



PEMBROKE DENE, DRUMACRE LANE WEST LONGTON, PRESTON, PR4 4SB

O.I.R.O £1,300,000
FREEHOLD

- Exceptional Detached Family Home • Outstanding Rural Setting Yet A Few Hundred Yards From Liverpool Road • 2.0 Acres OTA Grounds Surrounding as Formal Gardens & Paddock • Great Selection Of Solid Outbuilding & Stable • Secluded & Private With Breathtaking Views • Prestigious Location • Four Bedrooms Three of Which are En Suite • Main Vintage Villeroy & Boch Bathroom • Downstairs Cloaks & Gardener's WC • Dining Area & Kitchen

MARIE HOLMES

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Pembroke Dene Drumacre Lane

A fabulous chance to purchase a stunning 1900's detached family home in the most prestigious setting of Drumacre Lane West, literally 50 yards from the stunning South Ribble Nature Reserve and 150 yards from Liverpool Road, which runs through to the central village of Longton. This amazing property sits proud on a long driveway approach in an elevated position within grounds of 2.0 acres OTA. This substantial home has four double bedrooms, three en suite and a mains bathroom, as well as downstairs cloaks and gardener's WC. The reception rooms offer the relaxation and comfort only provided by a home of this quality, with high ceilings, spacious yet cozy rooms, lots of original features and breathtaking views from every window. The kitchen is large and extremely practical, again with a great deal of care taken to flood this area with lots of natural light. There is a useful utility and sunny conservatory. The grounds are outstanding and surround the house with beautiful fields and countryside vistas. The outbuildings comprise of a large detached unit, a timber constructed summer house, wine cellar and, stable and detached double garage. The potential this property offers is exceptional, whether looking to refresh or extend and utilise the outbuilding differently, subject to any necessary planning approval, the options are endless. Close to a vibrant village centre and its many local services, amenities, independent shops and boutiques. Viewing is essential and strictly by appointment – Pembroke Dene is offered with No Chain Delay.



Entrance Porch

With a wooden door to front , glazed door and side panels

Entrance Hall

With original wooden panelled staircase to first floor, plate shelves and decorative plaster ceiling detail.

Rear Porch

Part brick built and glazed construction with access to rear courtyard.

Kitchen

14'8" x 12'10" (4.47 x 3.91)

A fabulous size kitchen with wall, drawer and base units with contrasting working surfaces, NEFF induction hob and extractor above, NEFF oven and grill, integrated fridge freezer, plumbed for dishwasher, breakfast bar peninsular and three large windows.

Dining area

9'11" x 9'9" (3.02 x 2.97)

With double door to Conservatory

Conservatory

10'4" x 9'11" (3.15 x 3.02)

Accessed by dining area and overlooking garden to side.

Cloak W.C

With two piece suite comprising wash hand basin and low suite W.C. extractor fan.

Utility room

14'1" x 6'11" (4.29 x 2.11)

With plumbing for washer and space for additional white goods, sink with drainer, base units and working surfaces, sash window and cupboard housing central heating boiler.

Snug

14'3" x 13'10" (4.34 x 4.22)

A gorgeous room coupled as a cozy sitting room alongside a quality fitted home office with three sash windows having original leaded lights, beautiful mantel surround to a decorative cast iron inset to an open fire, original coving to ceiling.

Lounge

17'3" x 13'3" (5.26 x 4.04)

With window to the side and stunning leaded fan light window above French doors, original coving and electric fire.

First Floor Landing

Being approached by a split level landing and turning back staircase, to half landing there is a stunning original leaded light sunburst picture window and doors off.

Master bedroom

15'0" x 14'1" (4.57 x 4.29)

With a range of fitted bedroom furniture including dressing table and drawers, windows to the front and side, door to en-suite.

En-suite

With a three piece suite comprising low suite W.C. wash hand basin on a vanity unit and large glazed shower enclosure with mains shower, sash style window.

Bedroom Two

13'10" x 10'10" (4.22 x 3.30)

With a range of fitted bedroom furniture including wardrobes, bedhead and bed sides, windows to both front and side elevations, door to en-suite.

En-suite.

With a three piece site comprising low suite W.C. wash hand basin and glazed shower enclosure with mains shower.

Bedroom Three

12'0" x 10'10" (3.66 x 3.30)

With fitted bedroom furniture, windows to rear and side elevations, door to en-suite.

Ensuite

With a three piece suite comprising low suite W.C. pedestal wash hand basin and glazed shower enclosure with mains shower.

Bedroom Four

13'10" x 9'11" max (4.22 x 3.02 max)

Bathroom

14'1" max 6'11" (4.29 max 2.11)

With vintage Villeroy and Boch low suite W.C. large pedestal wash hand basin and bath with mixer tap

shower attachment and glazed shower enclosure, heated towel rail.

Detached Double Garage

With up and over door, power and light and to the rear a single stable.

Stable

Formal gardens

Being approached by a long driveway, extending to the front, side and rear, paddock, all creating a two acre plot O.T.A.

Summer House

Utilised to store garden furniture.

Detached Outbuilding

With four separate areas, store room, garden store, coal store and Gardeners WC – To the rear is access to the wine room. This structure faces the rear of the property with a courtyard access.

Pembroke Dene Drumacre





PEMBROKE DENE DRUMACRE

ADDITIONAL INFORMATION

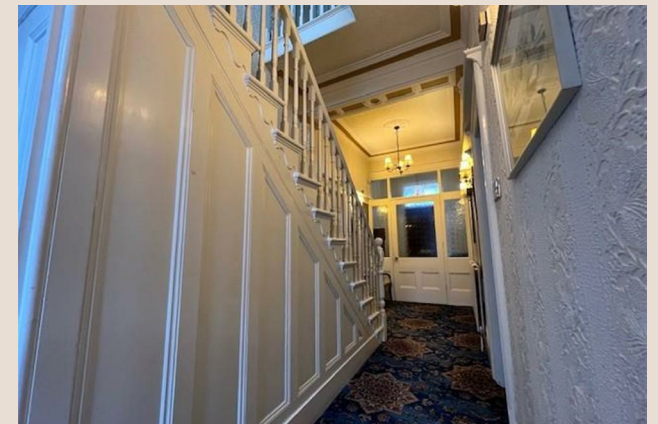
Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold

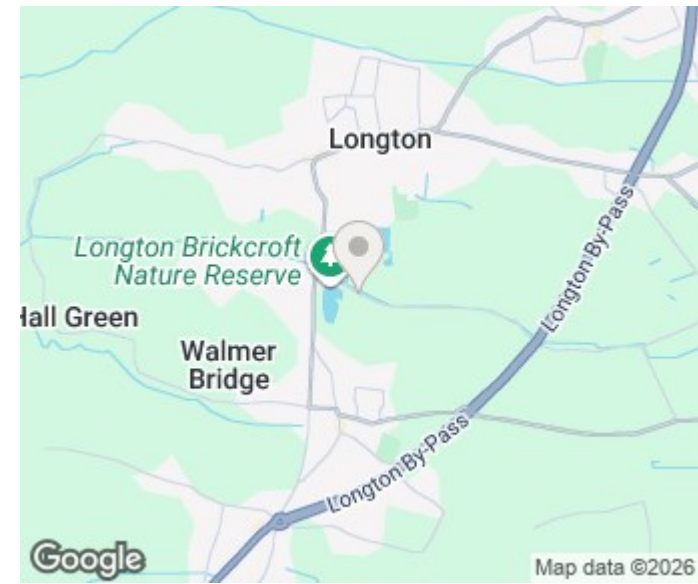
EPC Rating – D



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	58	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

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