



140 CHAIN HOUSE LANE

WHITESTAKE, PRESTON, PR4 4LB

£769,950
FREEHOLD

- New Build Four Bedroom Detached Family Home
- Constructed by the Award Winning Helms Builders
- Most Unique Quality Build
- Exceptional Attention to Detail Throughout
- Much Sought After Location
- Master Bedroom with Two Dressing Rooms, Family Bathroom & Two En-Suites
- Fabulous Open Plan Family Room & Dining Kitchen
- Well Designed Lounge Adjacent to Family Living – Great for Entertaining
- Serviced by Ground Heat Pump & Air Circulation System Throughout
- Early Viewing Comes Highly Recommended

MARIE HOLMES

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Introducing 140 Chain House Lane...



Designed to an impeccable specification throughout, this stunning residence offers versatile and beautifully proportioned accommodation across two floors, perfectly suited to modern family living. The ground floor is centred around an impressive open-plan living space that truly forms the heart of the home. Flooded with natural light beneath a striking vaulted ceiling, this exceptional family, dining and entertaining area seamlessly connects to the beautifully appointed kitchen, complete with a large central island and premium-quality fitted cabinetry. Pocket doors lead through to an elegant rear lounge overlooking the private garden, offering flexibility for both open-plan and separate living. A substantial utility room provides additional practicality and direct access to the generous integral garage. The fourth bedroom is conveniently positioned on the ground floor and benefits from a stylish Jack and Jill en-suite shower room, which also serves as the downstairs cloakroom/W.C., making it ideal for guests, multi-generational living or those requiring ground-floor accommodation.

To the first floor are three further generously proportioned double bedrooms, all beautifully presented. Two enjoy luxurious en-suite shower rooms, while the remaining bedroom is served by a beautifully appointed family bathroom. The magnificent principal suite is a true sanctuary, featuring spacious his and hers dressing rooms—although many may argue one could easily become an even larger dressing room!—together with extensive eaves storage, a luxurious en-suite shower room, and delightful views across the rear garden. Constructed using premium-quality materials throughout, the home is further enhanced by an attractive natural slate roof designed for longevity, complementing the exceptional standard of construction.

Externally, the property enjoys a private enclosed rear garden ideal for entertaining and family life, together with a substantial driveway providing ample off-road parking and access to the integral garage.

Properties of this calibre, particularly those constructed by Helm Builders, are exceptionally rare to the open market. Offering cutting-edge energy efficiency, outstanding craftsmanship and thoughtfully designed accommodation, this is a forever home that will undoubtedly appeal to the most discerning purchasers. Situated in a highly desirable location, the property enjoys excellent access to the surrounding villages, highly regarded schools, local amenities and superb motorway links, making it ideal for commuters.

Early viewing is considered essential to fully appreciate the exceptional quality, design and lifestyle this outstanding home has to offer.

Reception Hallway

26'7" x 8'6" (8.11 x 2.58)

A truly impressive reception hallway sets the tone for the exceptional standard found throughout this home. Bathed in natural light and enhanced by a striking double-height ceiling, this elegant entrance creates an immediate sense of space and grandeur. The beautifully crafted oak staircase, complete with contemporary black balustrades and a feature curved landing with stylish timber panelling, forms a stunning architectural focal point.

The quality continues with attractive oak internal doors, herringbone wood-effect flooring, and recessed ceiling spotlights, all combining to create a sophisticated yet welcoming first impression. Offering excellent proportions, the hallway provides access to the principal ground floor accommodation while the wide staircase rises gracefully to the first-floor galleried landing above.

Snug/Bedroom Four

12'3" x 12'8" (3.73 x 3.85)

A generously proportioned and highly versatile room offering a variety of potential uses, including an additional bedroom, playroom, snug, home office, or sitting room to suit individual requirements. The room benefits from direct access to a stylish adjoining en-suite shower room, which also features Jack and Jill access from the main hallway, allowing it to double as a convenient ground floor cloakroom/W.C. for guests.

Jack & Jill Shower Room

7'12" x 6'5" (2.43 x 1.96)

Beautifully appointed and finished to an exceptional standard, this contemporary shower room exudes quality, featuring a stylish walk-in glazed shower enclosure with premium thermostatic fittings and striking feature wall tiling, the space is complemented by a sleek vanity unit incorporating an inset wash hand basin and excellent built-in storage. A concealed cistern WC, contemporary wall-mounted mirror, recessed ceiling spotlights and a frosted window providing natural light complete the room. This room can be accessed from the snug/bedroom four or off the reception hallway.

Lounge

12'3" x 19'3" (3.74 x 5.86)

Flooded with natural light via large sliding patio doors, the room enjoys a seamless connection to the rear garden and creates an effortless indoor-outdoor lifestyle during the warmer months.

The focal point of the room is the contemporary feature media wall incorporating a stylish inset living flame fireplace, providing an elegant setting for a wall-mounted television and creating a warm, inviting atmosphere. Finished with recessed LED spotlights, high ceilings, and a sophisticated neutral décor, this superb reception room combines timeless style with modern comfort, while the open outlook across the garden further enhances the bright and spacious feel.

Family Room, Kitchen & Dining

14' x 41'10" (4.27 x 12.74)

Undoubtedly the heart of this exceptional home, this breathtaking open-plan living, dining and kitchen space has been thoughtfully designed to deliver the perfect balance of luxury, practicality and contemporary family living. A spectacular vaulted ceiling with exposed oak trusses creates an immediate sense of scale and

character, while large skylights and full-height glazing flood the room with natural light throughout the day.

The beautifully appointed bespoke kitchen features an extensive range of premium shaker-style cabinetry complemented by elegant quartz work surfaces and matching upstands. A striking central island with breakfast bar provides the perfect space for casual dining and socialising, incorporating an induction hob and additional storage. Integrated appliances are seamlessly housed within the cabinetry, ensuring a sleek and uncluttered finish, while feature lighting and high-quality fixtures complete the luxurious aesthetic.

The spacious dining and family seating areas enjoy uninterrupted views across the rear garden through expansive sliding patio doors, creating a seamless connection between the indoor and outdoor living spaces. The impressive vaulted ceiling, exposed oak beams and statement lighting combine to create a truly spectacular entertaining environment, ideal for everything from everyday family life to hosting larger gatherings.

Finished with attractive herringbone flooring, recessed LED lighting and an exceptional level of craftsmanship throughout, this remarkable room is a true showpiece and perfectly embodies the quality and attention to detail found throughout this outstanding home.

Utility Room

12'4" x 4'4" (3.76 x 1.32)

A stylish and practical utility room fitted with an extensive range of contemporary base and wall units, complemented by luxurious marble-effect work surfaces and matching splashbacks. Offering excellent storage and ample workspace, the room also provides space and plumbing for laundry appliances, with a glazed external door providing convenient access to the rear garden.

First Floor Landing

15'6" x 8'7" (4.73 x 2.62)

Every detail has been thoughtfully considered in the design of the striking curved staircase, creating an impressive architectural feature while providing a greater sense of privacy to the first-floor landing. A large feature window at the front elevation floods both the hallway and galleried landing with an abundance of natural light, enhancing the feeling of space and openness. The landing also benefits from a useful walk-in storage cupboard and provides access to all first-floor accommodation.

Master Bedroom

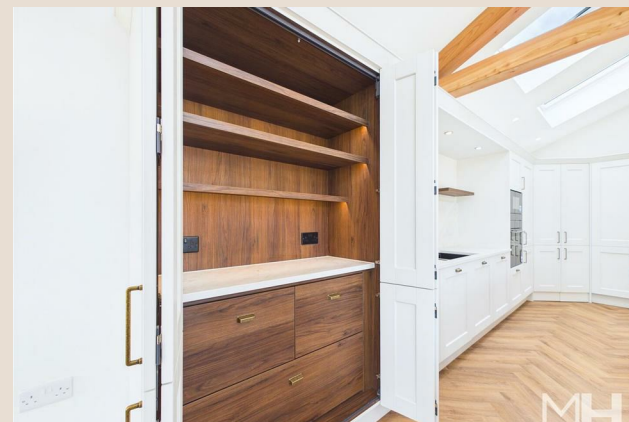
13'11" x 13'12" (4.24 x 4.26)

With his and hers separate dressing room, en-suite shower room, additional storage to eaves space. A very well designed room with window to rear elevation.

Master En-Suite

10'12" x 4'11" (3.35 x 1.50)

Finished to an exceptional specification, this beautifully appointed en-suite features a spacious walk-in shower with premium brushed brass fittings and a contemporary glazed enclosure. Elegant marble-effect porcelain tiling is complemented by a stylish vanity unit with inset wash hand basin, illuminated mirror, wall-mounted WC and a heated towel rail, creating a luxurious hotel-inspired space that perfectly combines style and practicality.



Bedroom Two

12'2" x 16'10" (3.72 x 5.14)

Double bedroom with a window to the front elevation.

Bedroom Three

12'2" x 13'5" (3.72 x 4.10)

Double bedroom with a window to the front elevation.

Family Bathroom

11'1" x 8'11" (3.37 x 2.73)

Beautifully designed and finished to an exceptional standard, this spacious family bathroom offers a luxurious contemporary feel serving bedrooms two and three. Featuring a generous walk-in shower with premium thermostatic fittings, a stylish wall-mounted vanity unit with countertop wash basin, concealed cistern WC and illuminated mirror, the room is complemented by elegant natural stone-effect porcelain tiling, a heated towel rail, Velux roof window and frosted window providing an abundance of natural light.

Front External

The property enjoys an impressive street presence, set behind a substantial block-paved driveway providing extensive off-road parking for multiple vehicles and access to the integral garage which benefits from an electric up and over style door and access via an internal door to the utility room. Contemporary architectural styling, attractive landscaped frontage and quality external finishes combine to create a striking first impression, while mature boundary hedging enhances both privacy and kerb appeal.

Rear External

The property enjoys a generous, fully enclosed rear garden, predominantly laid to lawn and offering an excellent degree of privacy. A spacious paved terrace extends across the rear of the home, providing the perfect setting for outdoor dining and entertaining while taking full advantage of the impressive contemporary façade and extensive glazing that seamlessly connects the indoor and outdoor living spaces.

Agents Notes**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.

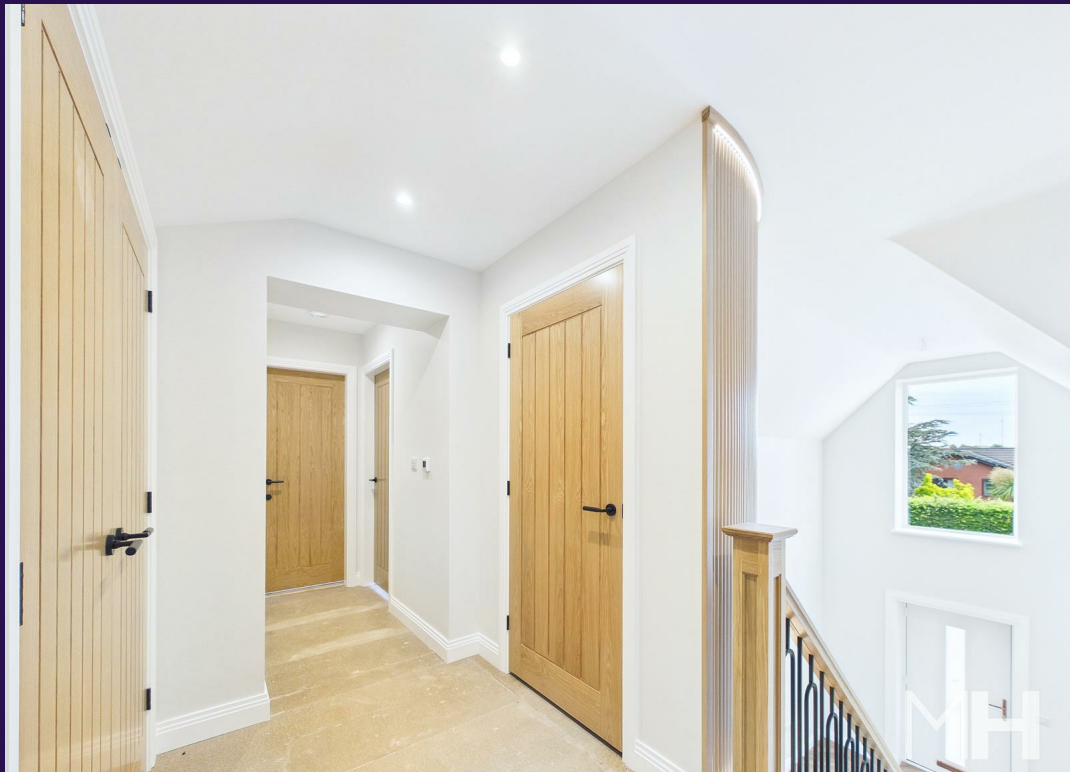
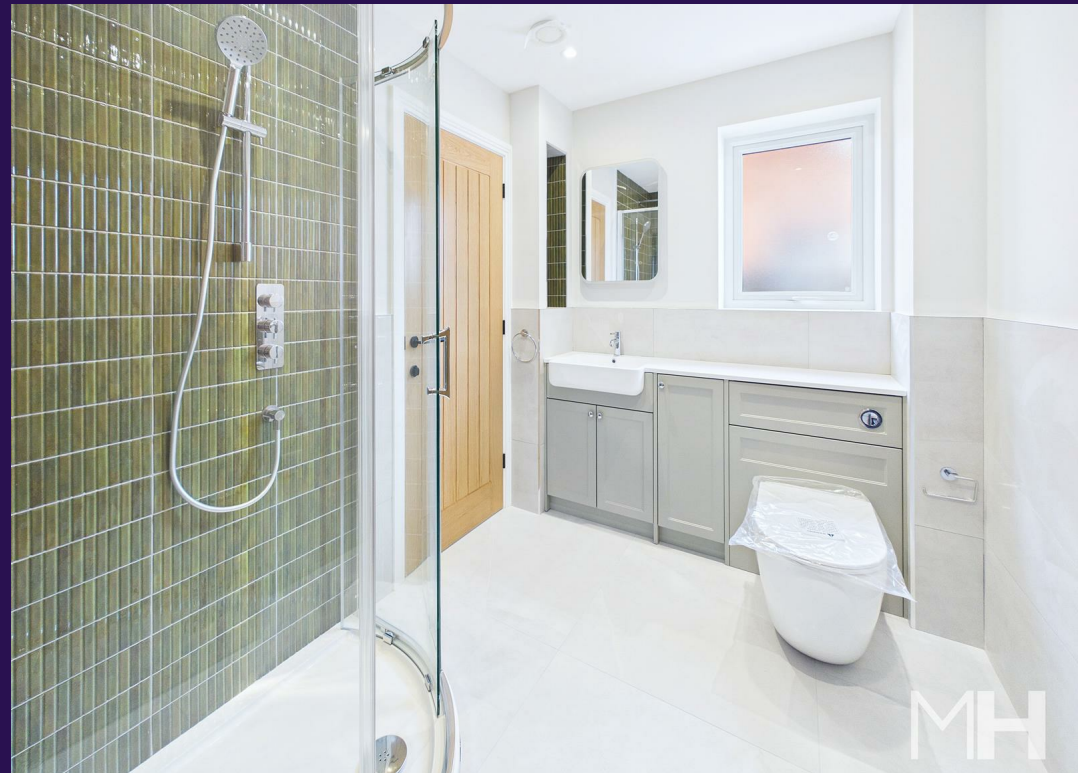
GENERAL:

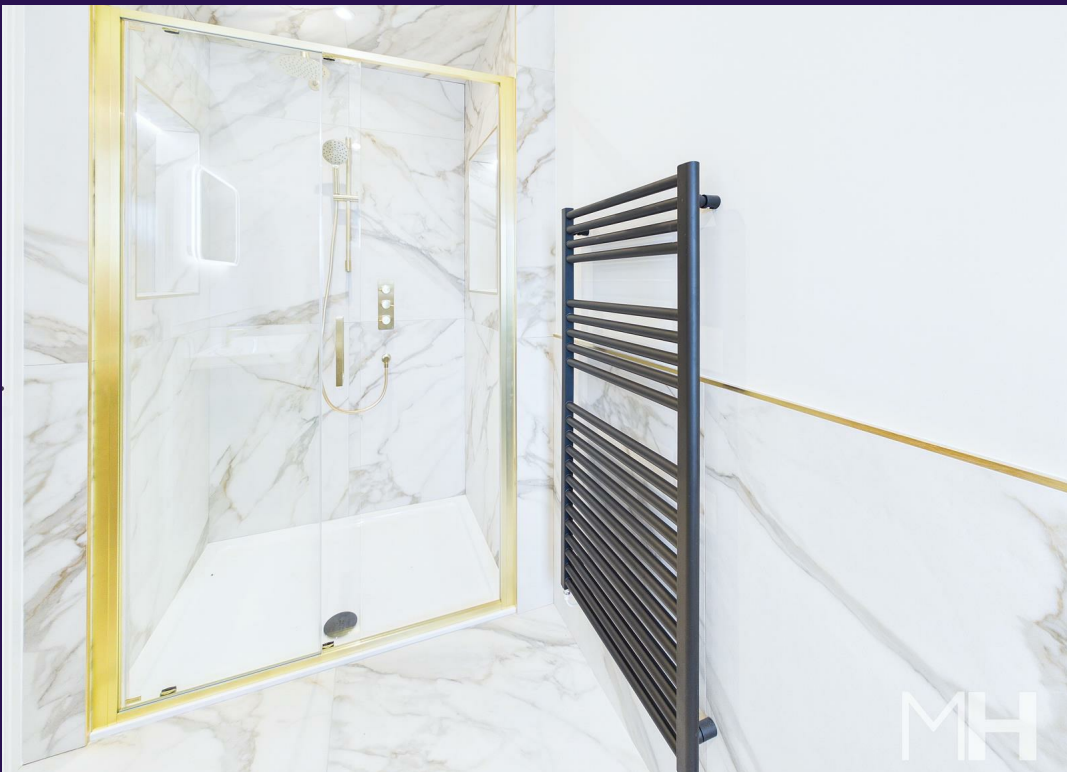
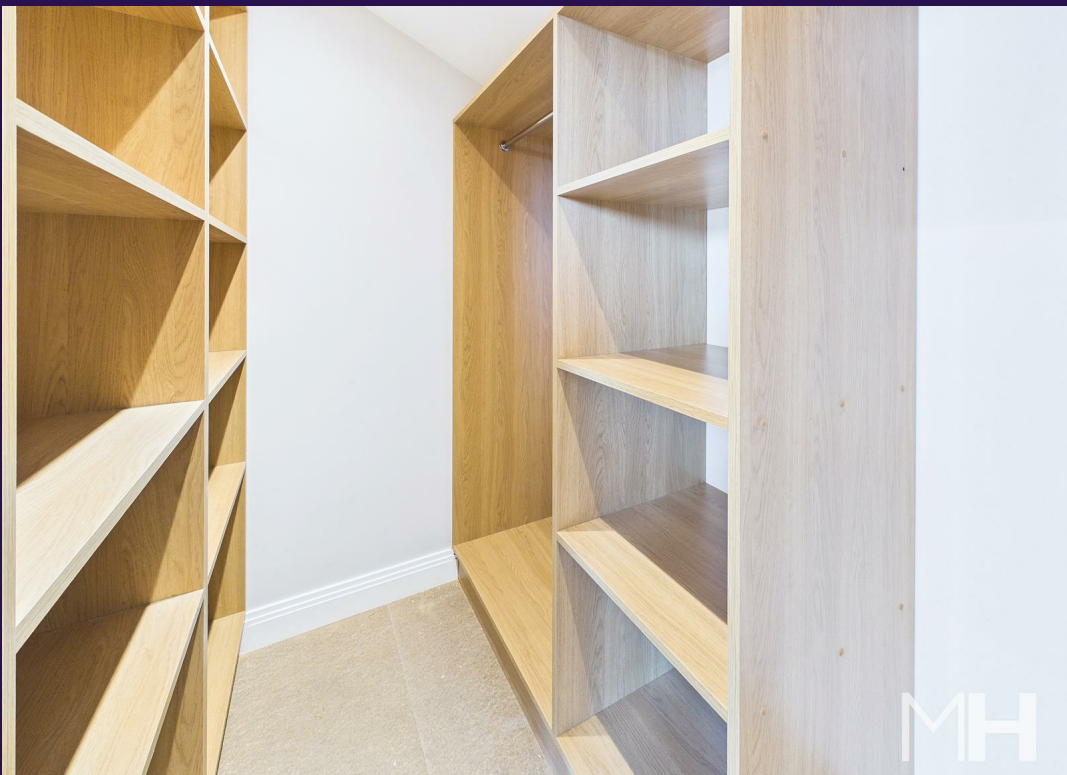
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.







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ADDITIONAL INFORMATION

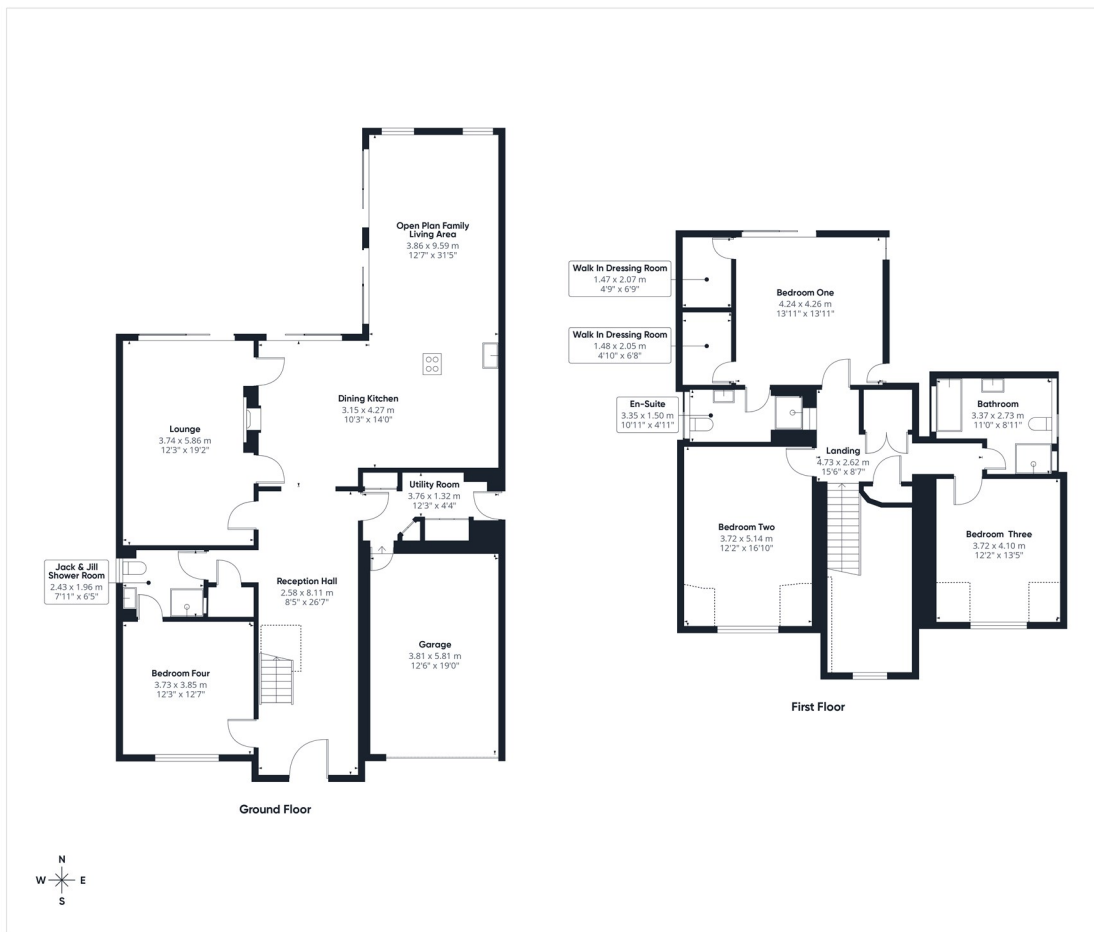
Local Authority – South Ribble Council

Council Tax – Band New Build

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m
 227.7 m²
 2452 ft²

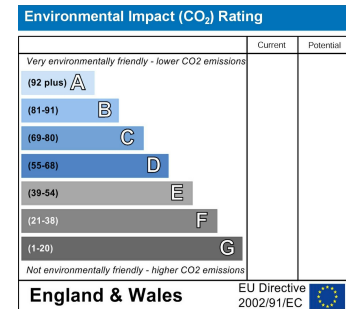
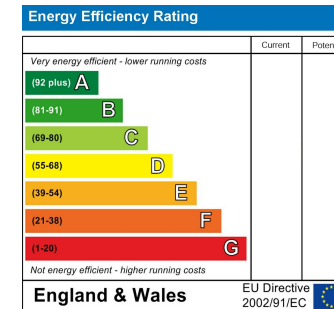
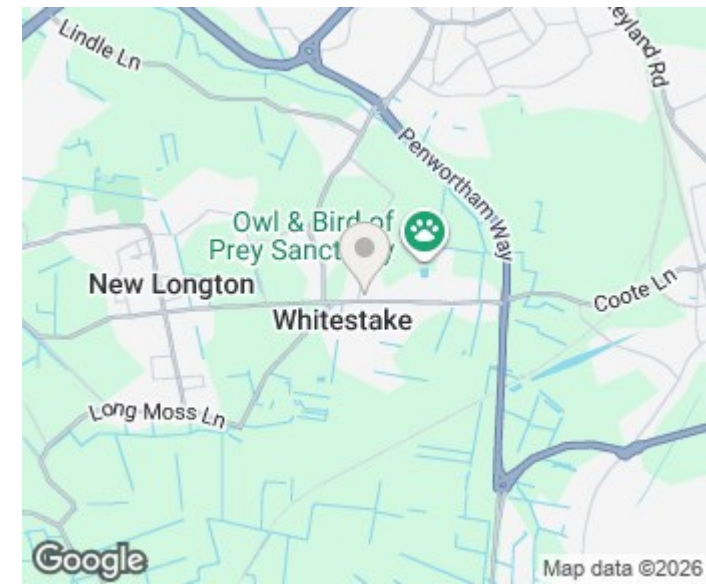
Reduced headroom
 5.6 m²
 60 ft²

(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.

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.

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