



Holdens
ESTATE AGENTS

Rainford (Longridge) Ltd, Lower Moss Farm Lower Lane
£779,950

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Rainford (Longridge) Ltd

Lower Moss Farm Lower Lane, Preston

Exceptional detached stone farmhouse with five bedrooms, spacious living and kitchen areas, ample parking, gardens, rural yet convenient location, and high-quality finishes throughout. Council Tax band: F

Tenure: Freehold

- Detached Stone Built Farmhouse
- Surrounded by formal gardens
- Set in a rural yet convenient location
- Bright and spacious hallway
- Large inviting living room with wood burning stove
- Farmhouse style spacious kitchen/diner with double opening doors to garden
- Five bedrooms with ensuite to the master
- Family bathroom
- Utility & ground floor WC
- Beautiful family home





GROUND FLOOR

Entrance Porch

Single glazed wooden front door and window to front, wooden overhead shelf, wooden flooring, door and window into hallway.

Hallway

Wooden floor, stairs to first floor, double glazed wooden windows on stairs to rear, radiator, doors to kitchen, storage cupboard and living room.

Kitchen/Diner

14' 0" x 25' 2" (4.26m x 7.68m)

Wooden floor, two radiators, wooden base units and worktops, large Ranger Master oven with five ring gas hob, large Belfast sink, down lights, over head wooden shelving, double glazed wooden windows to side, double glazed wooden windows and French doors to rear, space for dish washer, door to utility.

Utility

13' 6" x 7' 3" (4.11m x 2.20m)

Double glazed wooden windows to front, worktops, space for washing machine and dryer, wall mounted boiler, tiled floor, wooden door to front, door to downstairs WC.

WC

7' 3" x 3' 0" (2.21m x 0.91m)

WC, double glazed wooden window to front, wash hand basin with vanity unit, tiled floor, wall mounted mirrored cabinet, radiator.

Lounge

25' 3" x 13' 11" (7.69m x 4.25m)

Carpeted floor, double glazed wooden windows to front and side, down lights, two radiators, large fireplace with wood burner.

FIRST FLOOR

Landing

Attic access, doors to five bedrooms and bathroom.



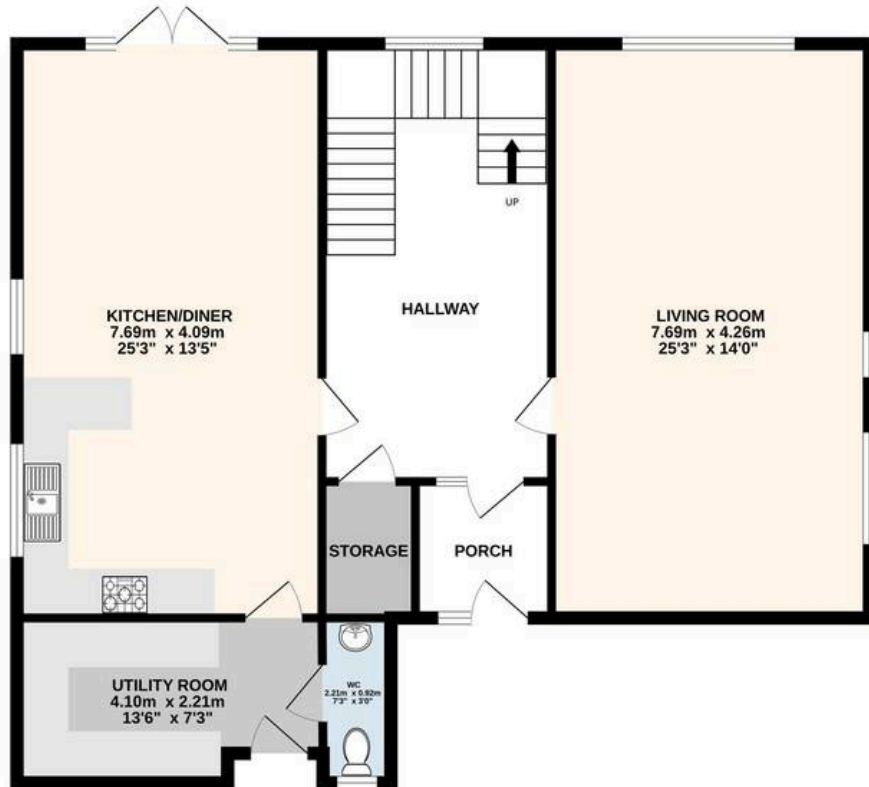




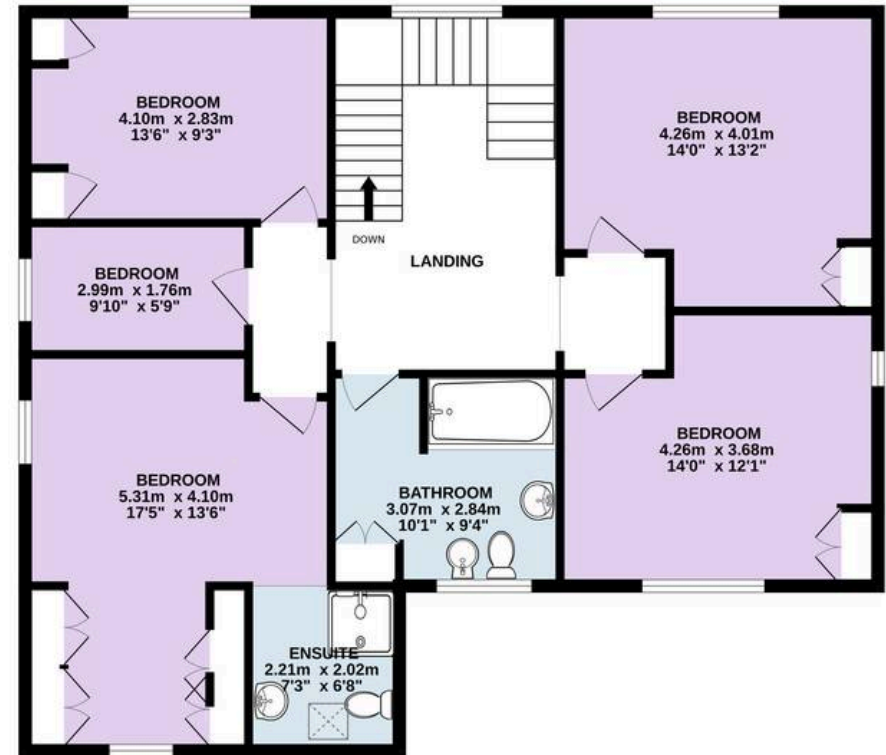
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GROUND FLOOR
98.5 sq.m. (1060 sq.ft.) approx.



1ST FLOOR
99.0 sq.m. (1066 sq.ft.) approx.



TOTAL FLOOR AREA : 197.5 sq.m. (2126 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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