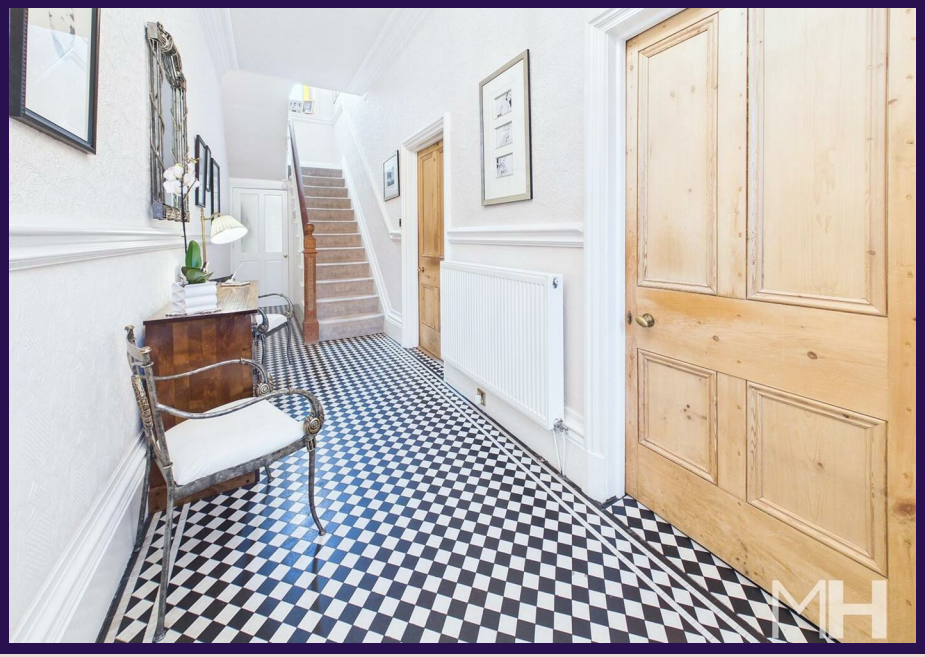
33 NEWTON ROAD

ASHTON-ON-RIBBLE, PRESTON, PR2 1DY

Offers Over **£550,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES



Key Features

- Exceptional Five Bedroom Victorian Family Residence with Many Original Features
- 2319sqft of Accommodation - Situated in a Much Sought After Residential Location
- Close to Highly Regarded Schools, Preston Docklands & Transport Links
- Set Over Four Floors Providing Flexible Family Living Accommodation
- Three Reception Rooms & Stunning Dining Kitchen
- Downstairs Cloaks W.C & Utility
- Five Well Proportioned Bedrooms & Two Family Bathrooms
- Driveway Parking & Large Mature Enclosed Rear Garden
- Ideal for Multi Generational Living & Further Potential
- Early Viewing Comes Highly Recommended

Property Summary

We are delighted to present a rare opportunity to acquire this exceptional five-bedroom Victorian family residence, arranged over four floors, extending to over 2300sqft and offering an impressive blend of period charm and generous living space. Dating back to circa 1880, this handsome home retains a wealth of original features while benefiting from a sympathetic rear extension completed in 2002.

Occupying a highly sought-after position in Old Ashton, the property is ideally located for excellent local amenities, highly regarded schools including St Andrew's, and convenient transport links. Lovingly owned and meticulously maintained by the current vendors for almost 25 years, the home offers spacious and versatile accommodation perfectly suited to modern family life, including multi-generational living.

The accommodation briefly comprises an entrance vestibule, welcoming hallway, three reception rooms, including a versatile lower ground floor reception ideal as a cinema room, home office or games room, a superb dining kitchen, downstairs cloakroom/utility, five well-proportioned bedrooms and two family bathrooms.

Externally, the property benefits from private driveway parking to the front, while the beautifully established rear garden provides a wonderful outdoor retreat with mature planting, generous lawned areas and paved patio seating areas, creating the perfect setting for entertaining, al fresco dining or family enjoyment.

A truly outstanding period home offering space, character and flexibility in equal measure. Early viewing is highly recommended to fully appreciate the size, quality and unique lifestyle opportunity this remarkable property has to offer.

Entrance Vestibule

5'11" X 5'11" (1.81 X 1.81)

A charming entrance vestibule provides an elegant introduction to this characterful home, featuring an attractive original Victorian black and white tiled floor, decorative mouldings and beautiful etched glazed entrance door with matching side panels, allowing natural light to flood the space while maintaining privacy.

The vestibule retains an abundance of period charm and offers a practical space for coats and footwear before opening through to the impressive reception hallway via a further glazed internal door, creating a welcoming sense of arrival and setting the tone for the quality and character found throughout the property.

Hallway

5'11" X 24'5" (1.80 X 7.43)

A striking and beautifully presented entrance hallway creates an impressive first impression, showcasing a wealth of character and timeless appeal. The space is enhanced by an attractive original Victorian black and white tiled floor, elegant dado rail, decorative coving and feature panelled doors, all combining to reflect the property's period charm.

The welcoming hallway offers generous proportions, with a staircase rising to the first floor, useful understairs storage and access to the principal ground floor accommodation. Natural light floods the space, accentuating the bright décor and creating an inviting atmosphere, while the warm timber joinery adds further character and warmth.

A truly impressive reception area that sets the tone for the quality and style found throughout the home.

Living Room

13'11" X 15'7" (4.24 X 4.76)

A magnificent principal reception room, beautifully combining elegant period character with generous proportions to create a truly impressive living space. The room boasts a stunning walk-in bay window, flooding the interior with natural light, while high ceilings with ornate coving, deep skirting boards and original stripped timber floorboards further enhance its timeless appeal.

The focal point of the room is the striking marble fireplace with inset living flame gas fire, providing an attractive feature and a cosy ambience. Offering ample space for a variety of seating arrangements, this superb room is perfectly suited to both everyday family living and entertaining guests.

Rich in original charm yet beautifully presented throughout, this exceptional reception room perfectly reflects the character and quality found throughout the home.

Dining Kitchen

14' X 18'8" (4.27 X 5.68)

Undoubtedly the heart of the home, this exceptional open-plan dining kitchen has been beautifully designed to offer an outstanding blend of traditional character and contemporary family living. Fitted with an extensive range of bespoke farmhouse-style wall, base and larder units, complemented by solid timber work surfaces, the kitchen provides an abundance of storage and preparation space.

A feature cream Aga-style range cooker creates an impressive focal point, while the inset ceramic sink with traditional mixer tap and tiled splashbacks further enhance the timeless appeal. A spacious breakfast peninsula subtly defines the kitchen from the dining area, providing additional workspace, storage and an ideal spot for informal dining or entertaining.

The adjoining dining area offers ample space for a large family dining table, making it perfect for both everyday meals and larger gatherings. Large windows allow natural light to pour into the room, creating a wonderfully bright and welcoming atmosphere, whilst recessed ceiling spotlights and tasteful décor complete the space.

Further benefits include an extensive range of fitted storage cupboards, ideal for family living, together with quality flooring flowing seamlessly throughout. Combining practicality with elegance, this superb dining kitchen is perfectly suited to modern lifestyles and is certain to become the social hub of the home.

Inner Hallway

Downstairs Cloaks W.C / Utility Room

4'9" X 7'2" (1.45 X 2.19)

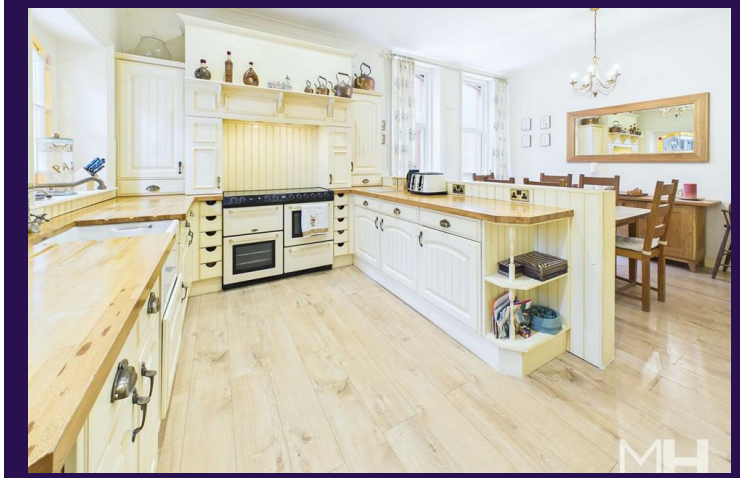
Conveniently positioned just off the dining kitchen, this practical utility room and downstairs cloakroom has been thoughtfully designed to maximise functionality. The room is fitted with a range of contemporary shaker-style wall and base units, complemented by timber-effect work surfaces, providing excellent storage for household essentials.

There is space and plumbing for laundry appliances, together with a stainless steel sink and drainer with mixer tap, making it an ideal space for everyday household tasks. The cloakroom is fitted with a low-level WC and wash hand basin, while a window provides natural light and ventilation. Finished with modern flooring and tasteful décor throughout, this versatile room offers a perfect combination of practicality and convenience for busy family living.

Family Room / Garden Room

10'11" X 16'1" (3.33 X 4.91)

A superb addition to the home, this versatile family room provides a bright and contemporary living space, perfectly designed for modern family life. Featuring an impressive vaulted ceiling with two large Velux roof windows and recessed spotlights, the room is flooded with natural



light, creating an airy and inviting atmosphere throughout.

Elegant French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and making the space ideal for entertaining or simply relaxing while enjoying views of the garden. The room offers excellent flexibility and could be utilised as a family room, children's playroom, home office or an additional sitting room to suit a variety of lifestyles.

Finished with attractive wood-effect flooring and tasteful décor, this wonderful reception room is a peaceful retreat and an invaluable extension to the already generous living accommodation.

First Floor Landing

5'11" X 18'4" (1.81 X 5.60)
The spacious first floor landing continues the home's elegant period character, featuring high ceilings, decorative coving, original panelled doors and attractive dado rail detailing. A beautiful feature stained glass window floods the landing with natural light, creating a bright and welcoming space while adding further charm and individuality.

Principal Bedroom

14'1" X 13'11" (4.28 X 4.23)
An elegant and exceptionally spacious principal bedroom, beautifully showcasing the grandeur and character synonymous with this impressive period home. Boasting generous proportions, high ceilings and a magnificent walk-in bay window, the room is flooded with natural light, creating a bright yet relaxing retreat.

A striking marble fireplace provides a beautiful focal point, while decorative coving, original deep skirting boards and tasteful décor further enhance the room's timeless appeal. The bedroom easily accommodates a super king-size bed together with additional furniture, whilst a comprehensive range of bespoke fitted wardrobes, drawers and display cabinets offers an abundance of fitted storage without compromising the sense of space.

Bedroom Two

12'10" X 11'11" (3.91 X 3.62)
A beautifully presented and generously proportioned double bedroom, continuing the home's elegant period styling with impressive high ceilings, decorative coving and a large picture window that fills the room with natural light while enjoying pleasant views over the surrounding area.

The room offers ample space for a double or king-size bed together with a range of freestanding furniture, making it ideal as a spacious guest bedroom or an excellent family bedroom. Tastefully decorated in soft, neutral tones, the accommodation provides a bright and relaxing atmosphere, perfectly complementing the character of the property.

Finished with quality fitted carpeting and retaining attractive original features, this delightful bedroom combines timeless charm with comfortable modern living, creating a wonderful and versatile space.

Bedroom Three

13'12" X 8'2" (4.26 X 2.49)
Currently utilised as an impressive dressing room, this generously proportioned double bedroom offers exceptional versatility and could easily be reinstated as a spacious bedroom if required. The room retains the property's attractive period proportions, with high ceilings, decorative coving and a large window allowing an abundance of natural light to fill the space.

Beautifully presented throughout, the room comfortably accommodates an extensive range of open wardrobe systems while still providing excellent floor space, highlighting its generous dimensions. Ideal as a luxurious dressing room, principal suite extension, guest bedroom, nursery or home office, this adaptable room can be tailored to suit a variety of lifestyles.

Family Bathroom

5'7" X 7'9" (1.70 X 2.35)
Beautifully appointed and finished to a high standard, the family bathroom offers a stylish four-piece suite, perfectly combining contemporary design with everyday practicality. The suite comprises a panelled bath with chrome mixer tap, a separate walk-in glazed shower enclosure with thermostatic rainfall shower, a vanity wash hand basin with useful storage beneath, and a concealed cistern WC.

The room is elegantly finished with contemporary wall tiling, attractive herringbone-effect flooring and a chrome heated towel radiator, creating a luxurious yet timeless feel. A large frosted window allows an abundance of natural light to flood the room whilst maintaining privacy, enhancing the bright and spacious atmosphere.

Second Floor Landing

2'9" X 7'3" (0.83 X 2.21)

Bedroom Four

12'8" X 13'3" (3.86 X 4.04)
This spacious and characterful double bedroom offers a wonderful retreat, with exposed feature ceiling beams and a large Velux roof window creating a bright and inviting atmosphere while enjoying attractive elevated rooftop views.

The room provides ample space for a double bed and additional bedroom furniture, making it ideal as a guest bedroom, teenager's suite or an excellent home office if required. The vaulted ceiling and exposed timbers add warmth and individuality, enhancing the room's charm and making it a truly distinctive space within the home.

Bedroom Five

12'8" (into alcove) X 8'8" (3.85 (into alcove) X 2.64)
Located on the second floor, this delightful double bedroom is full of charm and character, featuring exposed timber beams, a vaulted ceiling and a large Velux roof window that fills the room with natural light while providing attractive elevated views.

Thoughtfully designed to maximise the available space, the room benefits from an excellent range of bespoke built-in storage cupboards neatly integrated into the eaves, offering practical storage without compromising the generous floor area. The room comfortably accommodates a double bed, making it ideal as a guest bedroom, teenager's room or a peaceful home office if desired.

Family Bathroom

5'11" X 10' (1.81 X 3.05)
Serving the second floor accommodation, this well-appointed shower room has been thoughtfully designed to maximise the available space while offering excellent practicality. The suite comprises a glazed shower enclosure with thermostatic shower, pedestal wash hand basin with chrome mixer tap and a low-level WC.

Characterful exposed timber beams and a Velux roof window provide a wealth of charm, with natural light creating a bright and airy feel throughout. Attractive patterned flooring and useful built-in eaves storage further enhance the room, providing both style and functionality.

Exterior

To the front, the property enjoys an attractive and imposing façade, beautifully reflecting its period heritage with an elegant stone entrance surround, striking bay window and traditional brick elevations. The property is set back from the road behind mature planting, creating an inviting approach, while the added benefit of off-road driveway parking provides valuable convenience.

The rear garden has been thoughtfully landscaped to create a wonderful outdoor space, ideal for both relaxing and entertaining. A generous paved patio extends directly from the property, providing the perfect setting for al fresco dining and summer gatherings, with direct access from both the dining kitchen and family room.

Beyond the patio, a further paved seating area offers an additional private entertaining space and incorporates a useful timber garden shed for external storage. A substantial lawn is bordered by mature trees, established shrubs and well-stocked planted beds, creating a high degree of privacy and a beautiful green backdrop throughout the seasons. Meandering pathways lead through the gardens, adding character and allowing easy access to all areas.

Beautifully enclosed by a combination of mature hedging, fencing and traditional brick boundary walls, the rear garden enjoys a peaceful and secluded feel, making it an ideal environment for families, keen gardeners or those who simply enjoy outdoor living.

Solar Panels

The property further benefits from roof-mounted solar panels, which are owned outright and generate a feed-in tariff, helping to reduce everyday energy costs while providing an additional income stream. Further information is available upon request.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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.

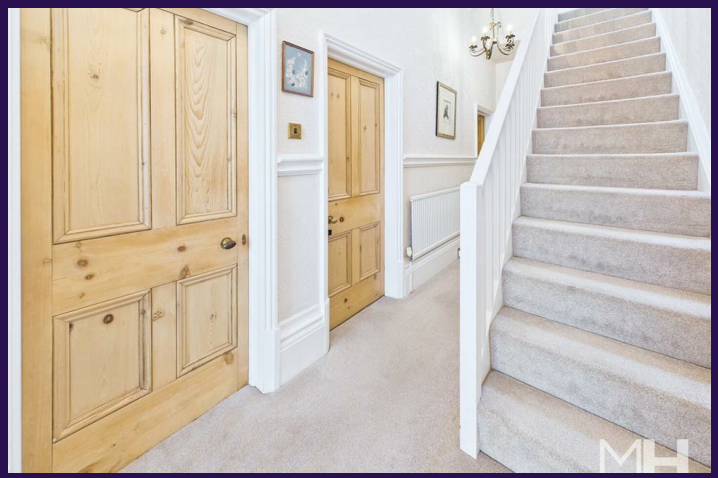
MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

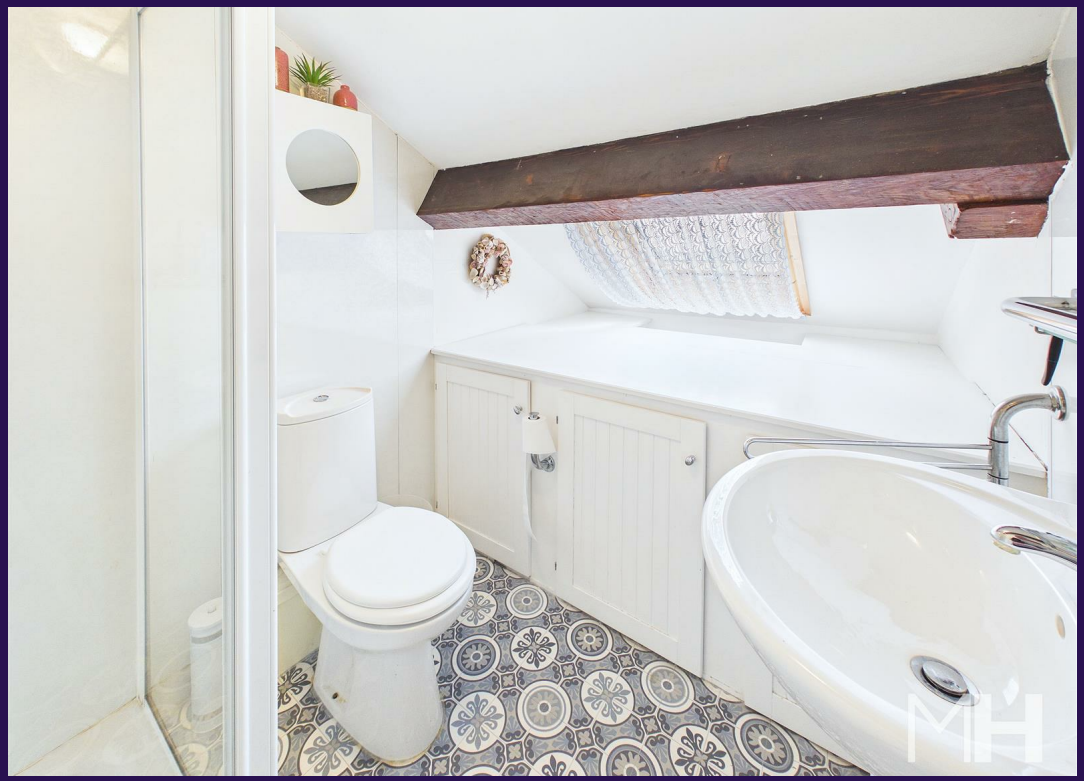
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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.





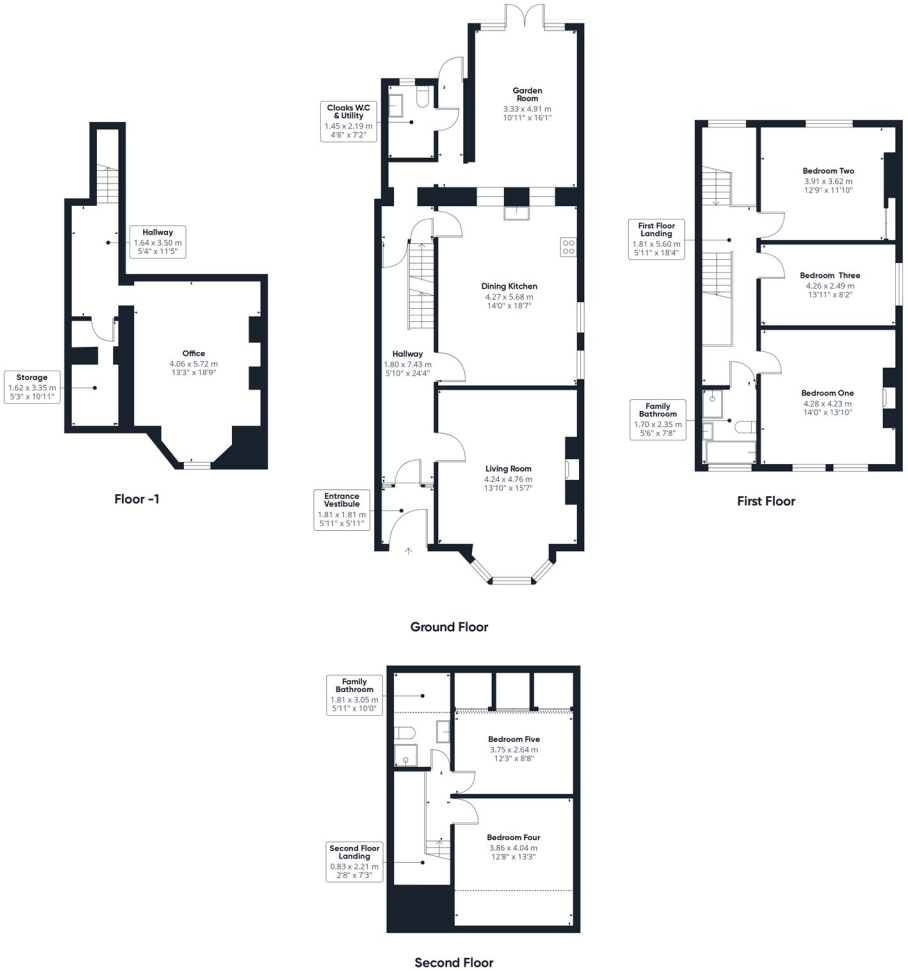
Additional Information

Local Authority – Preston City Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



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Approximate total area(1)

215.5 m²
2319 ft²

Reduced headroom

6.6 m²
71 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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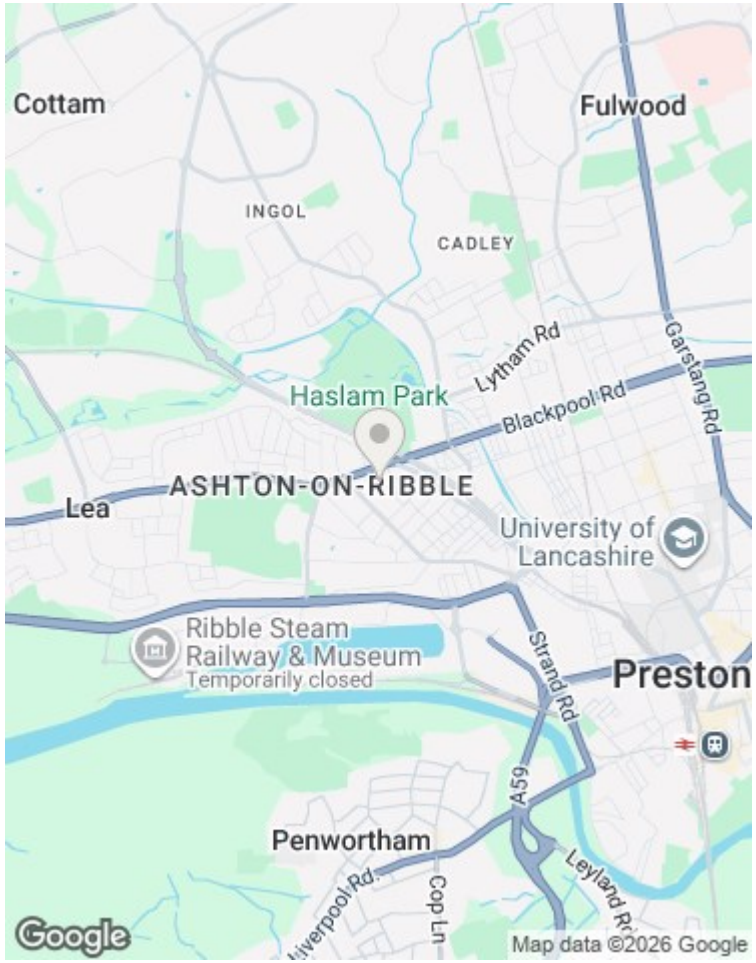
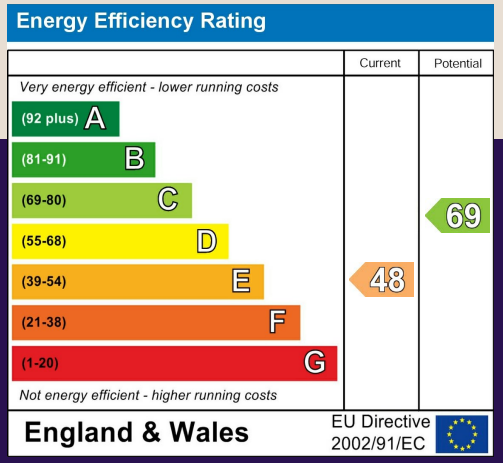


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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