

ST MARYS VICARAGE, 14 COP LANE

PENWORTHAM, PRESTON, PR1 0SR

£495,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Imposing Detached Family Residence
- Highly Sought-After Cop Lane Location
- Four Generous Double Bedrooms
- Three Spacious Reception Rooms
- Excellent Scope For Modernisation
- Substantial & Versatile Accommodation
- Large Front & Rear Gardens
- Driveway Parking For Several Vehicles
- Detached Single Garage
- Rare Opportunity With Huge Potential

Property Summary

Marie Holmes Estate Agents are delighted to offer for sale ‘St Mary’s Vicarage’, an imposing and highly coveted detached family residence occupying a prominent yet wonderfully private position on Cop Lane. Set well back from the road and discreetly nestled behind mature established landscaping, this substantial home offers an exciting opportunity to acquire a property of considerable character, space and potential within one of Penwortham’s most desirable residential locations.

Ideally positioned for family life, the property is within easy reach of an excellent range of local amenities, including highly regarded schools, the local health centre, convenient bus routes and Penwortham’s vibrant high street, with its excellent selection of independent shops, cafés, bars and restaurants.

Whilst the property would now benefit from a programme of modernisation, it provides an exceptional blank canvas for a purchaser to create a truly impressive family home tailored to their own requirements. The generous proportions and versatile layout offer considerable scope to further enhance and reconfigure the existing accommodation, subject to any necessary consents.

On internal inspection, the ground floor accommodation comprises an entrance vestibule opening into a welcoming inner hallway, cloakroom/W.C, spacious living room, separate sitting room, formal dining room, kitchen and adjoining utility room.

To the first floor, the generous accommodation continues with four double bedrooms, together with a family bathroom, separate shower room, separate W.C. and laundry room.

Externally, the property is equally impressive, enjoying substantial gardens to both the front and rear, providing an excellent degree of space and privacy. A generous driveway provides off-road parking for several vehicles and leads to a detached single garage.

Offering substantial accommodation, extensive gardens and tremendous potential in a highly sought-after setting. Viewing comes highly recommended.

Entrance Vestibule

3'7" x 4'6" (1.09 x 1.37)
Entrance via traditional hardwood front door into the vestibule. Cupboard storage housing the utility. Tiled flooring. Ceiling light fitting. Internal glazed door leading through to the hallway.

Hallway

7'11" x 4'10" (2.42 x 1.47)
Doors leading off to ground floor accommodation. Radiator. Ceiling light fitting. Carpeted.

Downstairs Cloaks W.C

4'5" x 4'8" (1.35 x 1.41)
UPVC double glazed obscured window to the rear elevation. Features a two piece suite in white comprising of a low flush W.C and wall hung wash hand basin with tiled splashback. Radiator. Vinyl flooring. Ceiling light fitting.

Inner Hallway

9'5" x 6'1" (2.87 x 1.86)
Carpeted turned staircase leads to all first floor accommodation. Understairs storage cupboard. Radiator. Vinyl flooring. Ceiling light fitting.

Living Room

12'12" x 17'10" (3.96 x 5.43)
Two UPVC double glazed windows to the front elevation. UPVC double glazed door with glazed side panels to the front elevation. Gas fire seton tiled hearth and surround. Cupboard storage. Two radiators. Parquet flooring. Two ceiling light fittings.

Dining Room

14'11" x 9'12" (4.54 x 3.04)
UPVC double glazed window to the front elevation. UPVC double glazed door to the side elevation. Radiator. Ceiling light fitting. Parquet flooring. Internal double doors lead through to the living room.

Sitting Room

12'12" x 17'10" (3.96m x 5.43m)
UPVC double glazed windows to the front and side elevations. Radiator. Ceiling light fitting. Fitted bookcase and cupboard storage. Parquet flooring.

Kitchen

9'11" x 15'4" (3.01 x 4.67)
UPVC double glazed window to the rear elevation. Features a range of modern eye and base level units in Oak wood effect with contrasting complimentary work surfaces over. Inset stainless steel single bowl sink and drainer unit with mixer tap. Space for cooker with stainless steel extractor over. Space for fridge freezer. Space and plumbed for a washing machine. Part tiled elevations. Vinyl flooring. Two ceiling light fittings. Radiator,

Utility Room

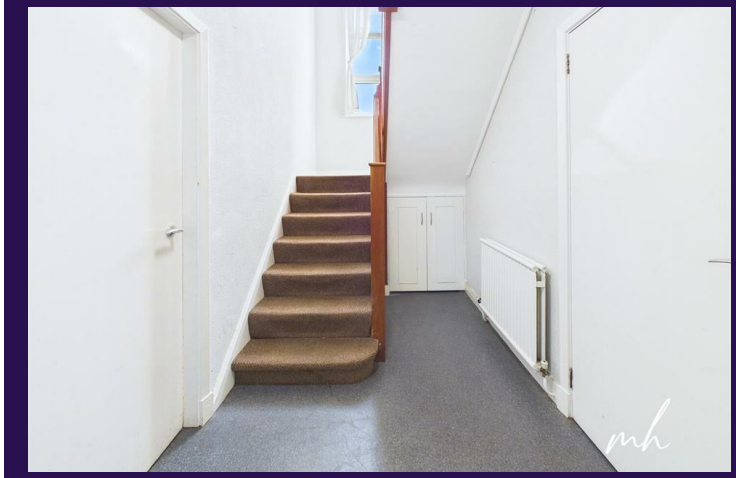
9'11" x 5'11" (3.03 x 1.80)
UPVC double glazed window to the side elevation. UPVC double glazed door to the rear elevation. Features work surface space with Belfast sink. Wall mounted cupboard storage. Tiled flooring. Ceiling light fitting. Radiator.

First Floor Landing

UPVC double glazed window to the rear elevation. Access to the loft. Two ceiling light fittings. Carpeted. Radiator. Doors leading off to all first floor accommodation.

Bedroom One

13'1" x 17'11" (4.00 x 5.46)
UPVC double glazed window to the front elevation. Features fitted robe storage with kneehole dressing table and wall mounted vanity mirror. Carpeted. Pendant light fitting. Radiator.













Bedroom Two

14'10" x 10' (4.52 x 3.05)
UPVC double glazed window to the front elevation. Features fitted robe storage with kneehole dressing table and wall mounted vanity mirror. Carpeted. Pendant light fitting. Radiator.

Bedroom Three

14'10" x 9'10" (4.53 x 3.00)
UPVC double glazed window to front elevation. Features fitted robe storage with kneehole dressing table, wall mounted vanity mirror and inset wash hand basin. Carpeted. Pendant light fitting. Radiator.

Bedroom Four

12'9" x 9'11" (3.88 x 3.01)
UPVC double glazed window to rear elevation. Features fitted robe storage, wall mounted vanity mirror and inset wash hand basin. Carpeted. Pendant light fitting. Radiator.

Shower Room

5'11" x 8'2" (1.80 x 2.50)
UPVC double glazed obscured window to rear elevation. Features a corner step in shower cubicle with thermostatic controlled mixer shower with handheld fitment. Radiator. Vinyl flooring, Ceiling light fitting.

Laundry Room

5'11" x 4'6" (1.80 x 1.36)
UPVC double glazed obscured window to rear elevation. Features fitted shelving. Wall mounted Vaillant combintation boiler. Radiator. Vinyl flooring.

Bathroom

5'11" x 8'2" (1.80 x 2.48)
UPVC double glazed obscured window to rear elevation. Two piece suite comprising of a pedestal wash hand basin with mixer tap and panelled bath with mixer tap. Part tiled elevations. Wall mounted mirror. Built in cupboard storage. Vinyl flooring. Ceiling light fitting. Radiator.

Separate W.C

3'9" X 4'10" (1.14 X 1.48)
UPVC double glazed obscured window to rear elevation. Low flush W.C. Ceiling light fitting. Vinyl flooring.

Front External

The property sits on a generous plot with laid to lawn area to the front with mature trees and privacy hedgerow. Large tarmac driveway provides off road parking for several vehicles leading to a detached single garage.

Rear Garden

To the rear is a generously sized, fully enclosed garden bordered by perimeter fencing, providing a secure and private outdoor space. Predominantly laid to lawn with paved patio areas, the garden offers plenty of room for outdoor dining and entertaining, whilst also providing an ideal space for children and family enjoyment.

Garage

Detached single garage of brick construction with up and over style door.

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

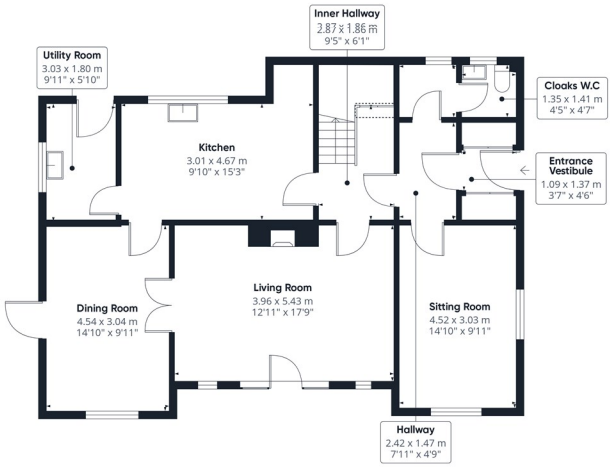
Local Authority – South Ribble Council

Council Tax – Band F

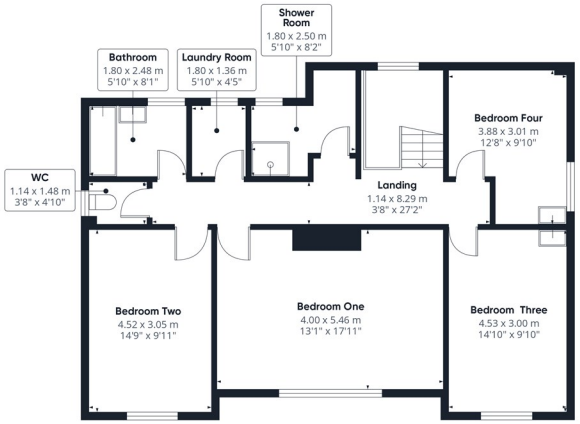
Viewings – By Appointment Only

Tenure – Freehold

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Ground Floor



First Floor



Approximate total area(1)

170.1 m²
1830 ft²

Reduced headroom

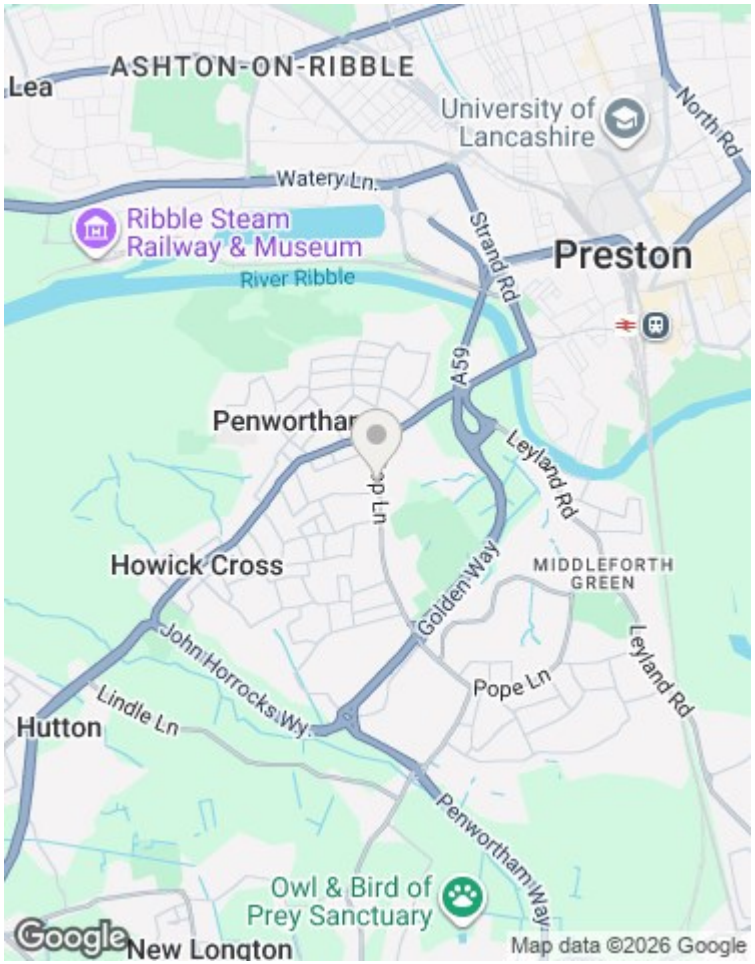
0.3 m²
3 ft²

(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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