

ANY
PART EXCHANGE
WELCOME



Factory Brow

SCORTON, PRESTON, PR3 1AS

SHRIGLEY ROSE & CO

Bespoke Estate Agents





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WOW FACTOR.....A RARE OPPORTUNITY to Acquire a UNIQUE and VERY SPECIAL HOME, a SIMPLY STUNNING Five Bedroom Detached Home of EXCEPTIONAL STYLE and QUALITY situated within this QUAIN VILLAGE LOCATION on a HUGE PLOT **ANY Part Exchange Welcome** This detached home offers the new owners a vast amount of living space along with expansive gardens which are ideal for both relaxing in the evenings and entertaining by making use of the outdoor dining areas. Upon entering the ground floor of this ideal family home you will be pleased to find a reception hall which takes you through to a cosy lounge. Further along there is the high-quality kitchen complete with luxury fittings and separate utility area with WC. What's most impressive in this much-loved home is the dining and living room to the rear of the property which invites 'the outdoors in' via large sliding doors. The first floor of this property is home to the master bedroom as well as a bathroom and 2nd bedroom which has external access to a decked balcony. 3 more bedrooms and a bathroom can be found on the 2nd floor. Externally, there is ample private parking including a double detached garage with large, well-maintained, landscaped gardens and outdoor dining areas. Furthermore, there is a detached summer house which is a great opportunity to create your ideal home office.

The Current Owners Love:

- Mill cottage is a lovely unique property with curb appeal often a discussion point with walkers passing by, yet the property delivers far more than it appears from the front
- A large property inside and out - bringing the garden in through glass and taking entertainment outside with areas undercover and plenty of parking
- Village amenities - four restaurants/cafes two garden centres, a boating lake, fishing lakes, fantastic walks with the forest of Bowland less than a ten minute walk from your door yet ten minutes from the M6 via Forton services

We Have Noticed:

- High quality finish throughout
- Beautiful gardens which are perfect for both relaxing and entertaining
- Highly desirable, peaceful, location offering the new owners countryside living whilst being close to the motorway networks



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Key Features:

- Any part exchange welcome
- Impressive 5 bedroom home with an abundance of character
- Spacious rooms throughout
- Detached 350 sq.ft. summerhouse which is ideal to create a home office
- Ample private parking including a detached double garage
- Immaculately presented and much-loved home

Tenure: Freehold

Council Tax Band: F (to be confirmed by local authority).

Possession: Vacant possession upon completion.

Viewing: Strictly by appointment only through One Stop Property Solutions.





Property Summary

Ground Floor

Reception Hall 18' 0" x 9' 2" (5.48m x 2.80m)

Lounge 18' 0" x 10' 11" (5.48m x 3.33m)

Kitchen 18' 0" x 14' 9" (5.48m x 4.49m)

Utility 11' 8" x 8' 2" (3.55m x 2.49m)

WC/Shower Room

Dining Room 16' 9" x 16' 6" (5.1m x 5.03m)

Living Room 16' 1" x 16' 6" (4.9m x 5.03m)

First Floor

Master bedroom 18' 4" x 17' 10" (5.6m x 5.43m)

Bedroom 2 17' 11" x 8' 1" (5.46m x 2.46m)

Bathroom 6' 5" x 9' 7" (1.96m x 2.92m)

Decked area 15' 2" x 8' 4" (4.63m x 2.54m)

Second Floor

Bedroom 3 15' 9" x 10' 3" (4.79m x 3.13m)

Bedroom 4 13' 7" x 10' 0" (4.13m x 3.06m)

Bedroom 5 9' 2" x 8' 2" (2.80m x 2.50m)

Bathroom 8' 3" x 7' 7" (2.52m x 2.32m)

Double Garage 24' 1" x 19' 6" (7.34m x 6.00m)

Store

Summer House - Garden Office

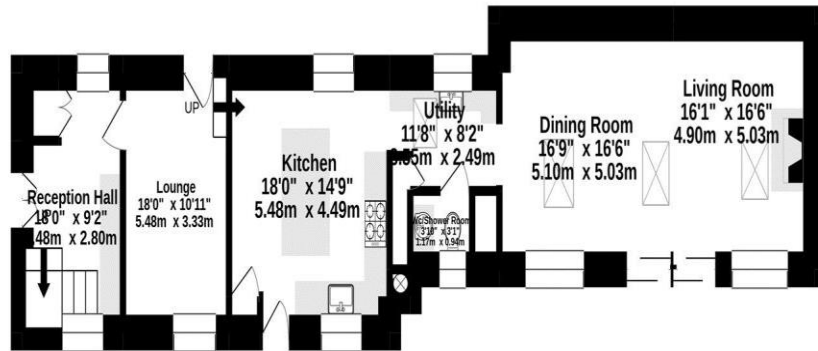


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

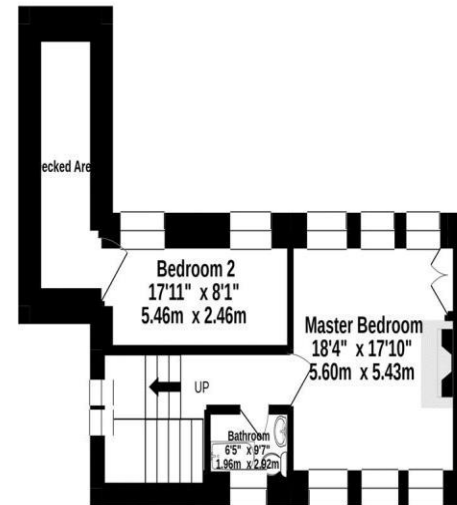


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

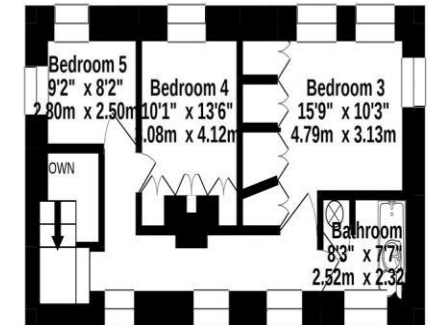
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 2656sq.ft. (246.7 sq.m.) approx.

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



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