



**LAWRENCE ROONEY**  
ESTATE AGENTS

Penshurst, Pope Lane, Whitestake,  
Preston, Lancashire PR4 4JR

**£385,000**



# **Penshurst, Pope Lane, Whitestake, Preston, PR4 4JR**

**'Penshurst' is a charming traditional detached property offered for sale with NO CHAIN DELAY standing in a plot of approximately 0.25 of an acre.**

- Charming Detached Property
- Approximately 0.25 Acre Plot
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Stunning Rear Garden
- Fantastic Potential
- Detached Garage & Driveway
- Sought After Location
- NO CHAIN DELAY

Exciting opportunity to acquire this substantial detached residence 'Penshurst' is a charming traditional property offered for sale with NO CHAIN DELAY standing in a plot of approximately 0.25 of an acre. This fabulous home offers the potential for those wanting to put their own stamp on a property with living accommodation arranged over two inviting levels briefly comprising: entrance porch, hallway, bay fronted lounge, dining room, breakfast kitchen, large conservatory, cloakroom, two double bedrooms with built in wardrobes, single bedroom, three piece bathroom and a separate W.C. Outside, to the front driveway and low maintenance garden area, detached garage, attached potting shed with greenhouse. The extensive rear garden is of particular interest due to its size, privacy and an abundance of established plants. Penshurst is warmed via a recently installed combination boiler and benefits from double-glazing. An internal inspection is a must to fully appreciate.

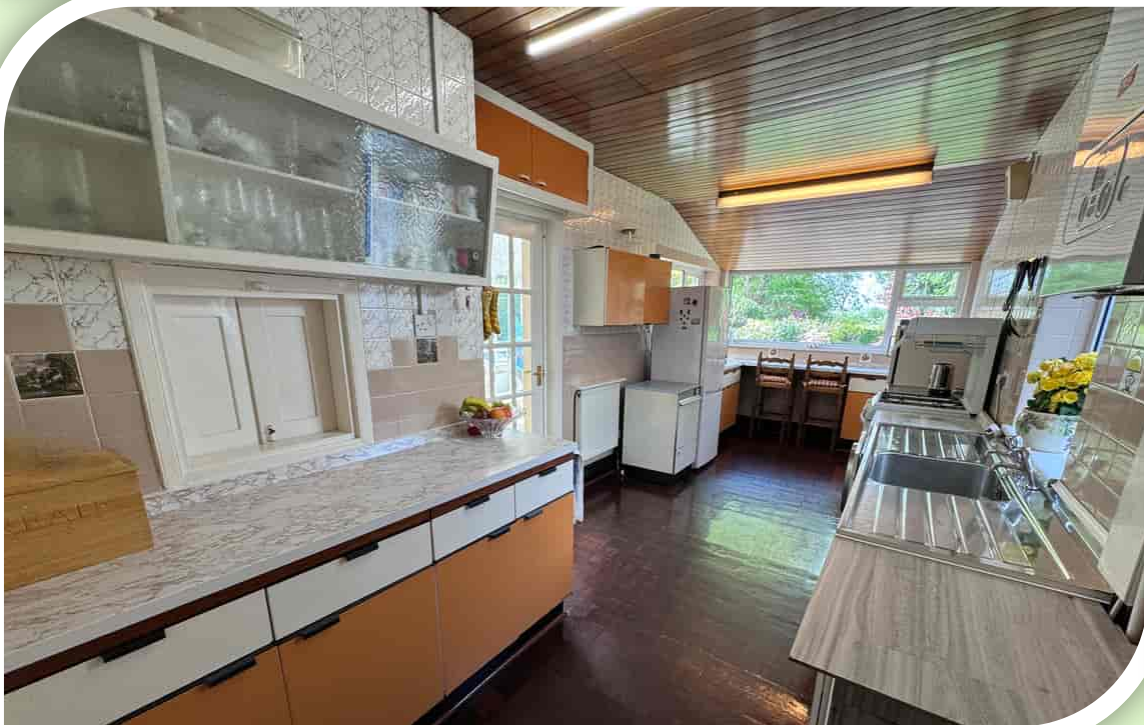




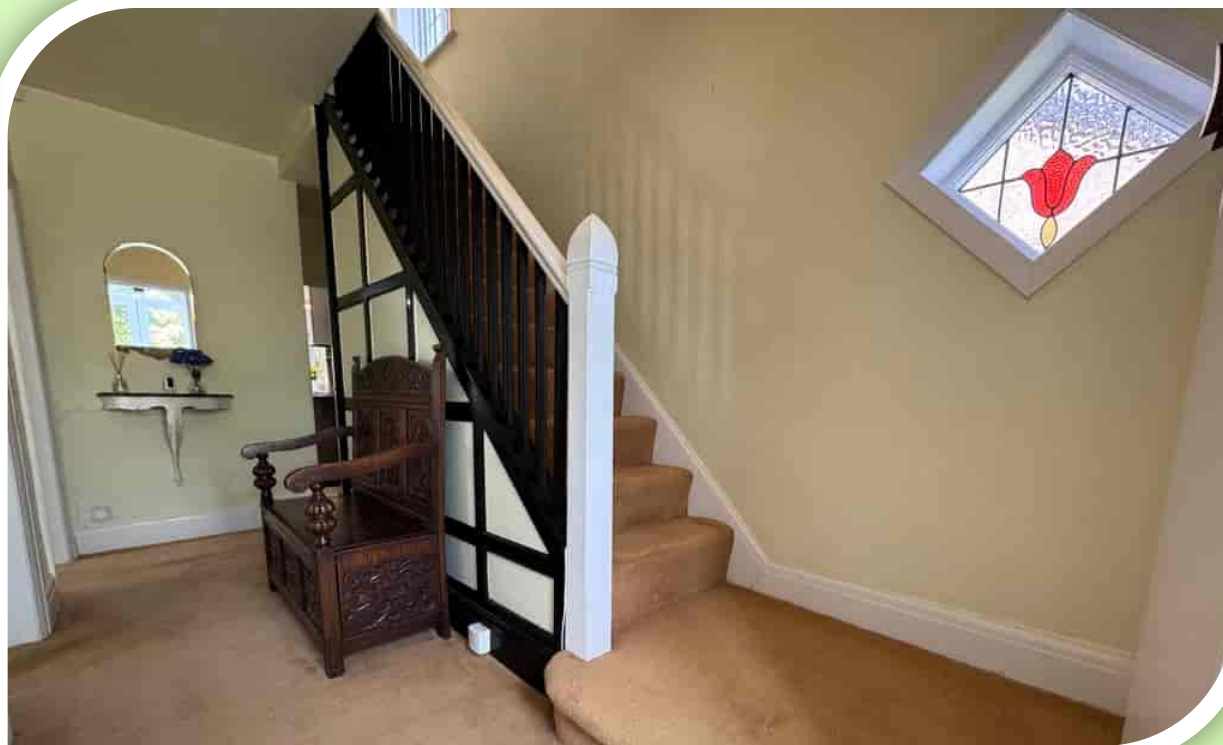
## GROUND FLOOR

Access to the property is via the entrance porch, front door, with the original stained glass panel and through into the hallway. Stairs lead up to the first floor, to the side an original diamond shaped stained glass window, built in storage cupboard and a pantry. Just off the hallway is a small side extension housing a ground floor W.C. At the front the principal reception room has a stone fireplace with gas fire, picture rail and radiator. Sliding glass doors open into the dining room that has dual elevation windows, recess for a fire, picture rail and a service hatch. To the rear of the property the spacious kitchen features a breakfast bar offering a pleasant view down the rear garden. Fitted with an extensive range of units, work surfaces to complement, inset sink with double drainer, wall mounted boiler, radiator, side window, space for appliances, panelled ceiling and parquet style flooring. Door leads into the spacious double-glazed conservatory, with a tiled floor and a set of French doors which open out onto the rear patio.









## FIRST FLOOR

Spanning the first floor, the private spaces comprise three bedrooms, bathroom with a separate W.C. Accessed from the landing area, with an original stained glass side window, the main bedroom is to the front of the property with fitted wardrobes in the alcoves, radiator and a window offers a view over the front garden and fields opposite. Also to the front of the property a single bedroom has a radiator and a similar view over to the fields opposite. The second double bedroom also has fitted wardrobes in the alcoves, radiator and a captivating rural vista over the rear garden to the fields beyond through the rear window. The bathroom is fitted with a step-in shower cubicle, panelled bath, pedestal wash hand basin, frosted side window tiled to complement and a ladder towel radiator. Next to the bathroom is a separate W.C.





## OUTSIDE

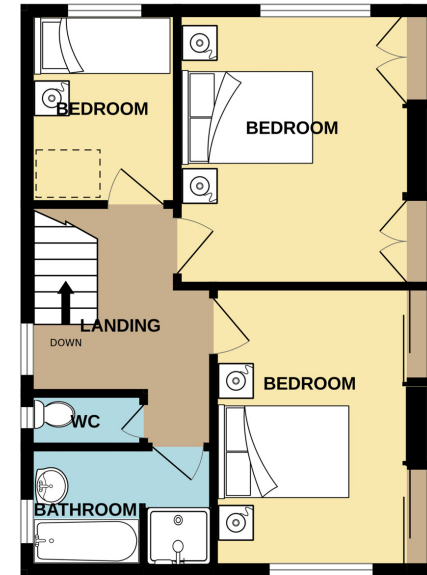
To the front the driveway has space for two vehicles and access to the garage. Golden gravel area has a centre paving, mature hedging to the boundaries and established shrub border. The rear garden has a large paved patio area ideal for outdoor entertaining, there is an attached potting shed with glass house, extensive lawn, borders planted with an abundance of plants and shrubbery, mature hedging and tree specimens and beyond the rear boundary are fields and wildlife lake.



GROUND FLOOR

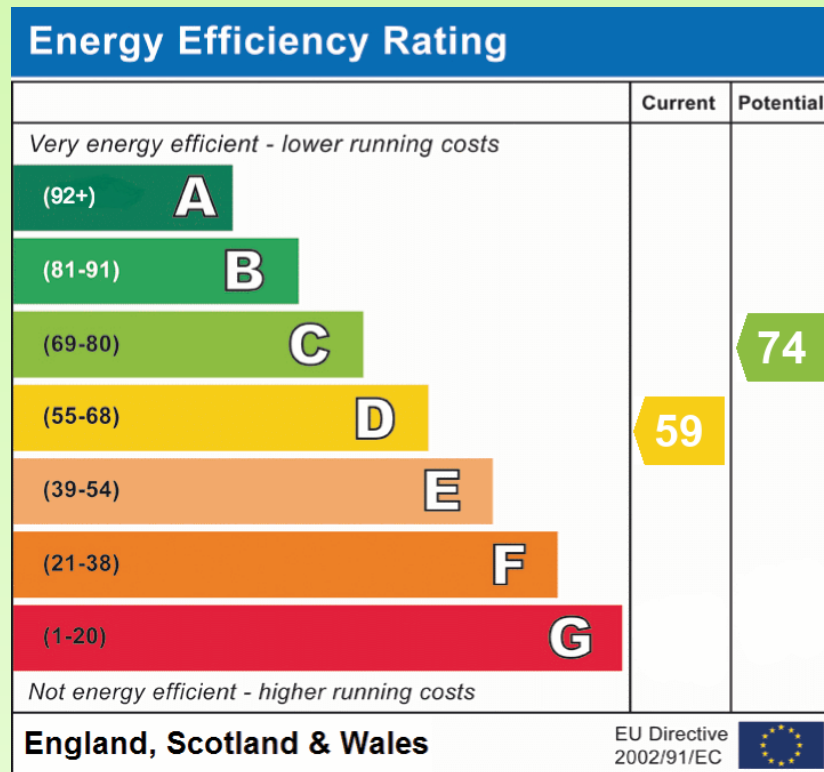


1ST FLOOR



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