



## 53 CUERDALE LANE WALTON-LE-DALE, PRESTON, PR5 4BP

**£950,000**  
FREEHOLD

An extremely rare opportunity to purchase a most impressive family home set in a gorgeous position on prestigious Cuerdale Lane. This imposing residence is a true land mark along this lane and offers six great size double bedrooms, two en suites and a main bathroom. At ground floor level there is an outstanding family lounge, a further drawing room offering formal dining and an additional sitting room, a fabulous home office with a log burner, providing the best environment to work from home! A great size quality fitted shaker style kitchen opening on to a lovely garden room. There is a useful utility and boot room as well as a cloakroom WC. The grounds extend to circa 2/3 acres and offers stunning formal gardens alongside vegetable plots, orchard, potting greenhouse and a detached double garage, as well as a substantial sturdy shed for crated apples and wood store. The outlook is breathtaking and with open countryside vistas to both front and rear aspects. There is lots of driveway parking and hard standing for many vehicles. Viewing is an absolute must and is strictly by appointment only with Marie Holmes Estates

**MARIE HOLMES**

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## 53 CUERDALE LANE

- Most Imposing Family Home in 2/3 Acre OTA of Extensive Grounds
- Prestigious and Desirable Location & Setting
- Six Bedrooms
- Two En Suites & Main Bathroom, Downstairs Cloaks
- Quality Fitted Kitchen, Utility & Boot Room
- Very Spacious Family Lounge, Lovely Conservatory
- Drawing Room Offering Sitting & Dining Room
- Stunning Open Vistas To Front & Rear
- Formal Gardens, Vegetable Plot & Orchard, Potting Green House
- Detached Double Garage



### Entrance Porch

With a stunning wooden door to front providing a formal entrance, with side picture glazed panels. Minton style tiled flooring and beautiful glazed wooden double doors to the Entrance Hall.

### Entrance Hall

With a beautiful staircase to the first floor, Karndean flooring, wall and ceiling lights and doors off.

### Family Lounge

An amazing size room although still remaining cozy and bright with a brick built chimney breast and cast iron multi fuel stove, lots of double glazed windows as well as two sets of uPVC double glazed French doors opening on to the rear patio, creating exceptional natural light, bespoke book casing, radiator and ceiling lights, wooden flooring.

### Drawing Room

A most imposing room providing fabulous space for both formal dining and an additional sitting room, placed at the front of the house with windows overlooking the front garden and open countryside beyond, wall lights, spot lights to ceiling and radiator. Window seating to the bay and a walnut mantel surround with a stylish electric fire inset.

### Home Office

The very best of Home Office benefits including a fire place and wood burning stove, windows overlooking the front and fields beyond, radiator and ceiling light.

### Kitchen/Diner

A stylish Shaker style kitchen with a selection of wall,

drawer and base units with contrasting working surfaces, Neff induction hob with extractor above, double electric oven and steamer over, integrated larder fridge, dishwasher, double glazed windows to the side, Karndean flooring, beautiful double doors to the and Conservatory / Garden Room. further drink preparation area with granite working surfaces, units and wine rack.

### Garden Room / Conservatory

The conservatory is a great space to sit and look out at the very well kept 2/3 acre gardens. With stylish Karndean flooring, radiator, ceiling lights, lovely dresser unit door accessing the rear and stunning wooden glazed double doors to the family kitchen, door to utility and boot room ad downstairs cloaks WC.

### Utility room

A great space with lots of room for cloaks and boot store alongside plumbing for washer and space for white goods, wall mounted central heating boiler. Door to downstairs cloaks WC.

### Cloaks W.C.

With wash hand basin, fully tiled splashbacks and low suite W.C. useful storage.

### First Floor Landing

A great landing with a stunning staircase and great window to the front providing lots of natural light, and the landing extends to the full extent of the first floor with storage cupboards and doors off.

### Bedroom One

A fabulous size master suite with double glazed windows to the rear and side elevations taking advantage of the beautiful grounds and fields beyond. There is a range of fitted and built-in wardrobes, radiators and ceiling lights, door to en-suite.

### En-suite

With a three piece suite comprising, quadrant glazed shower compartment, with mains shower, low suite W.C. wash hand basin, combined heated towel rail and radiator, opaque uPVC double glazed window, tiled elevations and extractor fan.

### Bedroom Two

With a double glazed windows to the front and side, fitted wardrobes, laminate flooring, radiator and ceiling light, door to en-suite

### En-suite

With a three piece suite comprising low suite W.C. wash hand basin and glazed step in shower compartment with electric shower and water resistant paneled elevations, part wooden panel elevations to the remaining suite, opaque double glazed window, radiator and heated towel rail.

### Bedroom Three

With a range of fitted wardrobes, double glazed windows to the front and side elevations, ceiling light and radiator.

### Bedroom Four

Another great double bedroom with double glazed window to the front, ceiling light and radiator.

### Bedroom Five

Currently utilised as an exceptional Yoga room with tranquil outlook over the rear grounds with double glazed windows to the rear and side, fitted wardrobe, laminate flooring, radiator and ceiling light.

### Bedroom Six

Another double bedroom providing a second home office for the current property owner, with double glazed window, radiator and ceiling light and built-in wardrobes.

### Family Bathroom

With a four piece suite comprising low suite W.C. pedestal wash hand basin, shower enclosure and bath, double glazed windows to the rear. Fully tiled, laminate flooring, ceiling light and radiator.

### Outside

From the first approach the property sits in a good position with sweeping driveway approaching rear hard standing and the detached double garage. The front gardens create a set back feel to this luxurious home.

### Rear Garden

The rear gardens have been cleverly designed and utilised to provide patio areas, vegetable patches and orchard. There is a glazed potting shed/greenhouse to the rear of the garage as well as a shed for apple store and garden equipment.

The grounds are mainly laid to lawn with mature and well established flower bed areas and borders.

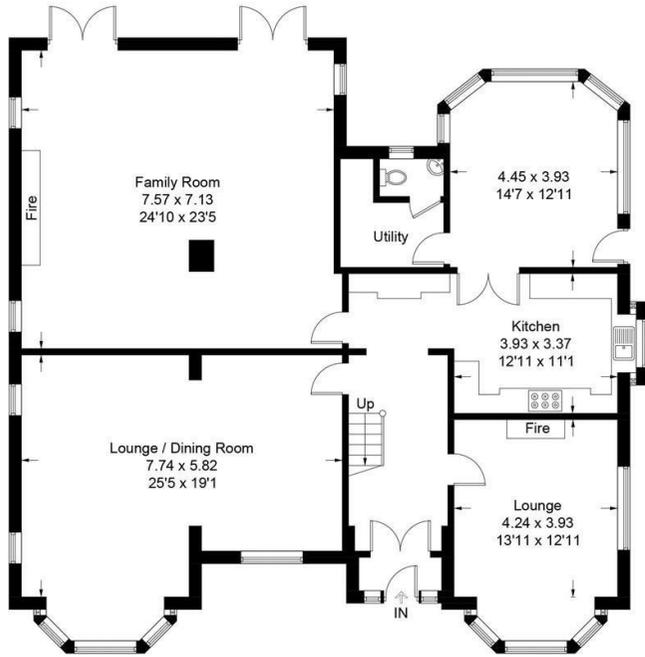
This amazing home benefits from breathtaking views to both the front and rear and therefore offers privacy and beautiful vistas.

## 53 CUERDALE LANE

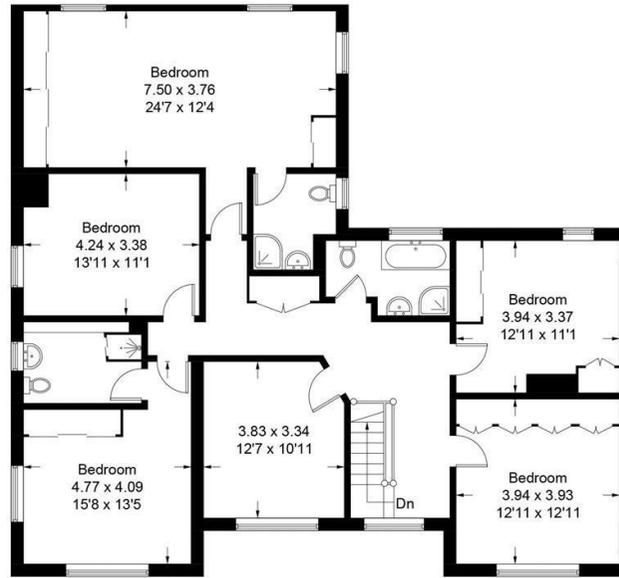


# Cuerdale

Approximate Gross Internal Area = 325.6 sq m / 3505 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: C Council Tax Band: F**

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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