

St. Michael's Cottage Black Bull Lane, Fulwood – PR2 9YB

£800,000 Freehold

19th Century Family Home • Immense Potential Throughout • Magnificent Chapel • Large Plot • Four Reception Rooms • No Onward Chain • Double Garage





Hallway

Inviting hallway featuring a stunning spindled stair-case, cornice style ceiling, under stairs storage, radiator.

Library

18' 0" x 14' 10" (5.49m x 4.52m)

Bay window to the front elevation, fireplace, plumbing for radiator. Door providing additional access to the principal reception room.

Living Room

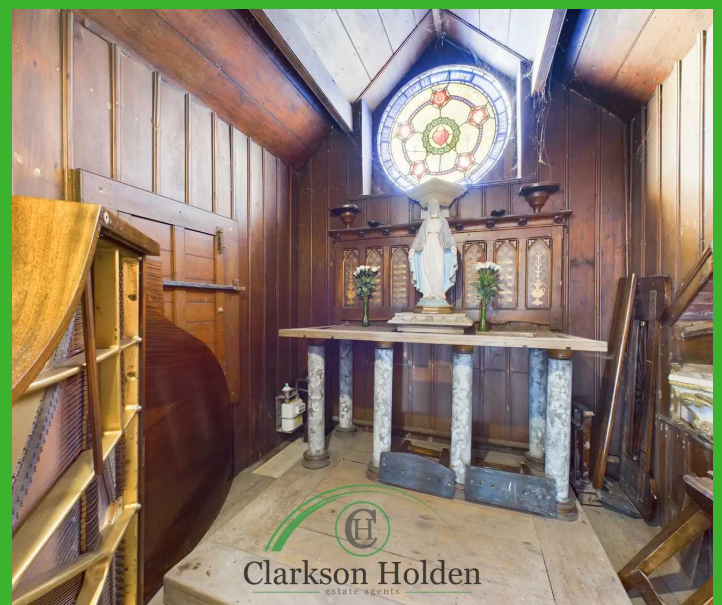
29' 9" x 18' 6" (9.08m x 5.64m)

Principal reception room, double glazed bay window to the front elevation featuring a further two double glazed windows, cornice styled ceiling and many original features, open fire with wood fireplace, two radiators. Double doors opening up onto the chapel.

Chapel

8' 8" x 8' 8" (2.64m x 2.65m)

Leading off the principal reception room holds the focal point of the home, the fabulous chapel holding an immense amount of history and character, stunning circular stained glass window to the side elevation.





Bathroom

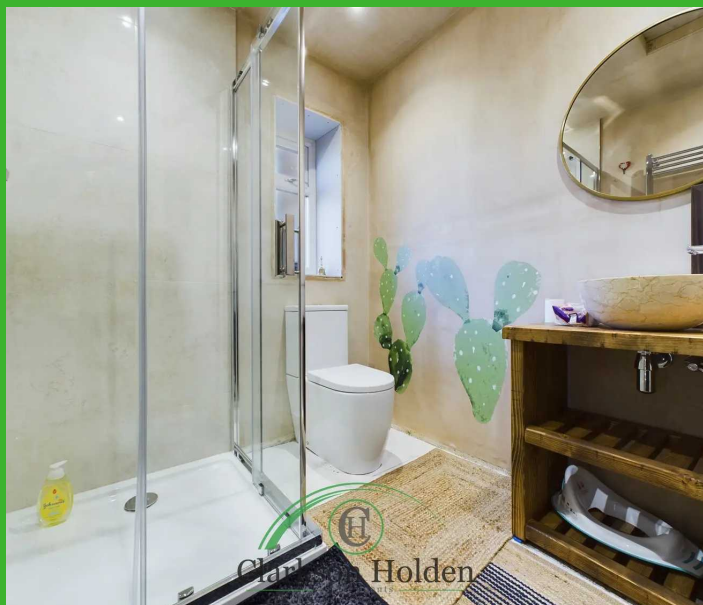
7' 0" x 6' 1" (2.13m x 1.85m)

Ground floor bathroom comprising of walk in shower, low flush WC, marble hand wash basin, heated towel rail. UPVC double glazed opaque window to the rear elevation.

Reception/ Potential Kitchen/Diner

30' 6" x 16' 11" (9.30m x 5.15m)

Potential to convert into a stunning kitchen/diner, Indian mahogany wood, open-fire place with Indian mahogany wood surround. Three UPVC double glazed windows to the side and rear elevation, along with an original character stained glass window. Two radiators.



Dining Room

16' 0" x 13' 7" (4.87m x 4.14m)

Dual windows to the side elevation, fitted storage cupboards, fireplace with log burner. Radiator.

Utility Room

6' 10" x 6' 6" (2.08m x 1.99m)

Utility room with plumbing for washing machine and dryer, heated towel rail.

Kitchen

9' 11" x 13' 5" (3.02m x 4.10m)

Fitted with a matching range of base and wall units, 6 ring double AGA gas oven, integrated microwave and NEFF electric oven, window to the side elevation.

Snug

11' 7" x 13' 5" (3.54m x 4.09m)

UPVC double glazed window to the rear elevation, matching base and wall units with mixer tap. Wall mounted electric heater.

Office/Study

12' 6" x 5' 11" (3.80m x 1.80m)

Double glazed window to the side elevation, double glazed sliding doors leading onto patio area. Leading onto a four piece bathroom suite.

Bathroom

6' 1" x 9' 8" (1.86m x 2.95m)

Four piece bathroom suite comprising of shower cubicle, bath, low flush WC, pedestal hand wash basin, heated towel rail. double glazed opaque window to the rear elevation.



Landing

Split level landing featuring a stained glass window.

Master Bedroom

23' 4" x 17' 7" (7.10m x 5.37m)

Master bedroom, three double glazed windows to the side and rear elevation, three radiators. Leading onto master en-suite.

Master En-Suite

12' 6" x 6' 8" (3.81m x 2.04m)

Double glazed window to the rear elevation.

Bedroom 2

23' 11" x 13' 6" (7.28m x 4.11m)

Three double glazed windows to the side elevation, traditional fireplace, two radiators.

Nursery/Home Office

10' 3" x 13' 5" (3.13m x 4.09m)

Potential nursery/home office. Double glazed windows to the side and rear elevation, radiator.

Bedroom 3

12' 1" x 14' 11" (3.69m x 4.56m)

Double glazed window to the side elevation, radiator. Leading to En-Suite and walk in wardrobe/dressing room.

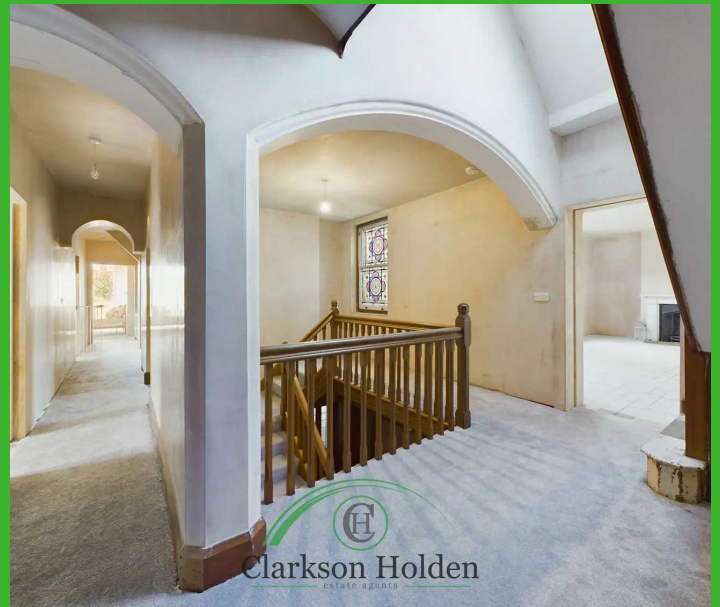
En Suite

6' 7" x 7' 10" (2.01m x 2.40m)

Three piece en-suite shower-room, corner shower cubicle, low flush WC, hand wash basin, heated towel rail. Double glazed window to the front elevation.

Bedroom 4

14' 8" x 14' 10" (4.47m x 4.52m)



Bedroom 4

14' 8" x 14' 10" (4.47m x 4.53m)

Double glazed window to the front elevation, radiator.

Family Bathroom

19' 9" x 9' 9" (6.02m x 2.97m)

Two double glazed windows to the front elevation, traditional fireplace, plumbing for radiator.

Landing

Bedroom 5

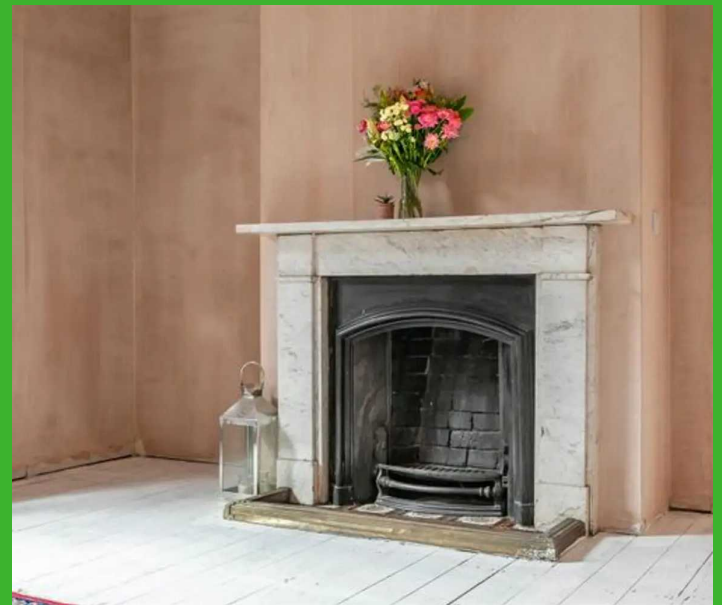
14' 6" x 11' 7" (4.43m x 3.53m)

Loft bedroom with velux window leading to en-suite, Radiator.

En-Suite

6' 7" x 6' 1" (2.01m x 1.86m)

Three piece en-suite shower room, comprising walk in shower, low flush WC, hand wash basin, heated towel rail.

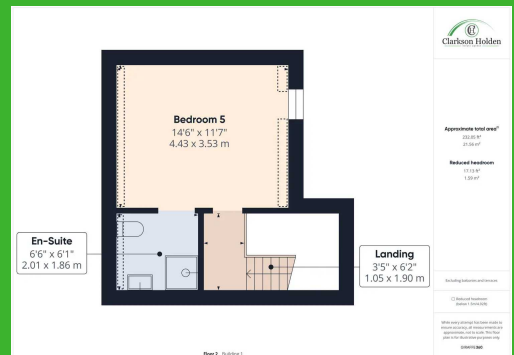




Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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