



Preston M6 Junction 32 - 6 Miles

Blackpool M55 Junction 1 - 6 Miles

## Stanley Farmhouse

Pinfold Lane

Sowerby

Preston, Lancashire

PR3 0TX

£725,000

About 6.50 acres

An impressive five bedroom detached residence constructed of dark mellow brick under blue slate in a private driveway setting with detached office annex of similar structure. The property is freehold with vacant possession and includes a roadside meadow adjoining the house garden with field gate entrance from Pinfold Lane and a steel portal frame building 110' x 45' within the price but the house and garden could be offered separately at a lower price.

Viewing by appointment through the Selling Agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

**Stanley Farmhouse, Pinfold Lane, Sowerby** is a detached residence constructed in dark mellow brick under a slate roof with the following accommodation.



### **Ground Floor**

with front entrance to a glazed inner vestibule to the hall, glazed door from the garden to the dining room and rear entrance from the rear yard with parking facility as well as the front driveway also with parking facility to the front of the house.

### **Hall**

with front entrance vestibule to a carpeted hallway with stairway to the first floor, wall radiator and wired for centre ceiling light, running through a doorway to the rear hall with tiled floor, wall radiator, wired for centre ceiling light and rear entrance. The front hallway gives entrance to the front lounge and dining room. The rear hallway gives entrance to the rear lounge, study, cloaks and kitchen.

### Front Lounge

14' 3" x 12' 2" (4.34m x 3.71m) fitted carpet on a boarded floor above the basement cellar, fireplace with black iron ornamental surround with gas fired coal effect fire on a tiled hearth, front window, wall radiator and wired for centre ceiling light.



### Dining Room

14' 4" x 14' 2" (4.37m x 4.32m) laminate wood floor, front window, wall radiator, fitted cupboard and drawers with polished wood top, glazed door to the garden and wired for centre ceiling light.



### Rear Lounge

17' 2" x 14' 4" (5.23m x 4.37m) carpeted floor, mellow brick fireplace with tiled hearth, gable window, wall radiator and wired for centre ceiling light.



### Study

14' 4" x 7' 5" (4.37m x 2.26m) tiled floor with raised polished wood floor, polished wood lower wall panelling, gable window and wired for centre ceiling light.

### Cloaks

8' 7" x 4' 8" (2.62m x 1.42m) tiled floor, tiled walls, rear window, wall radiator, cabinet wash basin, low flush toilet, plumbing and space for a clothes washer.

## Kitchen

17' 4" x 16' 6" (5.28m x 5.03m) walk in corner pantry with shelves and entrance to basement cellar with stone steps down to a single room under the front lounge with central cold slab and perimeter stone seating. Kitchen with laminate wood floor, rear window with undersill radiator, range of hand painted wall cupboards and Italian granite work tops incorporating a double deep white porcelain sink under the gable window and dish washer with matching Italian granite top island unit incorporating a small stainless steel wash bowl and fridge, electric Aga two plate cooker, warming plate and ovens inset to a mellow brick surround with cream tiles to the back matching the kitchen cupboards and work top splash backs, fifteen recessed ceiling lights.

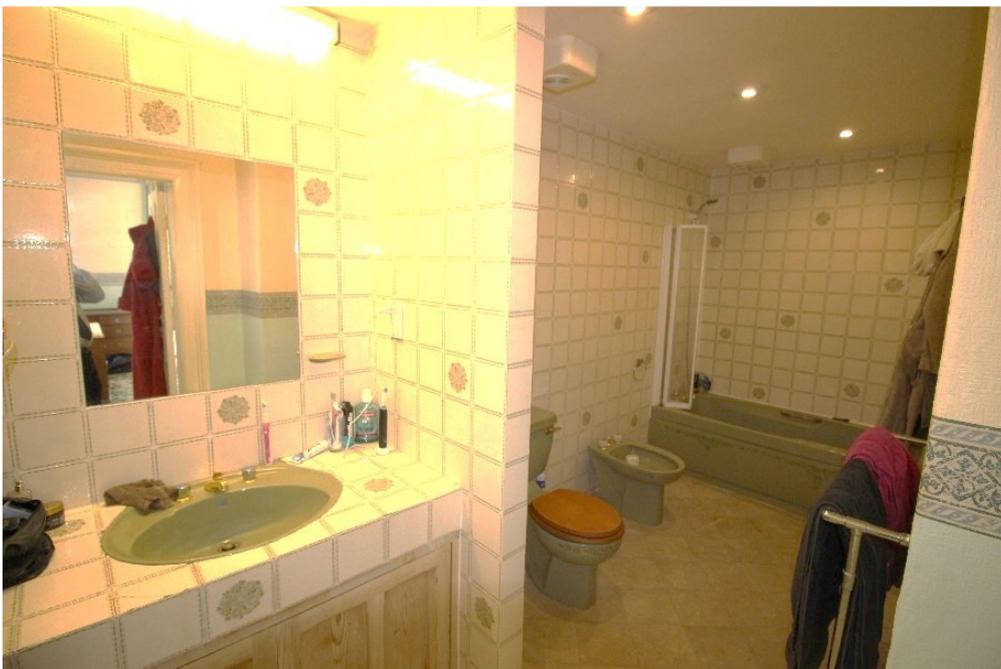


## First Floor

A carpeted stairway leads from the hall to a half landing which divides into a return stairway to two front bedrooms and a rear stairway to three rear bedrooms and the bathroom.

### Front Ensuite Bedroom 1

22' 3" x 14' 4" (6.78m x 4.37m) carpeted floor, front and gable windows, wall radiator and wired for centre ceiling light, ensuite with lino floor cover, three tiled walls, panelled bath with shower fitting, cabinet wash basin with overhead mirror and strip light, bidet, low flush toilet, chrome wall mounted heated towel rail and three recessed ceiling lights.



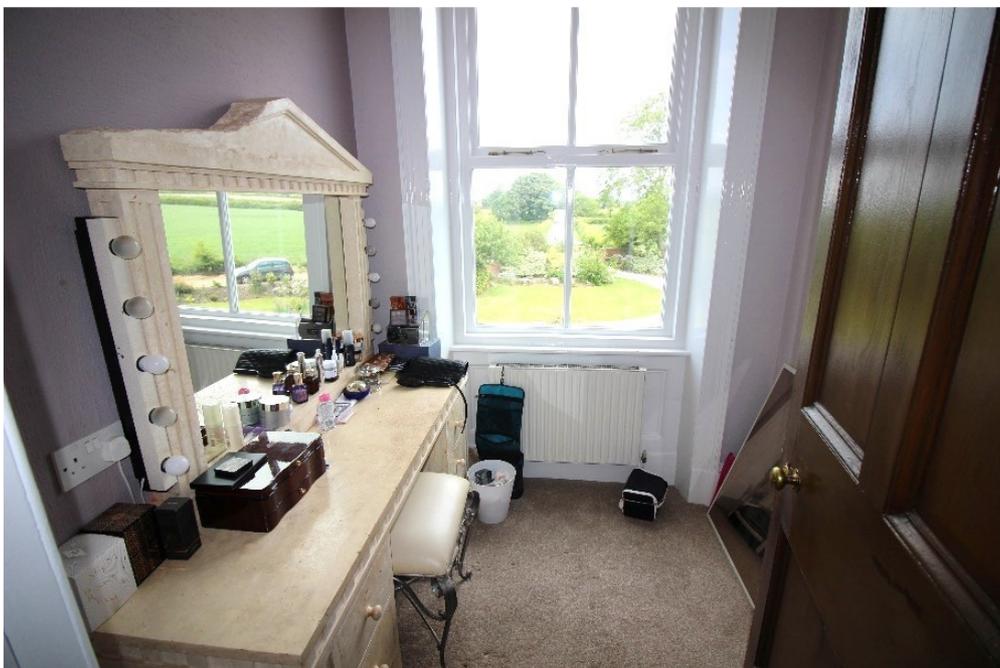
### Front Bedroom 2

14' 4" x 12' 4" (4.37m x 3.76m) carpeted floor, front window, wall radiator and wired for centre light fitting.



### Dressing Room

6' 5" x 6' 4" (1.96m x 1.93m) carpeted floor, front window with undersill radiator and wired for centre ceiling light.



### Rear Ensuite Bedroom 3

16' 8" x 14' 4" (5.08m x 4.37m) carpeted floor, gable window, wall radiator, wired for centre ceiling light, ensuite with carpeted floor, tiling to three walls, panelled bath with shower fitting, pine cabinet wash basin with overhead mirror, low flush toilet and three recessed ceiling lights.



#### Rear Bedroom 4

17' 7" x 9' 3" (5.36m x 2.82m) carpeted floor, gable window with undersill radiator and wired for centre ceiling light.



#### Rear Bedroom 5

14' 4" x 7' 11" (4.37m x 2.41m) carpeted floor, fitted corner wardrobe, gable window, wall radiator and wired for centre ceiling light.



## Bathroom

12' 9" x 4' 8" (3.89m x 1.42m) carpeted floor, three tiled walls, rear window with undersill radiator, panelled bath with shower fitting, pedestal wash basin, low flush toilet and wired for centre ceiling light.



## Second Floor

Attic with floor boarded storage space and gable windows.

## Outside

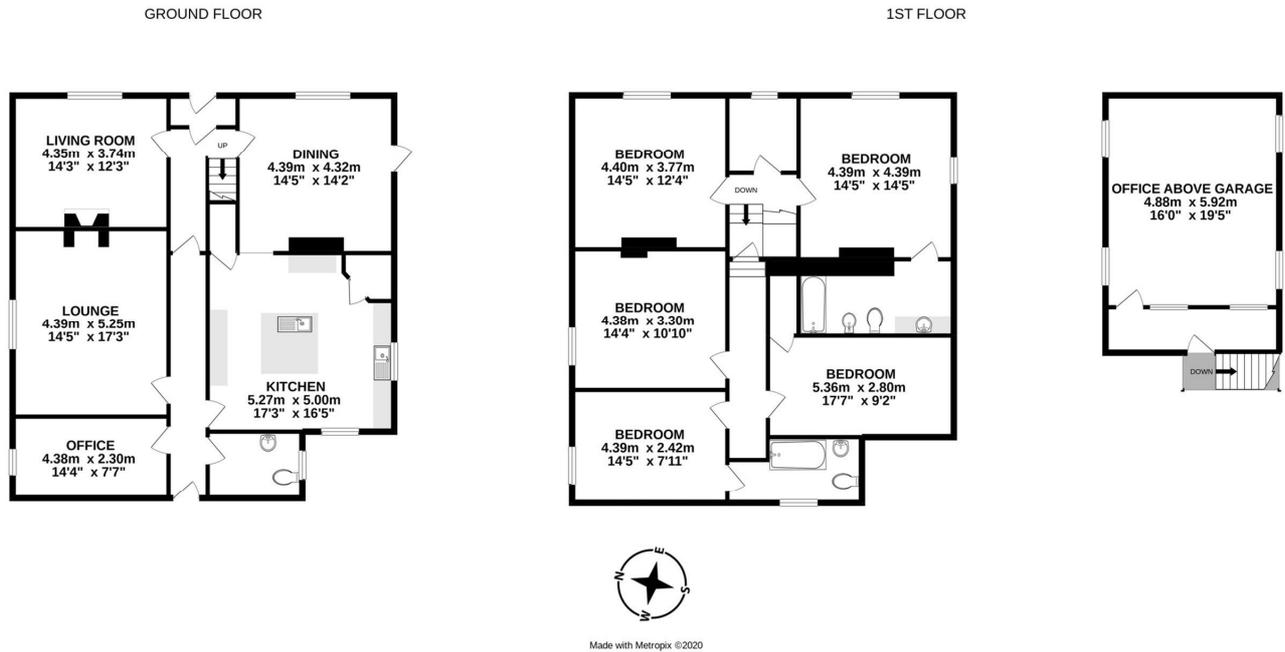
Farm office with former arched stable underneath 23' 9" x 15' 11" constructed in similar materials to the farmhouse. The office is at first floor level with access via a flight of stone steps with iron railings and has a reception area used for storage and open plan office with exposed wood truss beam, apex ceiling with four double strip lights, carpet tile floor covering and gas fire with stainless steel flue pipe. There is vehicle parking to the rear of the house and office. Impressive terraced lawn and walled garden with curved driveway and turning circle to the front of the house.



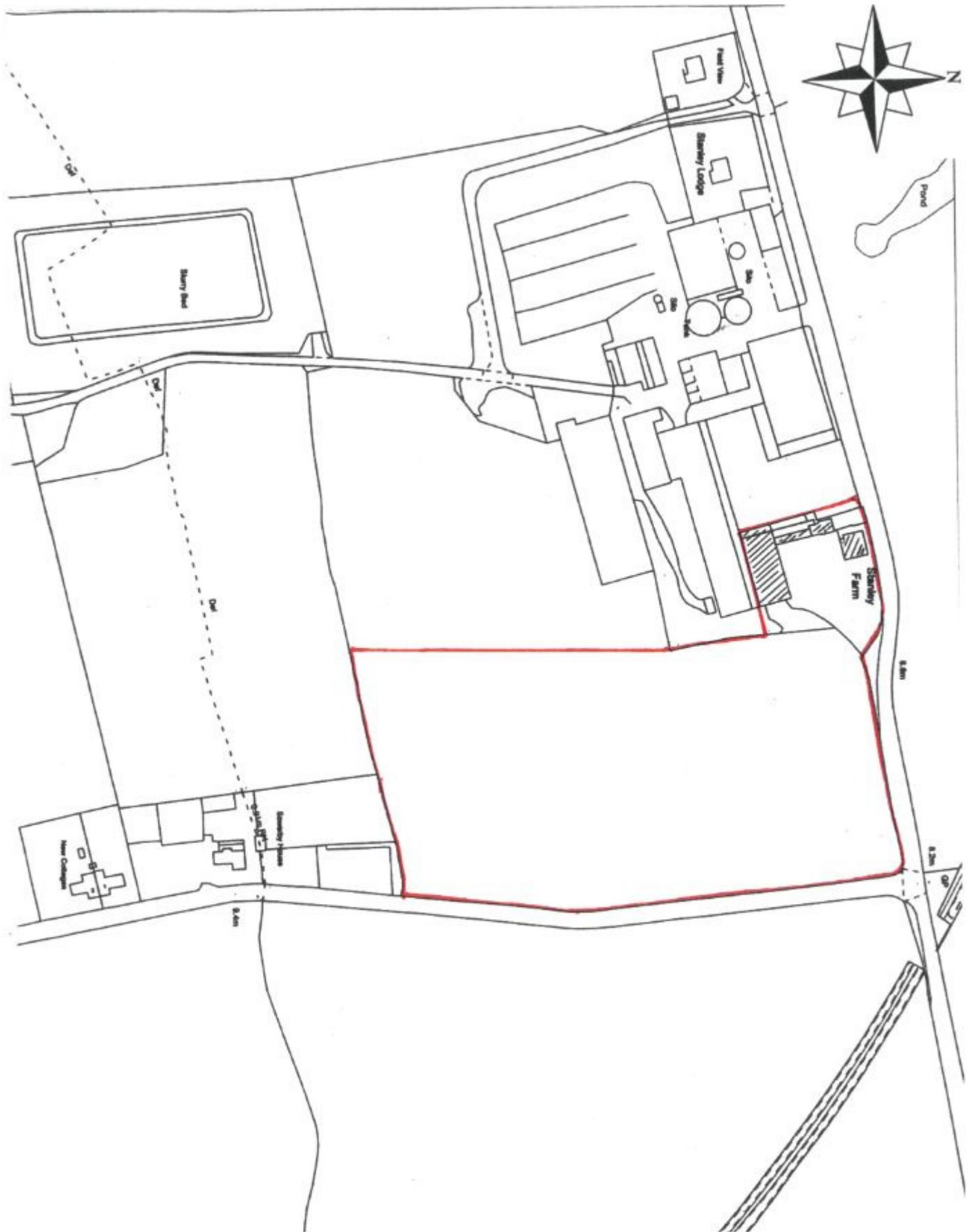
## Services

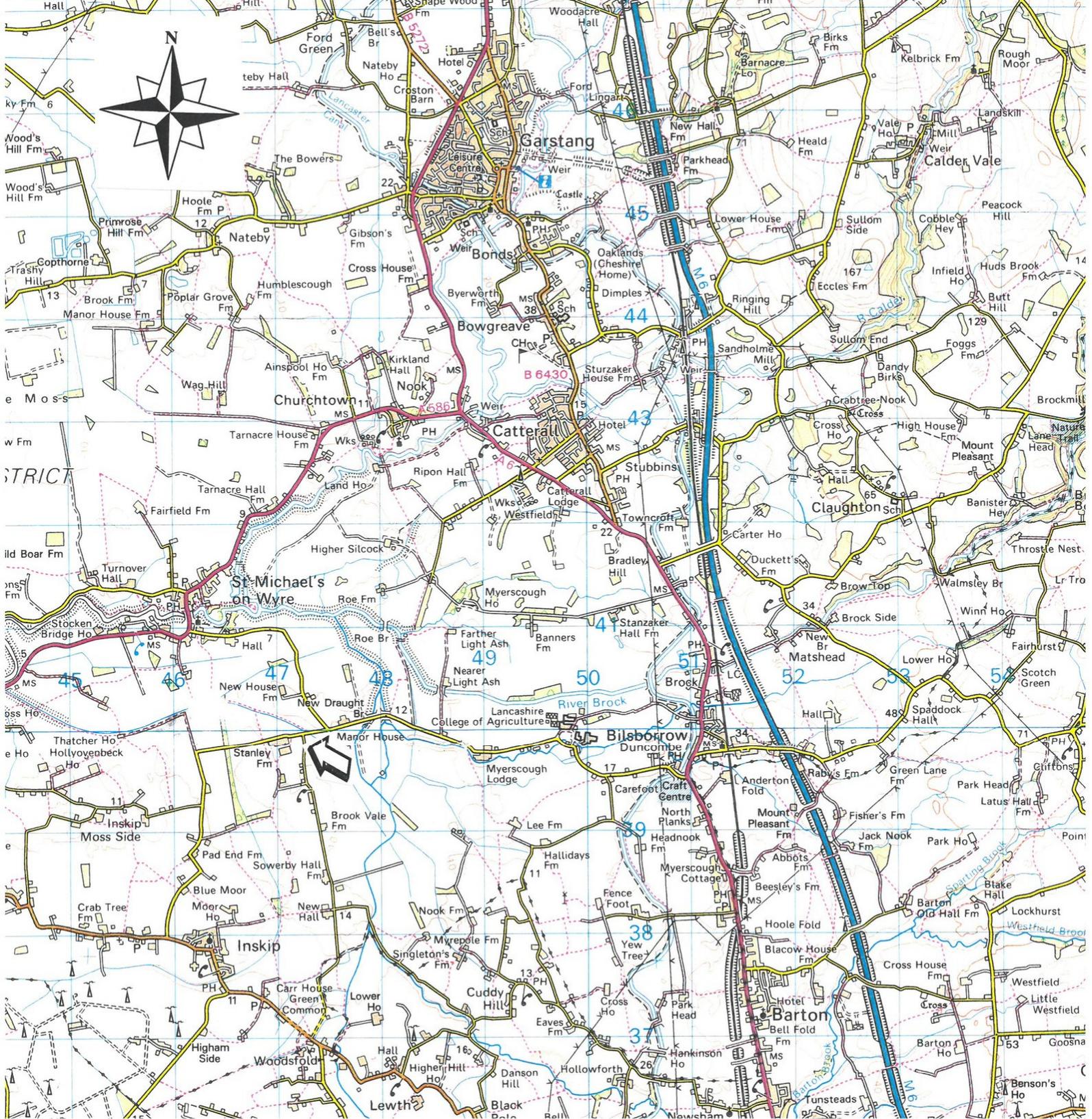
Mains water and electricity. Traditional septic tank sewage treatment system. Oil fired central heating with new bunded oil tank. Double glazing throughout.

## Floor plan



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.





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