

Gill Lane, Longton

PR4 4ST



Fabulous, extended period farmhouse with views over open countryside to both the front and rear, four bedrooms, ample parking, workshop/home office and detached double garage. With almost 2,400 square feet of accommodation on offer this spacious and individual family home is available with no upward chain.

The driveway can accommodate several vehicles and leads both to the driveway and double garage and to the main entrance. Step into entrance hallway with the snug to the right and the large living room, with wood burning stove to the left. Leading off is the home office with wooden flooring and also housing the central heating boiler.

To the rear is the sitting room with wooden flooring originally from Preston North End's Legends lounge with patio doors opening to the garden. The large dining kitchen comprises a range of wall and base units topped with granite work surfaces with etched drainer and integrated appliances including range cooker, refrigerator, freezer, dishwasher and washing machine.

Step outside into the first of the south facing gardens which is laid to lawn and leads to the double garage which carries the photo voltaic cells, has power and light, and electric up and over doors. The rear garden will be laid to a lazy lawn and fenced off and there is a substantial workshop/home office/storage structure.



Back inside, stairs lead to the first floor landing giving access to all bedrooms. Bedroom one is a delightful double with en suite and with double patio doors opening to the balcony from where you have panoramic views out to Winter Hill, Rivington and Parbold Hill. Bedrooms two and three are also doubles, with bedroom three a comfortable single. The bathroom comprises a clawfoot bath with electric shower over, wc, wash hand basin and ladder heated towel rail.

Do give us a call to arrange a viewing and make this your perfect home. Council tax D, EPC D, Freehold.



HOME TRUTHS

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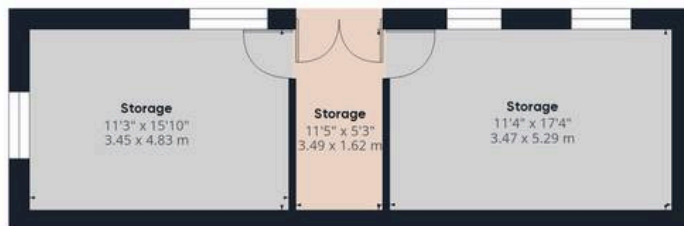




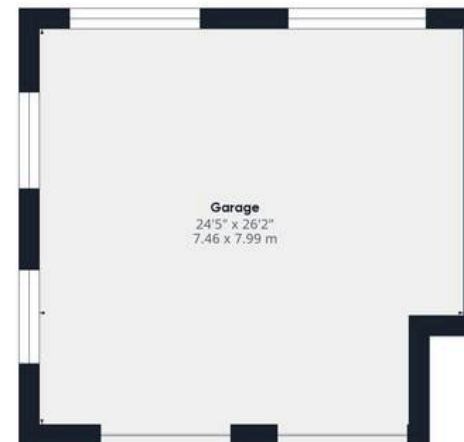
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Floor 1 Building 3

Approximate total area⁽¹⁾

2841.68 ft²

264 m²

Balconies and terraces

67.7 ft²

6.29 m²

Reduced headroom

130.03 ft²

1.12 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360