



LAWRENCE ROONEY
ESTATE AGENTS

17 Royalty Lane, New Longton,
Preston, Lancashire PR4 4JD

£365,000

**17 Royalty Lane,
New Longton,
Preston,
Lancashire,
PR4 4JD**

**Truly individual and full of charm
this detached cottage dates back to
1849 and is positioned on this
prestigious and highly desirable
country lane.**

- Delightful Detached Cottage
- Landmark Property Dating Back to 1849
- Highly Desirable Address
- Four/Three Bedrooms
- Four/Five Reception Spaces
- Detached Garage & Driveway
- Enclosed & Established Garden

'Rose Cottage' is located in the village of New Longton and is positioned on the highly prestigious 'Royalty Lane'. Dating back to 1849 and thought to be one of the original properties of this sought after address, this truly individual detached cottage is beautifully and sympathetically presented throughout maintaining the character and charm of a bygone era. This pleasant country lane setting is within easy reach to amenities, transport links and reputable primary school. The deceptive accommodation briefly comprises: entrance porch/hall, sitting room, kitchen, breakfast room, inner hall, dining room, four piece bathroom, lounge with log burning stove, snug area with side bay, utility room, further bedroom or reception room and three bedrooms to the first floor. The property boasts a fully enclosed side garden, extensive driveway and a detached garage. An internal inspection is highly advised to fully appreciate. NO CHAIN DELAY

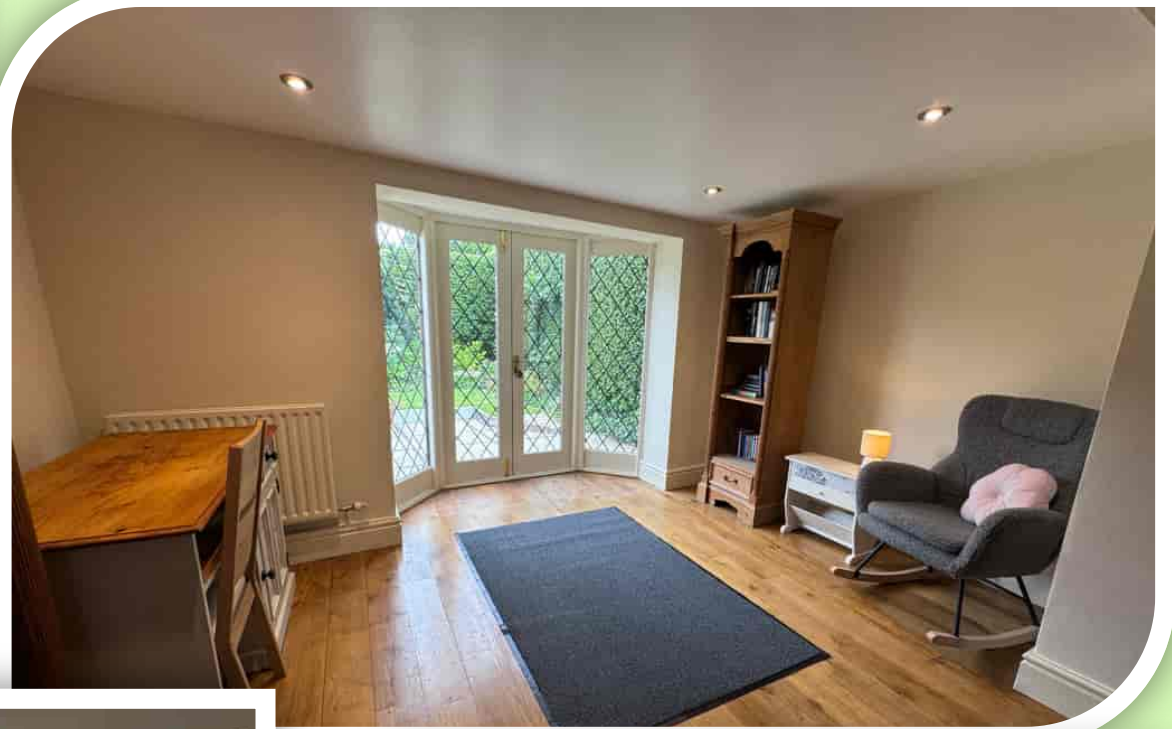


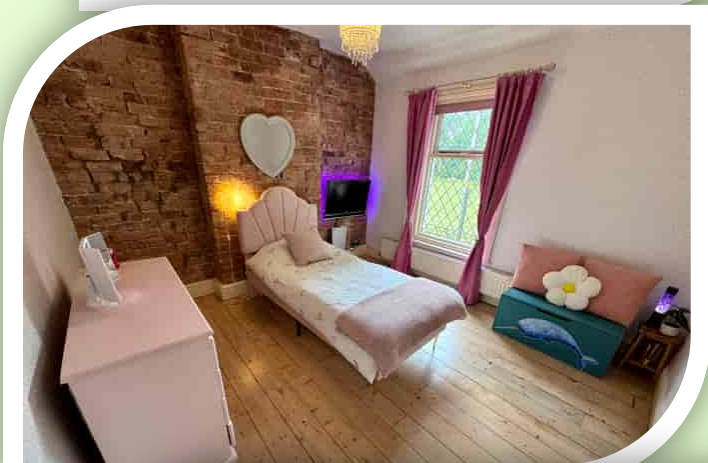
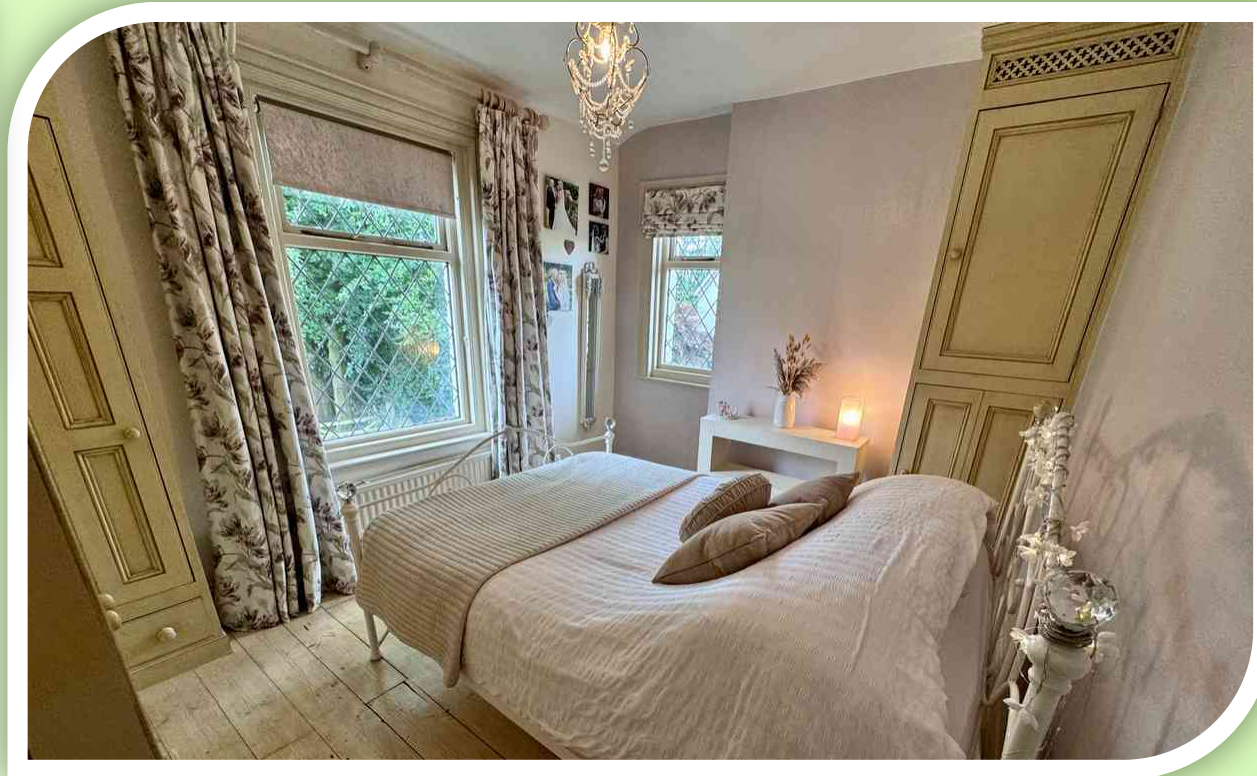


GROUND FLOOR

Access to Rose Cottage is taken via the entrance hallway having a tiled floor and dual elevation windows. Latched door through to a sitting room with side window, log burner and opening through to the fitted kitchen passes a pine breakfast bar. Fitted with a bespoke pine units, the kitchen features a Belfast sink, granite work surface, range cooker with extractor canopy above, side window, tiled floor and open through to a breakfast room having matching pine units fitted across one wall, external side door and an oriel style front window. The remaining accommodation and first floor are accessed from the inner hall. The next reception space is the formal dining room but also offers other uses if required having wooden flooring and a side window. Across the hallway the stunning bathroom as been recently updated the highlight being a freestanding roll top bath, also fitted with walk in shower area, wash hand basin W.C, two column style radiators, beautifully tiled to complement and two frosted side windows. To the rear of the property the principal reception room is the lounge, a log burning stove is set into an inglenook style fireplace, exposed beams, side window and open across into and snug or study area. This useful space has French doors set into a side bay to access the side garden. A lobby give access to a utility room and ground floor bedroom or further reception is desired.







FIRST FLOOR

To the first floor there are three bedrooms accessed from the landing. The landing area has a side window and wall light points. The main bedroom has dual elevation windows, built in wardrobes, wooden flooring and radiator. A second double bedroom has a side window, wooden flooring and a rustic brick elevation. Third bedroom with front window and wooden flooring completes the first floor accommodation.



OUTSIDE

To the front a five bar gate provides access to the extensive gravelled driveway and detached single garage. Gated access to the fully enclosed side garden, laid to lawn with established planted border, paved patio and mature hedging to the boundaries.

GROUND FLOOR

1ST FLOOR

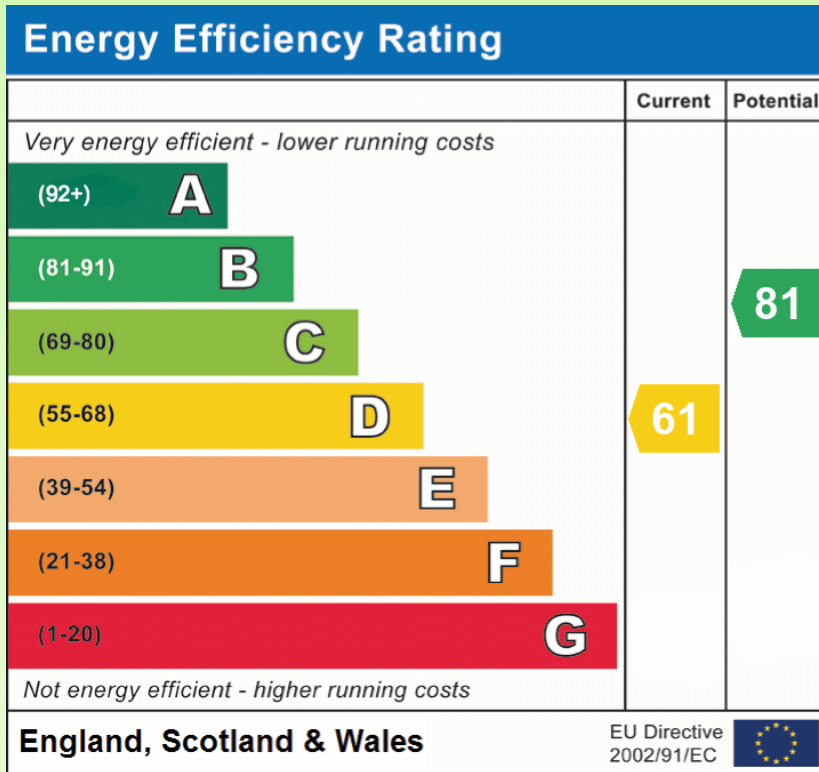


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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