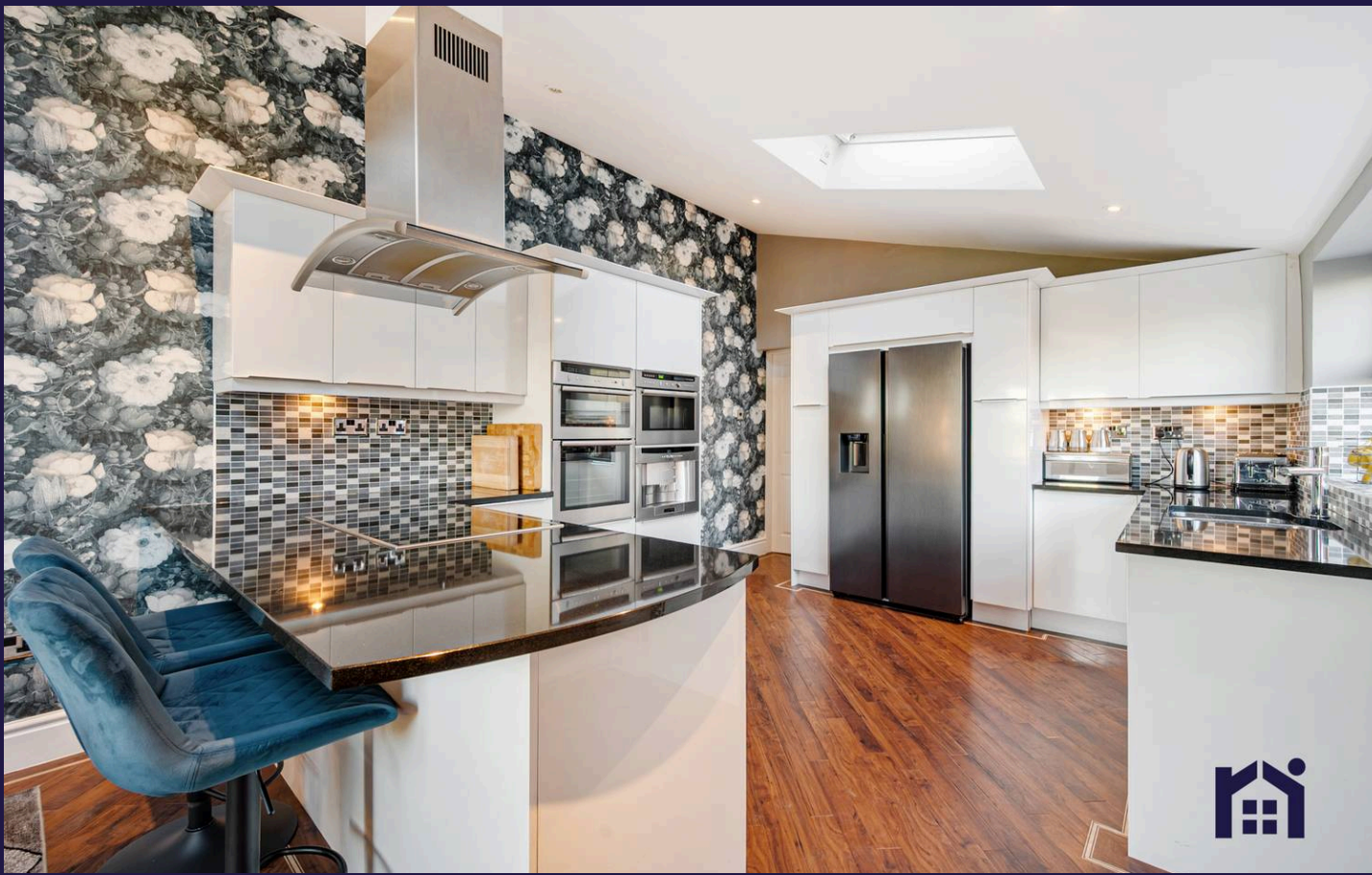


Station Road, Little Hooles

PR4 5LE

In Excess of £495,000





Fabulous, four bedroom semi detached property with c 1900 square feet of accommodation, delightful aspects over open countryside and with plenty of provenance and history. Located on a quiet country lane this is a first class family home. Originally owned by the Hunt family who opened the very first Spar shop just round the corner in Walmer Bridge, this property has undergone significant development. To the front the block paved driveway leads past the lawn with planted borders, can accommodate two vehicles and leads to the main entrance. Step into the vestibule and from there to the sitting room with gas fire in hearth. To the rear the snug has open fire and leads to the very spacious living room also with gas fire in hearth and which is currently enjoying life as a first class family room. The delightful dining kitchen comprises Karndean flooring and a range of wall and base units topped with granite work surfaces and having a number of integrated appliances including electric hob, double electric oven and grill, microwave, coffee machine, dishwasher and space, power and plumbing for additional appliances. Completing the ground floor is the utility room which, having its own external access, also acts as an excellent boot room and preparation kitchen and has space, power and plumbing for additional appliances. Externally, the garden naturally divides into rooms with terrace immediately by the property and a pathway meandering down the lawn, past the long border with bespoke water feature and mature planting to a trellis screen draped with wisteria and fronted by fruit trees. Step through into the lower garden with gorgeous seating area overlooking the countryside beyond, fish pond and substantial garden room.



with power and light. Back inside, stairs lead to the first floor landing with access to all rooms. Bedroom one has views over fields and trees towards Longridge and benefits from en suite comprising rainfall mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail. There are two further double bedrooms and a comfortable single with the spacious family bathroom comprising mixer shower in cubicle, wc, corner bath, wash hand basin and also housing the central heating combi boiler. Brimming with character and provenance this is a first class family home.

Council Tax band: D

Tenure: Freehold



HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

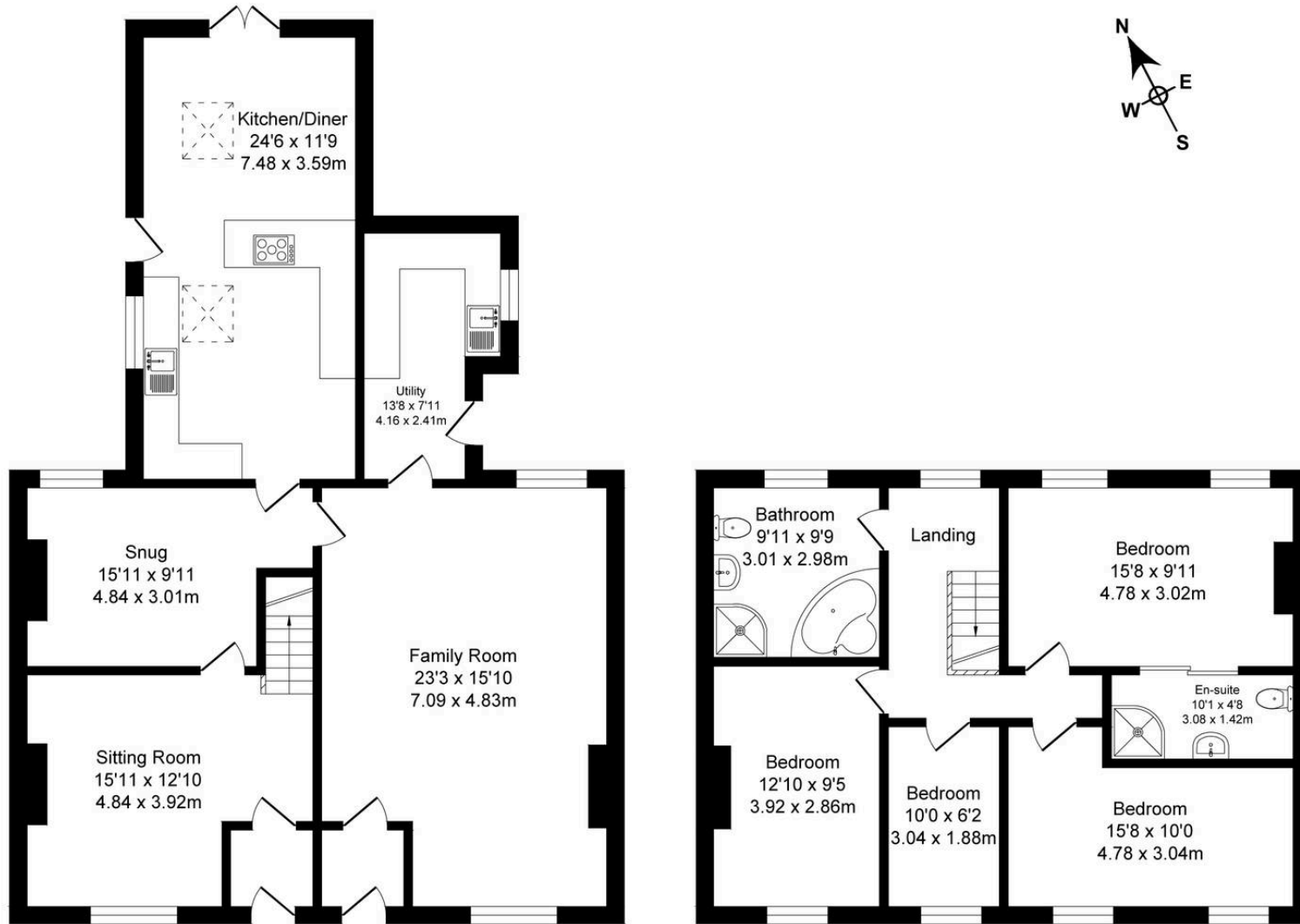
www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



Station Road, Little Hoole

Total Approx. Floor Area 1893 Sq.ft. (175.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1143 Sq.Ft (106.2 Sq.M.)

First Floor

Approx. Floor Area 749 Sq.Ft (69.6 Sq.M.)