



Thorn Cottage Town Lane, Much Hoole

Preston

Guide Price **£380,000**



Thorn Cottage Town Lane

Much Hoole, Preston

Period cottage steeped in history on a beautiful lane in Much Hoole. 2 double bedrooms, and a smaller 3rd, with spacious 4 piece bathroom. Separate lounge and open plan living. Benefitting from modernisation and refurbishment whilst retaining original features makes this home an absolute gem.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms
- Separate lounge and open plan living
- Four piece bathroom with period style fittings
- Period cottage benefitting from recent renovation and modernisation
- Many original features
- Planning permission for two storey extension granted - plans and images available
- Good sized south facing garden with patio areas and established planting

Entrance Hallway

Spacious entrance hallway with original stone mantel fireplace.
Window to front.

Living Dining Kitchen

Open plan space at the rear of the home. Kitchen - Excellent range of storage units with the following integrated appliances: Dishwasher; Washing Machine; Wine fridge. Space for fridge freezer. Belfast sink. Range cooker by Stoves. Breakfast bar. Tiled Floor. Window to rear. Dining Area - tiled floor. Family Room - Door to access patio and garden. Windows to rear.

Lounge

Dual fuel burner. Parquet flooring. Window to front.

Stairs and Landing

Landing gives access to bedrooms and bathroom.

Bedroom One

Window to front.

Bedroom Two

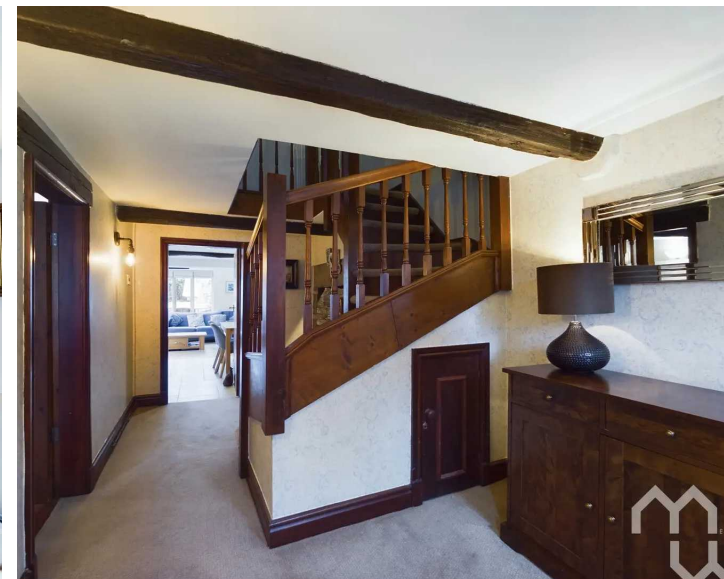
Window to rear.

Bedroom Three

Window to front.

Bathroom

Four piece suite comprising of: Walk in shower cubicle with mains shower; roll top bath; pedestal sink and WC. Window to rear.



FRONT GARDEN

Stone wall with raised flower beds, stone posted wooden gate.

REAR GARDEN

Good sized rear garden with patio and decking area near the house and another patio further down the garden. Lawn area. Established planting.

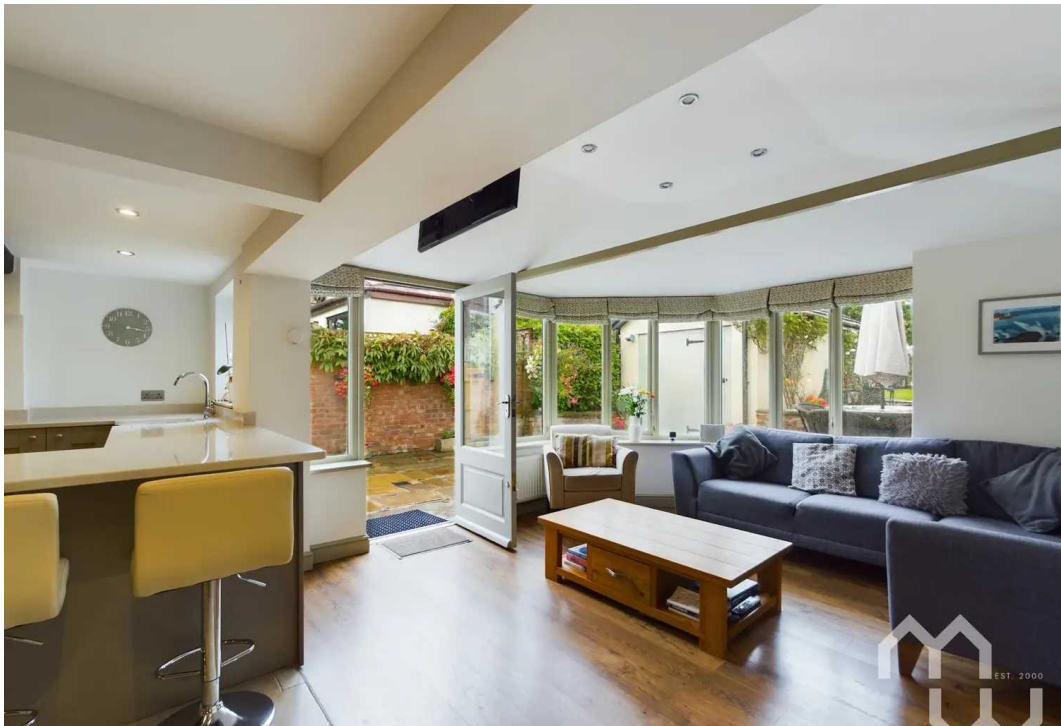
GARAGE

Single Garage

ON DRIVE

2 Parking Spaces









Ground Floor



Landing
13'6" x 2'9"
4.14 x 0.86 m

Bathroom
10'7" x 7'5"
3.24 x 2.28 m

Floor 1

Approximate total area⁽¹⁾

1019.79 ft²

94.74 m²

(1) Excluding balconies and terraces

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

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