3" x 12'7" (4.10 x 4.04 & 3.42 x 3.84)
A substantial and versatile brick-built outbuilding with a pitched roof, accessed via traditional barn-style doors and a separate pedestrian access door to the side. Benefitting from power and lighting, this excellent space provides generous storage facilities.

To the rear, an additional room is currently utilised as a home gym and benefits from a UPVC double-glazed window to the side elevation and a UPVC double-glazed access door opening onto the rear garden. Offering excellent flexibility, this adaptable space could lend itself to a variety of alternative uses, including a home office, hobby room or recreational space, subject to obtaining any necessary consents.

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.







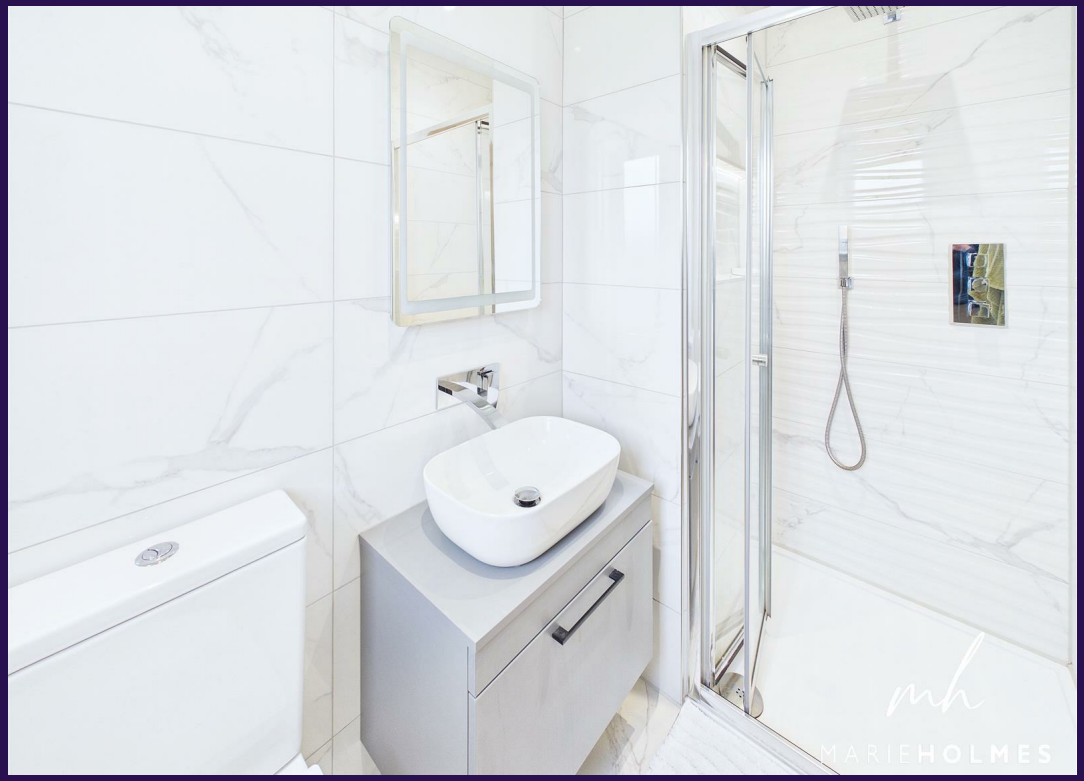

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Additional Information

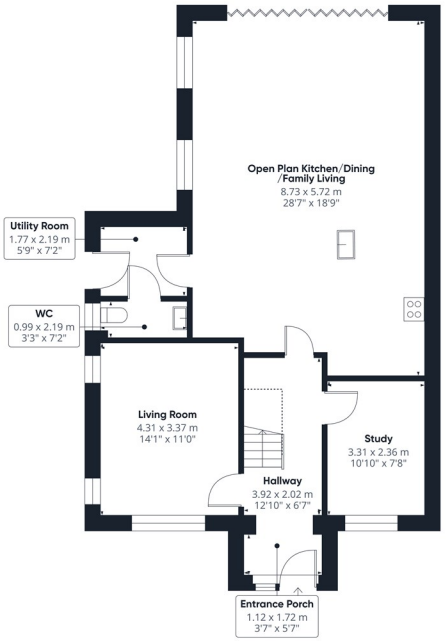
Local Authority – South Ribble Council

Council Tax – Band F

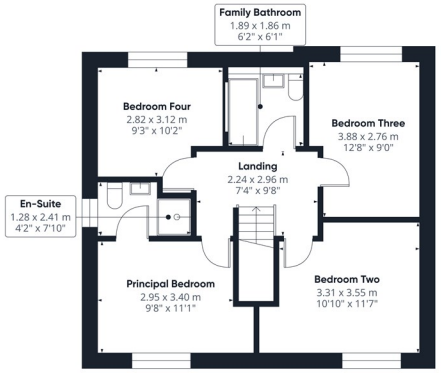
Viewings – By Appointment Only

Tenure – Freehold

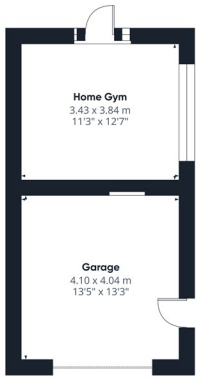
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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

170.1 m²
1832 ft²

Reduced headroom

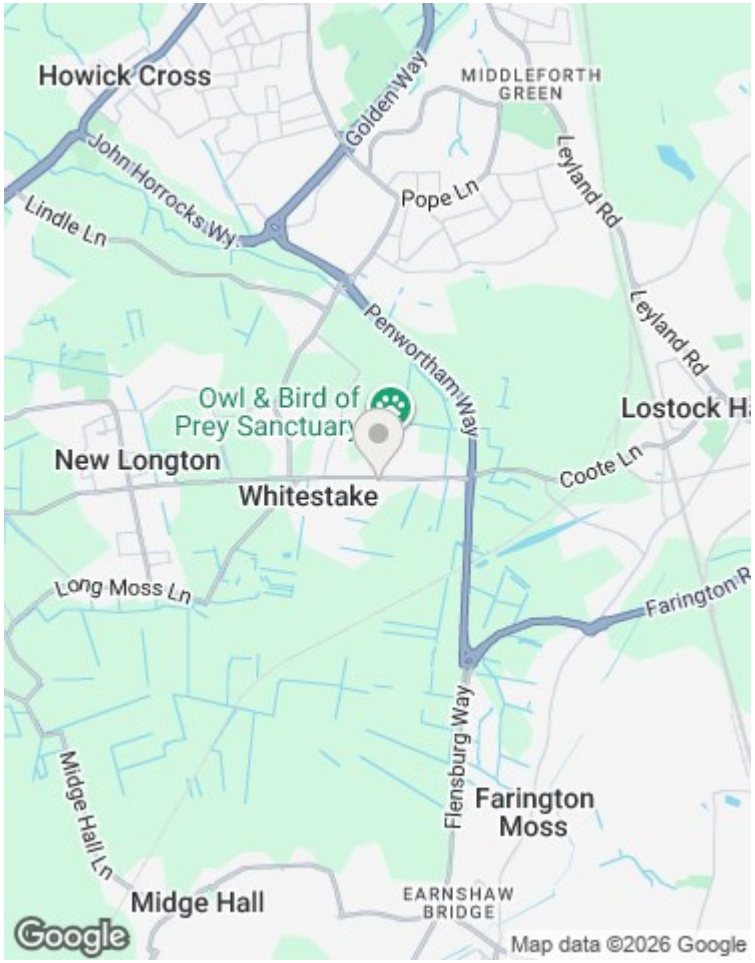
1.4 m²
15 ft²

(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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