

Southport Road, Leyland

PR26 8LN



£350,000



An absolutely stunning cottage dating back to the 1600s with many period features including exposed beams, beautiful views across open countryside to the rear and delightful garden from which to enjoy them. The cobbled driveway can accommodate up to three vehicles with privacy provided by mature planting. Step down to the main entrance and in to the vestibule which opens to the living room with oak flooring, exposed beams and bifold shutters to the patio doors. A dual aspect, multifuel stove in imposing hearth acts as a divide to the dining room. To the rear, the breakfast kitchen comprises a range of wall and base units with Belfast sink, range cooker with five burner hob and double electric oven, space, power and plumbing for additional appliances and stable door leading to the rear garden. Stroll to the lower terrace of Indian stone with gated access to the front and wood store. Wide steps lead to the upper terrace with gorgeous planting to attract birds, bees and butterflies enhancing the provenance and serenity of this lovely home. And, if the weather is inclement, you can always enjoy the view from the summerhouse which benefits from power and light. Back inside stairs lead to the first floor landing with bedroom one having views to the rear, built in storage and en suite with mixer shower cubicle, wash hand basin and wc. Bedroom two also has built in storage and Juliette balcony from which to enjoy those glorious views. Bedroom three is a comfortable single and the elegant bathroom comprises wash hand basin on marble top, wc, bath and rainfall mixer shower over and ladder heated towel rail. This bathroom operates on a Jack and Jill basis with bedroom two.



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Council Tax band: C

Tenure: Freehold

- Stunning period cottage
- Beautiful views
- Three bedrooms
- Two reception rooms
- Bathroom and en suite
- Over 1100 square feet of delightful accommodation



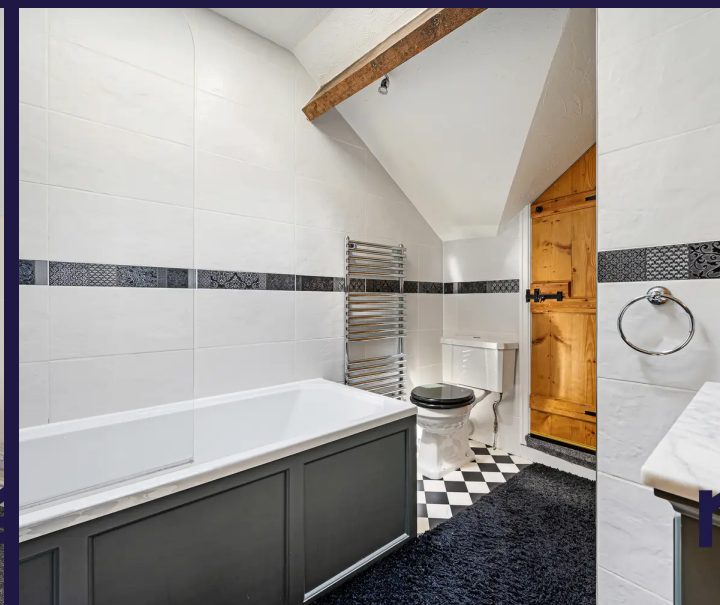
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The Cottage, Southport Road

Total Approx. Floor Area 1227 Sq.ft. (114.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

