

SHP

Smith Hodgkinson Pickervance

VALUERS

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Seven Oaks

**Church Fold
Coppull
Nr Chorley
PR7 4LZ**

Asking Price £674,950

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluersltd.co.uk

DESCRIPTION

A spacious modern detached edge of village country property with expansive landscaped and lawned gardens, floodlit football practice pitch, stables and about 5.50 acres of productive grazing land ideal for keeping horses (an additional 4 acres or thereabouts fronting Green Lane available by separate negotiation)



ACCOMMODATION *(all dimensions approximate)*

Ground Floor

Entrance Hall **3.67m x 3.93m**

Stairs to first floor. Cloak room with internal door to integral double garage. Storage cupboard.



Lounge 7.73m x 3.66m

25ft lounge with exposed beam ceiling, patio door, gas fireplace in marble surround, BT point.



Dining Kitchen 7.12m x 3.30m

23ft dining kitchen with full range of fitted base and eye level units, integral fridge and gas oven/grill, 4 ring gas hob extractor hood over, 1 ½ bowl stainless steel sink, plumbed dishwasher, part tile walls. Dining area with patio doors to rear.

Utility Room 2.71m x 2.26m

Fitted base and eye level units, standard stainless steel sink unit, plumbed washing machine, wall mounted gas central heating boiler, tile floor, part tile walls, external door to rear.



Study 3.26m x 2.20m



Guest Bedroom 3.47m x 3.56m

Double bedroom, TV Point.

Guest Bathroom 1.77m x 1.96m

Bath, low flush WC, wash hand basin, tile floor, tile walls.

First Floor

Landing

Loft hatch. Large walk in eaves storage room.



Bedroom 1 **3.99m x 3.32m**
Double to rear with fitted wardrobes.

Ensuite Dressing Room **2.69m x 2.25m**
Low flush WC, wash hand basin, fitted drawers and vanity mirror, storage cupboard.

Bedroom 2 **3.32m x 3.0m**
Double to rear.

Bedroom 3 **3.26m x 2.23m**
Single to front.

Bedroom 4 **3.26m x 1.97m**
Single to front.

Bedroom 5 **3.49m x 3.15 max**
Single to front.

Family Bathroom

Corner bath, walk in shower cubicle, Jack n Jill basins in inset storage cabinet, low flush WC, bidet, tile floor, tile walls, shower point.

Outside

Integral Double Garage **6.12m x 5.22m**
Power and water, electric up and over pressed metal garage door.



Gardens

Lawned and bordered gardens to front and rear, landscaped rear flagged patio and extensive lawn with impressive open countryside views.



Private driveway to front with car parking leading to integral double garage, leads to rear grazing land and stables.

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Football Pitch

There is an extension to the gardens which has been used as a football practice area by the family including full size goals and is floodlit.



Grazing Land

There are about 5.50 acres (2.22 Ha) of productive grazing/haylage land ideal for keeping horses together with a parcel of woodland all with access from the private driveway from the rear of the property.
(An additional 4 acres fronting Green Lane may be available by separate negotiation)

Council Tax

Chorley Borough Council tax band 'G'.

Services

Mains water, electricity, gas, public sewers connection, gas central heating system, Brazilian hardwood double glazed throughout.

We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts

Tenure

We are verbally advised the property is held freehold with vacant possession.

Home Information Pack

A HIP has been ordered and will be made available soon to prospective purchasers.

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Viewing

Viewing is essential to appreciate the standard and scope available from this unique property by appointment with the sole selling agents.

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Directions

From M6 Junc.27 (Standish) head north on the A49 (Preston Road) to Coppull Moor. Turn right into Coppull Moor Lane and continue over the railway bridge then turn left at the crossroads onto Chapel Lane. Church Fold is located on the right immediately past the church, denoted by our 'For Sale' board.

Details produced 12.06.08