



Gill Lane | Longton | Preston | PR4 4SR

Asking Price £795,000



LAWRENCE ROONEY
ESTATE AGENTS

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Traditional double bay fronted detached residence being offered for sale with NO CHAIN DELAY. Standing in approximately an acre, Chapel House is a superb family home the highlights being an impressive open plan family space with kitchen, three/four bedrooms, stylish bathroom and a substantial detached garage with workshop. The well maintained and presented accommodation is arranged over ground and first floors comprising: entrance porch, hallway, bay fronted lounge, bay fronted formal dining room, high specification breakfast kitchen open plan into a simply outstanding family room with roof lantern, utility room and W.C. To the first floor the main bedroom is serviced by an en- suite shower room, features a vaulted ceiling and a rear bay offering a picturesque vista over the rear garden to the fields beyond. Double bedrooms two and three both have built in wardrobes, fourth bedroom or study, recently updated three piece bathroom with a separate W.C. Outside the extensive driveway can accommodate several vehicles, beautifully manicured garden areas, being connected to mains services the detached garage with workshop offers a multitude of uses and beyond the gardens the rear field measures approximately 3/4 of an acre. Chapel House is positioned on a sought after country lane being conveniently located for access to local amenities, highly regarded schools and the transport networks.

- Charming Detached Residence
- Extensive Driveway & Gardens
- NO CHAIN DELAY
- Superb Family Home
- Approximately 1 Acre Plot
- Four Bedrooms & Three Receptions
- Sought After Location

Ground Floor

Access to Chapel House is taken via the entrance porch, stepping through to the hallway the stairs ascend to the first floor. To the left the formal dining room has a side window, bay to the front and fireplace. Across the hallway the spacious lounge has a bay window to the front, gas fire within a stone surround, two feature side windows and a set of double doors open into the family room. This exceptional space is just perfect for modern day family life having a tiled floor, lantern roof with lighting, rear bay with double doors out onto the rear garden, side window, rear windows and an external side door. Open plan into a high specification fitted kitchen having an excellent range of units and contrasting Granite work surfaces to complement, floating glass breakfast bar, underset sink and integrated appliances. Just off the family room is a useful utility room and W.C.





First Floor

As you ascend the stairs to the first floor a rear window to the landing offers a pleasant rural view. The main bedroom features a vaulted ceiling, built in wardrobes, en-suite shower room and a rear bay is the ideal place to unwind and soak in the pleasant vista over the rear gardens to the fields beyond. The second double bedroom is fitted with an extensive range of built in bedroom furniture, fourth bedroom or study, a third double bedroom also has fitted wardrobes, wash hand basin and dual elevation windows. The recently updated bathroom is expertly tiled, fitted with a walk in wet area with glass screen, double end bath and a wall mounted vanity unit with wash hand basin. Next to the bathroom is a separate W.C.

Outside

Remote control gates provide access to the extensive cobble effect driveway offering off road parking for several vehicles and access to the garage. At the front established garden area with brick wall and railings to the front boundary. The extensive rear garden is mostly laid to lawn with borders planted with an abundance of perennials, shrubs and tree specimens. The substantial garage has been constructed for future conversion to a possible annex, subject to the correct permissions, currently split into a garage area, rear workshop, mains power and water services connected.

Entrance Porch

Hallway

Dining Room

11'9 x 12'9 (3.58m x 3.89m)

Lounge

11'9 x 12'2 (3.58m x 3.71m)

Kitchen

18'2 x 9'7 (5.54m x 2.92m)

Family Room

25'6 x 16'8 (7.77m x 5.08m)

W.C

Utility Room



Landing

Bedroom One

11'5 x 13'4 (3.48m x 4.06m)

En-suite Shower Room

Bedroom Two

11'9 x 12'7 (3.58m x 3.84m)

Bedroom Three

11'9 x 13'0 (3.58m x 3.96m)

Bedroom Four

5'8 x 6'2 (1.73m x 1.88m)

Bathroom

8'7 x 7'6 (2.62m x 2.29m)

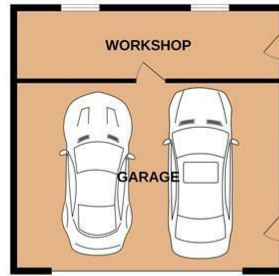
Garage

23'2 x 16'4 (7.06m x 4.98m)

Workshop

23'2 x 6'3 (7.06m x 1.91m)



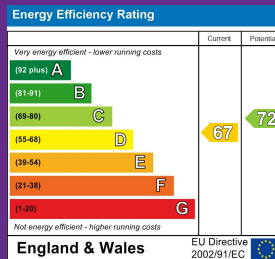


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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