

# SHP

Smith Hodgkinson Pickervance

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**Woodleigh Brook  
Hall Carr Lane  
Longton  
Preston  
PR4 5JP**

**Asking Price £495,000**

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## **DESCRIPTION**

A spacious detached modern built country property house enjoying a popular rural location this property offers excellent equestrian facilities with three stables, grazing paddocks, tack area and floodlight manege all set within about 2.25 acres.



The property has good access to local schools, shops and other amenities.

## **ACCOMMODATION** *(all dimensions approximate)*

An individual two storey detached modern rural dwelling built circa 2002 by the present owners which briefly affords the following accommodation;

### **Ground Floor**

#### **Entrance Hall**

Spacious entrance hall with stairs to first floor.

#### **Kitchen 15'8" x 13'11"**

Farmhouse style fitted kitchen with a full range of eye and base level units with inset Belfast style sink, granite worktops, breakfast bar, stone flagged floor, glazed internal French doors leading to dining/lounge area.



**Lounge/Dining Area 25'10" x 13'3"**

Spacious open plan dining/lounge area with external French door to side. Feature brick Inglenook fireplace with inset cast iron wood burning stove on stone hearth.

**Bedroom 2 14'8" x 10'8"**

Double bedroom

**Bedroom 3 10'9" x 8'9"**

**Family Bathroom 10'9" x 8'9"**

Four piece suite comprising corner bath, wash hand basin, low flush WC, bidet, tiled walls and floor.

**First Floor**



**Lounge 22'6" x 26'7"**

Galleried stairway leading to spacious lounge area with inset feature fireplace, Solid wood floor, French door to decking balcony with uninterrupted views over the surrounding open countryside.



**Master Bedroom 17'x8'8"**

Double bedroom with fitted wardrobes and dressing table.

**Master En-suite Bathroom**

Three piece suite comprising corner bath, wash hand basin, low level WC, tiled walls

**Dressing Room 9'1"x4'8"**

Currently used as a nursery, walk in wardrobe/ dressing area.

**Outside**

Large gravelled parking area for several cars leading to double garage.



Lawned garden areas.

**Double Garage**

Double garage with mains and water supply.

**Purpose Built Stables**

Built of timber construction comprising 2 x (12' x 10') and 1 x (10' x 10') loose boxes, tack room.

**Grazing Paddocks**

There are about 2 acres of grazing paddock including a post & rail turnout sand paddock within a ring fence of the property.

**SERVICES**

Mains water and electricity. Septic tank drainage. Oil fired central heating system. *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 advised that the property is held freehold with vacant possession upon completion.

**ASKING PRICE**

£495,000

**VIEWING**

Viewing is strictly by appointment with the sole selling agents.

**DIRECTIONS**

From Preston head south on the A59 Longton By-pass. At the 2nd roundabout after Hutton Police Headquarters take the 3rd exit to Walmer Bridge on Liverpool New Road and 2nd turning left in to Hall Carr Lane. Woodleigh Brook is located on the right hand side after approx 1 mile in open countryside, denoted by our 'For Sale' board.

**FINANCE**

SHP VALUERS are able to introduce potential purchasers to financial institutions specialising in rural land and property finance.

*Details produced 19.05.08*