



Preston New Road, Samlesbury, Preston

Offers Over: £650,000

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Bridgfords Estate Agents are delighted to present to the market 'Whistbrae', a substantial five bedroom detached family home situated in the highly sought after village of Samlesbury, Preston.

Occupying an impressive plot of approximately three-quarters of an acre, this exceptional property offers a private and peaceful retreat surrounded by stunning woodland views, whilst remaining conveniently located for excellent transport links.

The spacious and versatile accommodation briefly comprises an entrance hallway, downstairs WC, home office, generous reception rooms benefitting from a multi fuel burner, and a superb family dining kitchen that provides the perfect space for entertaining and family gatherings. Further ground floor accommodation includes a cosy snug and a fantastic sized conservatory, currently utilised as a games room and bar.

To the first floor are five well proportioned bedrooms and a family bathroom. The impressive master suite enjoys beautiful woodland views and benefits from a separate dressing room and a modern en suite shower room. From the landing, stairs lead to a fantastic loft space which is currently used for storage but offers excellent potential for further usage and benefits from three skylights.



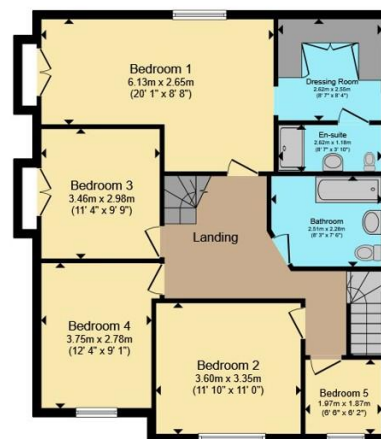
Externally, the property continues to impress, occupying a plot of approximately 0.75 acres. To the front is an extensive driveway providing ample off-road parking and storage space if required. A newly constructed detached double garage benefits from power & lighting and an electric vehicle charging point offers additional convenience. Side access leads to additional outdoor storage areas and attractive paved seating areas, all set against a backdrop of beautiful woodland surroundings.

Early viewing is highly recommended to fully appreciate the size, setting and rare opportunity this detached family home offers to new owners!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 199.3 m² (2,146 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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