



ASHTON COTTAGE, 38 WHINFIELD LANE

ASHTON-ON-RIBBLE, PRESTON, PR2 1NQ

Offers Over

£649,950



Key Features

- Introducing Ashton Cottage - Reputably One of the Oldest Houses in Ashton
- Individual Detached Property on a 3/4 Acre Plot
- Set in Desirable Location - Adjacent to Ashton Park
- Six Bedrooms & Four Reception Rooms
- Two Driveways & Garage
- Potential Development Plot with Lapsed Outline Planning for Additional Dwelling
- Ideal for Growing Families
- Large Gardens & Outbuildings
- Offers a Wealth of Opportunity to Re-Configure/Further Extend, Subject to Planning
- Viewing Essential to Fully Appreciate

Property Summary

Introducing Ashton Cottage... A truly unique detached period cottage occupying an exceptional plot of approximately three-quarters of an acre in one of Ashton-on-Ribble's most desirable residential locations. Enjoying a wonderful position backing directly onto the beautiful Ashton Park, this substantial family home offers an outstanding combination of character, space and privacy, whilst remaining within easy reach of Preston city centre, excellent schools, local amenities and transport links.

Brimming with original charm, the property showcases a wealth of period features, including exposed ceiling beams, whilst sympathetically blending these with modern-day conveniences. The generously proportioned accommodation extends over two floors and briefly comprises an entrance porch, welcoming hallway, elegant sitting room, formal dining room, office/study, spacious breakfast kitchen, utility room, family living room and a ground floor cloaks W.C.



To the first floor, the impressive accommodation continues with six generously sized bedrooms. The principal bedroom benefits from en-suite shower facilities, whilst the second bedroom enjoys its own luxurious en-suite bathroom. Four further bedrooms are served by a well-appointed family bathroom featuring a beautiful freestanding claw-foot bath.

The property further benefits from gas central heating and partial double glazing.

Externally, the home occupies mature landscaped gardens extending to approximately 0.75 acres, wrapping around three sides of the property and providing an exceptional degree of privacy. The gardens back directly onto Ashton Park, creating a peaceful and picturesque setting rarely found so close to the city. A substantial driveway provides ample off-road parking for numerous vehicles and leads to a detached single garage.

A particularly valuable feature of this exceptional property is that it benefits from outline planning permission for the construction of a detached dwelling on the land to the eastern side of the plot. This presents an exciting opportunity for purchasers seeking development potential, whether for a self-build project, multi-generational living or future investment, subject to the terms of the approved consent.

Homes of this calibre and individuality are seldom available. Combining substantial family accommodation, beautiful mature grounds, significant development potential and an enviable setting adjoining Ashton Park, this remarkable residence represents a truly exceptional opportunity and early viewing is highly recommended.

Entrance Vestibule

Hardwood front door. Meter cupboards. Radiator panel.

Hallway

Access to all downstairs rooms. Arch window through to Study. Rear hardwood door. Telephone point.

Sitting Room

16'2" x 20'5" (4.92 x 6.22)

Hardwood bay window to front with shutters. Two hardwood sash window with shutters to side. Living flame gas fire with marble hearth inset and wooden surround. Two radiator

panels. Picture rail. Original coved ceiling. Television and telephone points.

Inner Hallway

11'8" x 6'10" (3.56 x 2.09)

Radiator panel. Stairs to first floor. Understairs storage cupboard.

Downstairs Cloaks W.C

5'11" x 2'11" (1.81 x 0.89)

Low level wc and pedestal hand washbasin. Splashback tiles. Radiator panel. Ceiling light point. UPVc frosted window.

Study/Office

10'10" x 12'5" (3.30 x 3.79)

Hardwood bay window to front. Storage cupboard. Ceiling light point. Picture rail. Wall lights. Radiator panel. Telephone point.

Dining Room

12'11" x 16'1" (3.94 x 4.90)

Hardwood bay window to front. Hardwood window to side. Picture rail. Two radiator panels. Ceiling light point. Exposed beams to ceiling.

Breakfast Kitchen

12'9" x 15'9" (3.89 x 4.80)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces. Tiled floor. AGA range with open stone fireplace with open stone lintel. Exposed beams to ceiling. Splashback tiling. Hardwood window to rear. Acrylic sink and drainer unit. Radiator panel. Telephone point.

Utility Room

13'9" x 10'2" (4.18 x 3.09)

Hardwood frosted window to rear. Belfast style sink. Plumbed for a washing machine. Exposed beamed ceiling. Storage cupboards.

Living Room

18'3" x 23'6" (5.56 x 7.16)

UPVc sliding patio doors to the side. Two radiator panels. Ceiling light point. Ceiling spotlights. Television point. Gas fire. Exposed stone wall. Views to the gardens.





First Floor Landing

Stairs to landing. Spindle stripped wood banister rail. Exposed beams to ceiling and landing. Picture rail. Coved ceiling. Sky light. Radiator panel. Arch door leading to:

Principal Bedroom

20'9" x 20'4" (6.33 x 6.20)
Three hardwood sash style windows to the front and side. Three radiator panels. Telephone point. Picture rail. Wall lights. Ceiling light point. Original feature fireplace.

En-Suite

5'4" x 7'1" (1.63 x 2.17)
Shower cubicle with overhead power shower. Vanity wash handbasin and vanity unit. Low-level wc. Radiator panel. Tiled walls. Wall spotlights. Tiled floor. Leaded UPVc frosted window to the side.

Bedroom Two

11'1" x 12'5" (3.37 x 3.78)
Hardwood window to the front. Radiator panel. Ceiling light point. Original fireplace. Pedestal wash handbasin. Splashback tiling. Ceiling light point. Picture rail. Loft access point.

Bedroom Three

13'1" x 16'1" (3.98 x 4.90)
Hardwood windows to front and side. Two radiator panels. Ceiling light point. Picture rail. Pedestal wash handbasin. Splashback tiling. Ceiling light point.

Bedroom Four

12'8" x 11'5" (3.87 x 3.49)
UPVc double glazed window to rear. Radiator panel. Ceiling light point. Picture rail.

En-Suite

9'1" x 4'6" (2.77 x 1.37)
Panel bath low-level wc and pedestal wash handbasin. Loft access point. Overhead electric shower. Tiled wall aspects. Ceiling light point. Extractor fan.

Bedroom Five

10'9" x 9'10" (3.27 x 2.99)
Hardwood window to side. Radiator panel. Ceiling light point. Built in wardrobes. Picture rail. Storage unit.

Family Bathroom

10'6" x 8'6" (3.19 x 2.60)
Four piece bathroom suite comprising cast-iron bath with ball and claw style feet low-level wc pedestal hand wash basin and shower cubicle with power shower. Hardwood frosted window. Tiled walls and tiled floor. Radiator panel. Recessed spotlights.

Landing

Linen Cupboard.

Bedroom Six

11'1" x 13'8" (3.39 x 4.17)
UPVc double glazed window to the side. Radiator panel. Ceiling light point. Picture rail.

External

Block-paved driveway parking provides access to the integral garage. Secondary block-paved driveway provides parking for approximately three cars.

Gardens

To the front of the property there is a lawned garden area with flower shrub and tree borders. An ornamental rockery area and the garden is wall and hedge enclosed. The side and rear gardens cover approximately 3/4 of an acre. Fence and hedge enclosed mainly laid to lawn garden with flower shrub and tree borders. Various ornamental features. Gate access to the side. Vegetable garden with wooden trellis work. Adjacent to the picturesque Ashton Park.

Garage

Double doors. Power and light. Storage space.

Planning/Development Potential

Planning Permission In Principle was granted on 30/11/2022 (Application number: 06/2022/1369) for the erection of one dwelling on land to the east of, 38 Whinfield Lane, Preston, PR2 1NQ. Although this has now lapsed, interested parties may wish to make enquiries with Preston City Council Planning Department regarding potential in this regard.







Additional Information

Local Authority – Preston City Council

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold



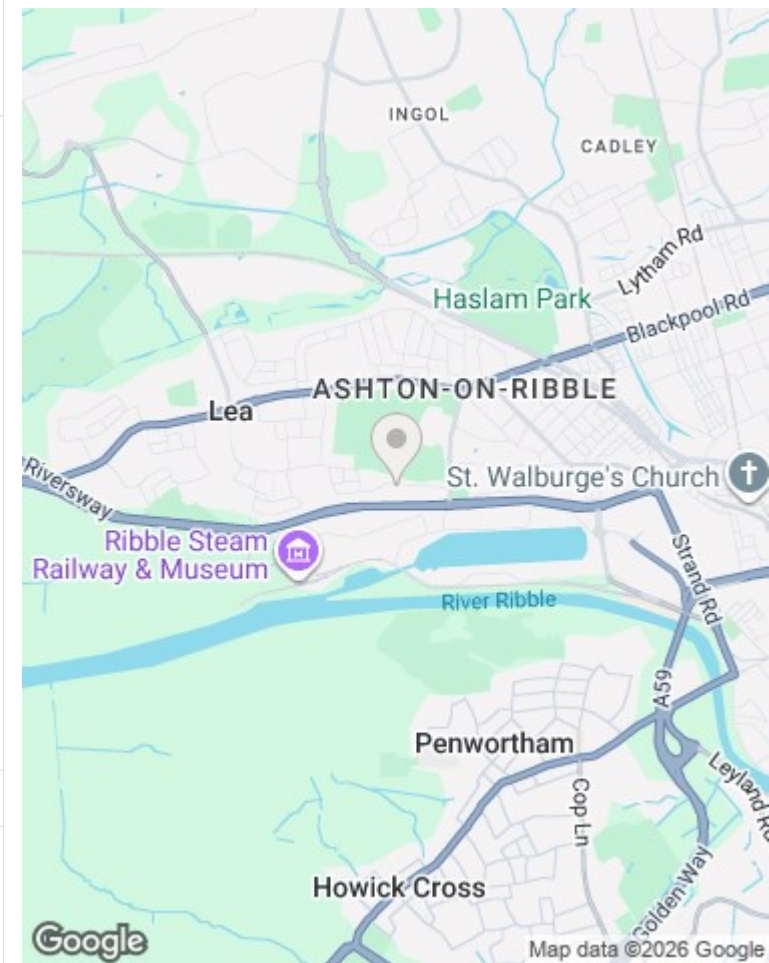


Approximate total area⁽¹⁾
294.9 m²
3176 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	