

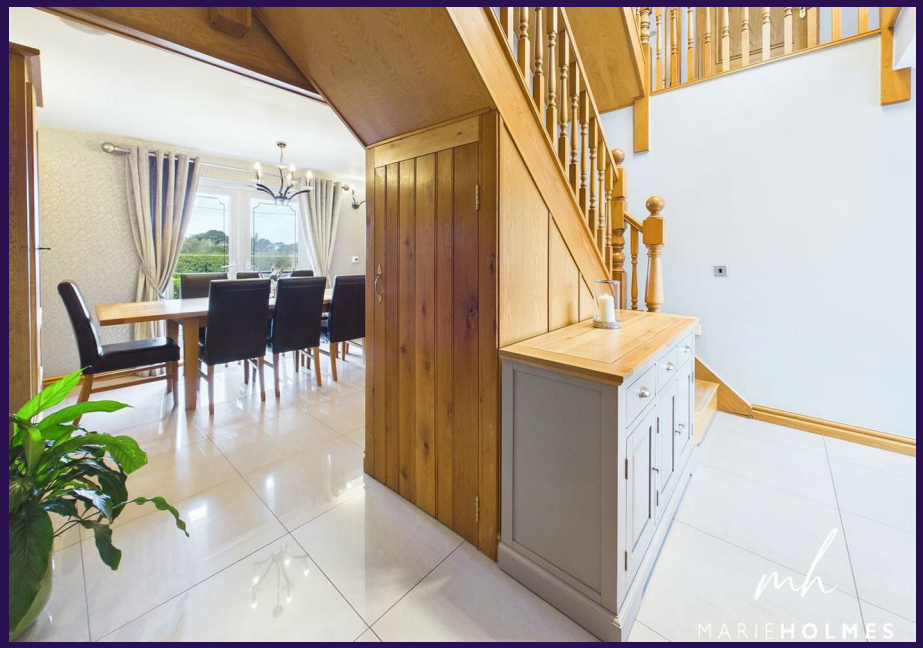
PARTRIDGE HOUSE, BELL FOLD WHARF

WOODPLUMPTON, PRESTON, PR4 0TZ

£895,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Impressive Seven-Bedroom Detached Family Home
- Peaceful Semi-Rural Woodplumpton Setting
- Luxurious Principal Suite with Dressing Room & En-Suite
- Four Bedrooms Benefiting from En-Suite Facilities
- Expansive Open-Plan Kitchen, Dining & Living Space
- Two Generously Proportioned Reception Rooms
- Study, Utility Room & Separate Laundry Room
- Beautifully Landscaped Gardens Overlooking the Lancaster Canal
- Superb Outdoor Entertaining Terrace & Ample Driveway Parking
- Integral Double Garage & Convenient for Popular Local Schools and Countryside Walks

Property Summary

Occupying a peaceful semi-rural position in the picturesque village of Woodplumpton, this exceptional seven-bedroom detached residence offers an outstanding combination of space, versatility and beautifully appointed accommodation, perfectly suited to modern family life and entertaining.

The impressive accommodation is arranged around a superb selection of living and private spaces. The luxurious principal bedroom features its own dressing room and en-suite, while six further bedrooms provide excellent family and guest accommodation, three of which also benefit from private en-suite shower rooms. Two generously proportioned reception rooms provide additional versatility, complemented by a study, utility room and separate laundry room.

At the heart of the home is the magnificent open-plan kitchen, dining and living space. Designed as a true social hub, the kitchen centres around an impressive oversized island, with generous areas for dining and relaxed family living. French doors open directly onto the outdoor terrace, creating a seamless connection between the interior and gardens and providing an exceptional setting for entertaining throughout the warmer months.

Externally, the property continues to impress. The beautifully landscaped rear garden features an extensive lawn, established planting and a superb outdoor entertaining terrace with ample space for al fresco dining and relaxation. Particularly noteworthy are the picturesque views towards the Lancaster Canal, with a charming stone bridge providing an attractive backdrop to this wonderful garden setting.

To the front, there is ample off-road parking, while an integral garage with electrically operated door provides secure parking and useful additional storage.

Reception Hall
13'2" x 17'8" (4.01m x 5.38m)
Entrance via a UPVC double-glazed door featuring attractive obscured leaded-glazed panels and a matching leaded-glazed side panel, creating a characterful first impression. The spacious entrance is focused around an impressive original oak staircase with decorative balustrading, extending gracefully through all three floors to create a striking and elegant focal point. The space benefits from attractive tiled flooring and a ceiling light fitting.

Dining Room
13'2" x 17'8" (4.01m x 5.38m)
UPVC double glazed leaded patio doors leading to the rear garden. Ceiling light fitting and wall lights. Oak wood double doors provide access through to the living room.

Living Room
13'3" x 21'8" (4.05m x 6.60m)
UPVC double glazed leaded windows to front and rear elevation. UPVC double glazed leaded patio doors leading to the rear garden. Feature bespoke media wall with pigeon hold display shelving, inset modern electric fire, display lighting and space for wall mounted television and sound bar. Ceiling light fitting and wall lights.

Downstairs Cloaks W.C
6'8" (2.04m)
UPVC double glazed window with obscured glass to front elevation. Low flush W.C, wash hand basin with mixer tap set in a vanity unit with cupboard storage, feature lighting and mirror. Fully tiled elevations. Inset spotlights to ceiling

Open Plan Dining Kitchen
14'2" x 41'2" (4.33m x 12.54m)
UPVC double-glazed leaded windows to the side elevations provide excellent natural light, complemented by UPVC double-glazed leaded French doors with glazed side panels and openings leading directly onto the outdoor terrace. Further UPVC double-glazed French doors to the side provide additional access to the garden.

The stunning, high-specification open-plan dining kitchen is beautifully appointed with an extensive range of bespoke contemporary handleless cabinetry, complemented by luxurious quartz work surfaces and matching upstands. Further features include under-cabinet lighting and an inset sink with mixer tap. A substantial central island forms an impressive focal point, providing generous preparation space together with extensive additional storage.

An exceptional range of integrated NEFF appliances includes two electric ovens, steam oven, microwave grill, four-ring induction hob with ceiling-mounted extractor, coffee machine and dishwasher. Further integrated appliances include a larder-style fridge/freezer, pull-out refuse system and wine cooler.

Beyond the kitchen, the accommodation flows seamlessly into generous dining and family living areas, creating a superb sociable space equally suited to entertaining and relaxed everyday living. A contemporary log-burning stove provides an attractive focal point to the seating area.

Large-format porcelain tiled flooring flows throughout, complemented by inset ceiling spotlights, feature pendant lighting and integrated ceiling speakers, completing this impressive and beautifully considered living space.

Utility Room
17'6" x 7'1" (5.33m x 2.16m)
UPVC double glazed leaded window to side elevation. UPVC leaded double glazed door to side elevation. Featuring a range of modern eye and base level high-gloss contemporary units with tiled splashback. Single bowl composite sink and drainer unit with mixer tap. Plumbed for washing machine and space for tumble dryer. Space for free standing American size fridge/freezer. Large-format porcelain tiled flooring. Ceiling light fitting.

Inner Hallway
13'5" x 6'9" (4.08m x 2.06m)
UPVC double glazed window and door to side elevation. Internal doors leading from kitchen and into integral garage. Ceiling light fitting.

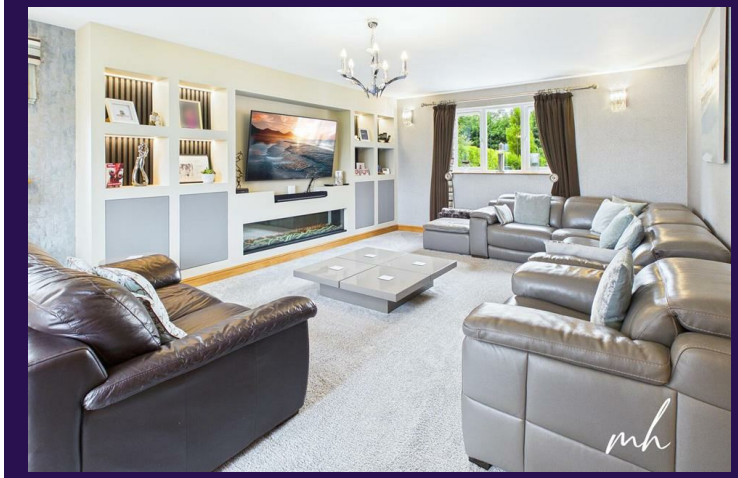
Double Intergral Garage
10'9" x 13'1" (3.27m x 3.98m)
With electric sectional up and over garage door. Light and power. Door leading to internal hallway.

Boot Room
12'3" x 6'9" (3.74m x 2.05m)
Ceiling light fitting. Vinyl flooring. Stainless steel dog wash and plumbed for washing machine.

Inner Hallway
6'8" x 10'5" (2.04m x 3.17m)
UPVC double-glazed door featuring leaded-glazed panel. Vinyl flooring. Inset spotlights to ceiling. Boiler storage. Carpeted stairs leading to first floor accommodation.

First Floor Landing
24'7" x 11'4" (7.50m x 3.46m)
UPVC double glazed window to front elevation. Oak doors leading to all first floor accommodation. Impressive oak staircase with decorative balustrading, extending gracefully through all three floors. Ceiling light fitting and wall lights. Carpeted. Built in storage cupboard. Radiator.

Principal Bedroom
11'9" x 19'7" (3.58m x 5.97m)
UPVC double glazed leaded French doors leading out onto the balcony with stunning views overlooking the rear garden and canal. UPVC













double glazed leaded window to side elevation. Features a complimentary high quality range of fitted furniture including robe, drawer, bedside and knee hole dressing table all in high gloss finish. Ceiling light fittings and wall lights. Modern column radiator. Inset ceiling speakers.

Dressing Room

4'5" x 7'2" (1.35m x 2.19m)
Leading from the principal bedroom, dressing room with a complementary range of high-quality fitted furniture is finished in high-gloss finish. Inset spotlights to ceiling. Carpeted.

En-Suite

6'5" x 7'1" (1.95m x 2.17m)
UPVC double glazed obscured leaded window to side elevation. Three piece white suite comprising of low flush W.C, pedestal hand wash basin with mixer tap and step in corner shower with thermostatic controls and both handheld and overhead fitment. Wall mounted mirror. Fully tiled elevations and tiled flooring. Chrome heated towel rail.

Bedroom Two

14'4" x 9'9" (4.36m x 2.96m)
UPVC double glazed leaded French doors leading out onto Juliet style balcony with stunning views overlooking the rear garden and canal. UPVC double glazed window to rear elevation. Features a complimentary high quality range of fitted furniture including robe and pigeon hole storage. Ceiling light fitting. Radiator. Carpeted. Internal oak door through to to en-suite. Inset ceiling speakers.

En-Suite

5'5" x 3'2" (1.66m x 0.97m)
UPVC double glazed obscured window to rear elevation. Three piece white suite comprising of low flush W.C, pedestal hand wash basin with mixer tap and step in shower with thermostatic controls and both handheld and overhead fitment. Wall mounted mirror. Fully tiled elevations and tiled flooring. Chrome heated towel rail. Inset spotlights to ceiling.

Bedroom Three

9'5" x 13' (2.88m x 3.97m)
UPVC double glazed leaded window to rear elevation. Ceiling light fitting. Radiator. Carpeted. Internal oak door through to en-suite. Inset ceiling speakers.

En-Suite

5'5" x 3'2" (1.65m x 0.97m)
Three piece white suite comprising of low flush W.C, pedestal hand wash basin with mixer tap and step in shower with thermostatic controls and both handheld and overhead fitment. Wall mounted mirror. Fully tiled elevations and tiled flooring. Chrome heated towel rail. Inset spotlights to ceiling

Study

6'6" x 9'6" (1.99m x 2.89m)
Velux roof light. Built-in office storage provides excellent workspace organisation with a sleek, streamlined finish. Inset spotlights to ceiling. Carpeted.

Separate W.C

6'6" x 6'1" (1.97m x 1.85m)
Velux roof light. White two piece suite comprising of low flush W.C and wash hand basin with mixer tap. Fully tiled elevations and tiled flooring. Heated chrome towel rail.

Bedroom Four

17'11" x 14'1" (5.47m x 4.28m)
Currently utilised as a golf simulation room. UPVC double glazed window to front elevation. Velux roof light. A combination of inset spotlights to ceiling, pendant light and ceiling lighting creates a well-lit and inviting space. Built in book shelf and cupboard storage. Carpeted. Radiator.

Landing

3'3" x 18'6" (0.99m x 5.64m)
UPVC double glazed windows to front and rear elevation. Carpeted stairs leading to ground floor. Inset spotlights to ceiling.

Bedroom Five

14'1" x 13'3" (4.29m x 4.04m)
UPVC double glazed window to front elevation and Velux roof light. Inset spotlights to ceiling and pendant lighting. Radiator. Carpeted. Internal door leading through to en-suite.

En-Suite

8'3" x 4'6" (2.51m x 1.38m)
Featuring a modern three piece suite comprising of low flush W.C, a stylish wash hand basin with mixer tap set within a vanity unit with drawer storage, a wall mounted vanity mirror and a generous walk in rainfall shower with wall mounted controls. A contemporary vertical heated towel radiator. Fully tiled elevations and tiled flooring. Ceiling light fitting. Extractor fan.

Second Floor Landing

17'5" x 9'6" (5.31m x 2.89m)
Velux roof light. Features a bespoke built in robe storage and knee hole dressing table in high gloss finish. Ceiling light fitting. Carpeted. Built in under eaves storage.

Bedroom Six

11'2" x 15'4" (3.40m x 4.68m)
Velux roof light. Inset spotlights to ceiling. Radiator. Carpeted. Built in under eaves storage.

Bedroom Seven

11'1" x 15'7" (3.37m x 4.74m)
UPVC double glazed leaded windows to front and rear elevations.

Features a complimentary range of fitted furniture including robe and drawer storage in high gloss finish. Inset spotlights to ceiling. Radiator. Carpeted.

Front External

The property is approached through an attractive traditional stone-walled entrance, featuring an electrically operated composite and steel gate which opens onto a substantial paved driveway. This creates an impressive and welcoming approach to the home while providing extensive off-road parking for multiple vehicles.

Rear External

The rear garden is particularly impressive, featuring a generous lawn framed by established planting and mature trees. Enjoying a delightful open outlook towards the Lancaster Canal, the garden is enhanced by a charming historic-style stone bridge, creating an attractive and picturesque backdrop.

A superb outdoor entertaining terrace provides a natural extension of the home's living space and an ideal setting for al fresco dining and relaxation. Finished with striking monochrome flooring and contemporary frosted glass balustrading, the terrace offers both privacy and style, with ample space for a substantial dining suite and additional outdoor furniture.

Combining attractive landscaping with its peaceful canal-side outlook, the garden provides an exceptional outdoor setting with excellent space for entertaining, gardening and relaxation.

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.

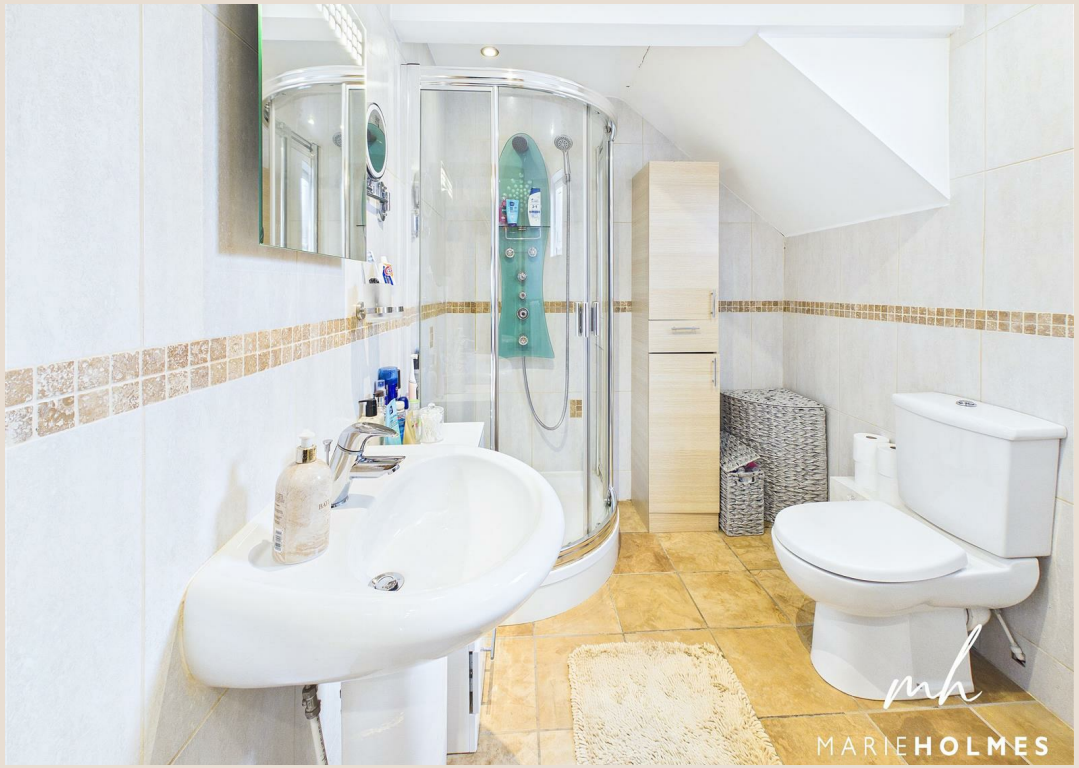















If you sprinkle
this trickle
Be a pearl
Wipe the floor
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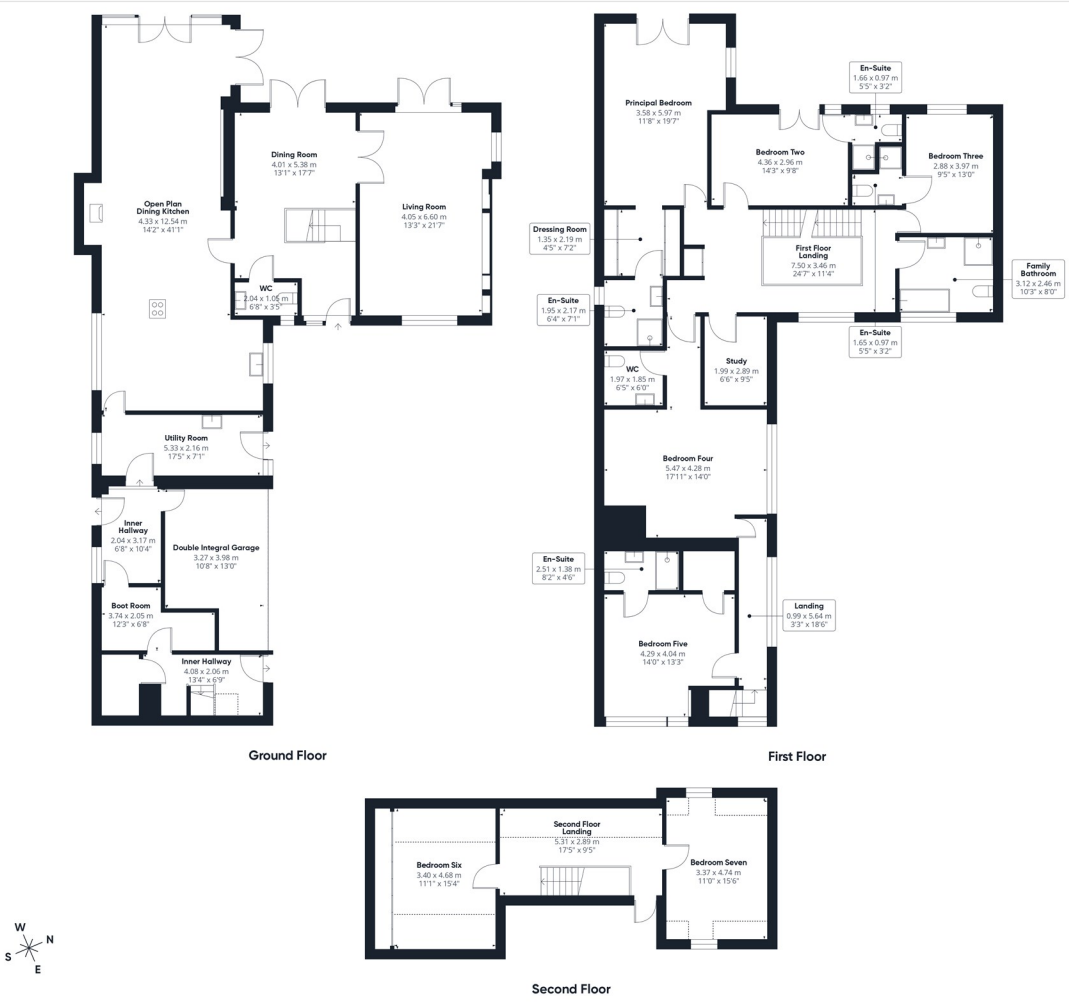
Additional Information

Local Authority – Preston City Council

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold



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ESTATE AGENTS

Approximate total area(1)

361 m²
3887 ft²

Reduced headroom

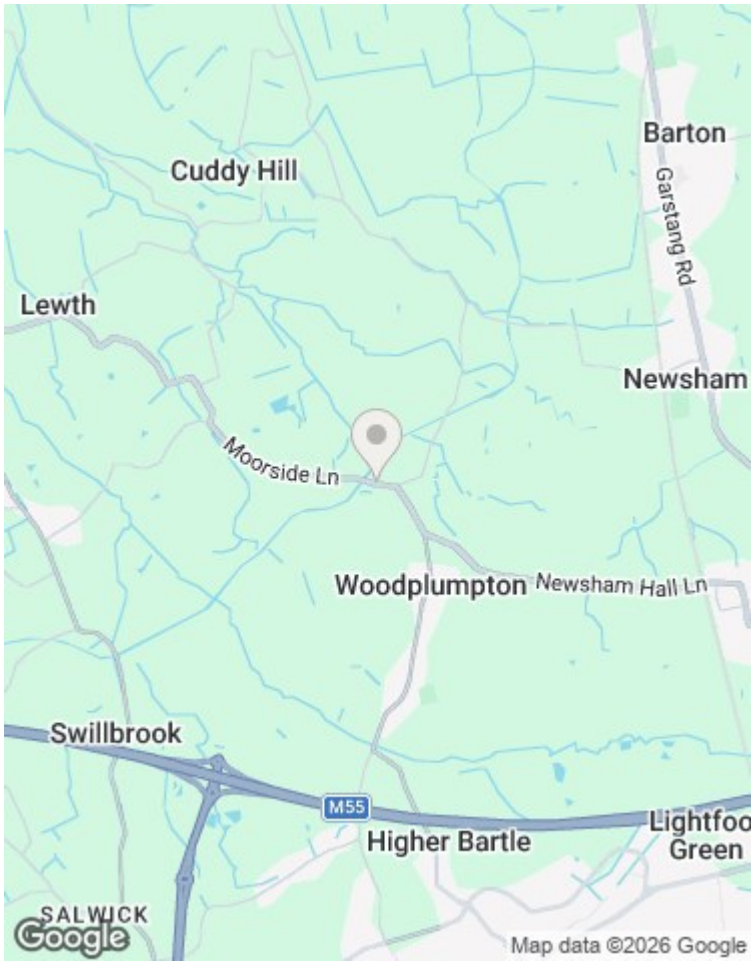
15.4 m²
166 ft²

(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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