



## Fox Lane, Leyland

Offers Over £269,950

Ben Rose Estate Agents are delighted to present to the market this charming and deceptively spacious five-bedroom Grade II listed Weavers Cottage, located in the heart of Leyland. Dating back to the early 19th century, this beautiful home retains many original features and character, offering comfortable and versatile living across three floors.

Ideally situated within walking distance of Leyland Town Centre, the property provides easy access to excellent local schools, supermarkets, and amenities. It also benefits from superb transport links via the nearby M6, M61, and M65 motorways. Runshaw College is just a mile away, and the award-winning Worden Park is also within walking distance.

Upon entering, you are welcomed into a charming entrance hallway featuring rare and beautifully preserved pitsawn floorboards, which continue throughout the ground floor. To the left is a spacious lounge with a large front-facing window and a charming, eco-friendly pellet stove. Continuing through, you'll find a kitchen/diner offering ample space for freestanding furniture and a family dining table. A single door leads out to the rear garden. Just off the kitchen is a useful utility area with stairs leading down to the lower level.

The converted cellar offers further living flexibility, featuring additional utility space and two bedrooms, including a generously sized master bedroom with an en-suite WC. A private door from the master provides external access to the front of the property, where a staircase leads back to street level.

The first floor completes the home with a further three well-proportioned bedrooms and a stylish, modern three-piece shower room.

The attic is insulated and fully boarded for storage, with a drop-down ladder for easy access.

Externally, the property sits within a row of attractive period homes. Stone steps with wrought iron railings lead to the front entrance, enhanced by space for potted plants and hanging baskets. To the rear is a generously sized garden with a stone-flagged patio, lawn area and convenient 3m x 3m metal storage shed. There is an access road leading to the back of the property, providing private rear parking and a driveway.

Some of the home's original features include charming exposed wooden beams throughout, original doors, the original staircase with its bannister rail, and rare pitsawn flooring, all adding to the property's rich character and historic appeal. Early viewing is highly recommended to fully appreciate the space and unique features this lovely home has to offer.





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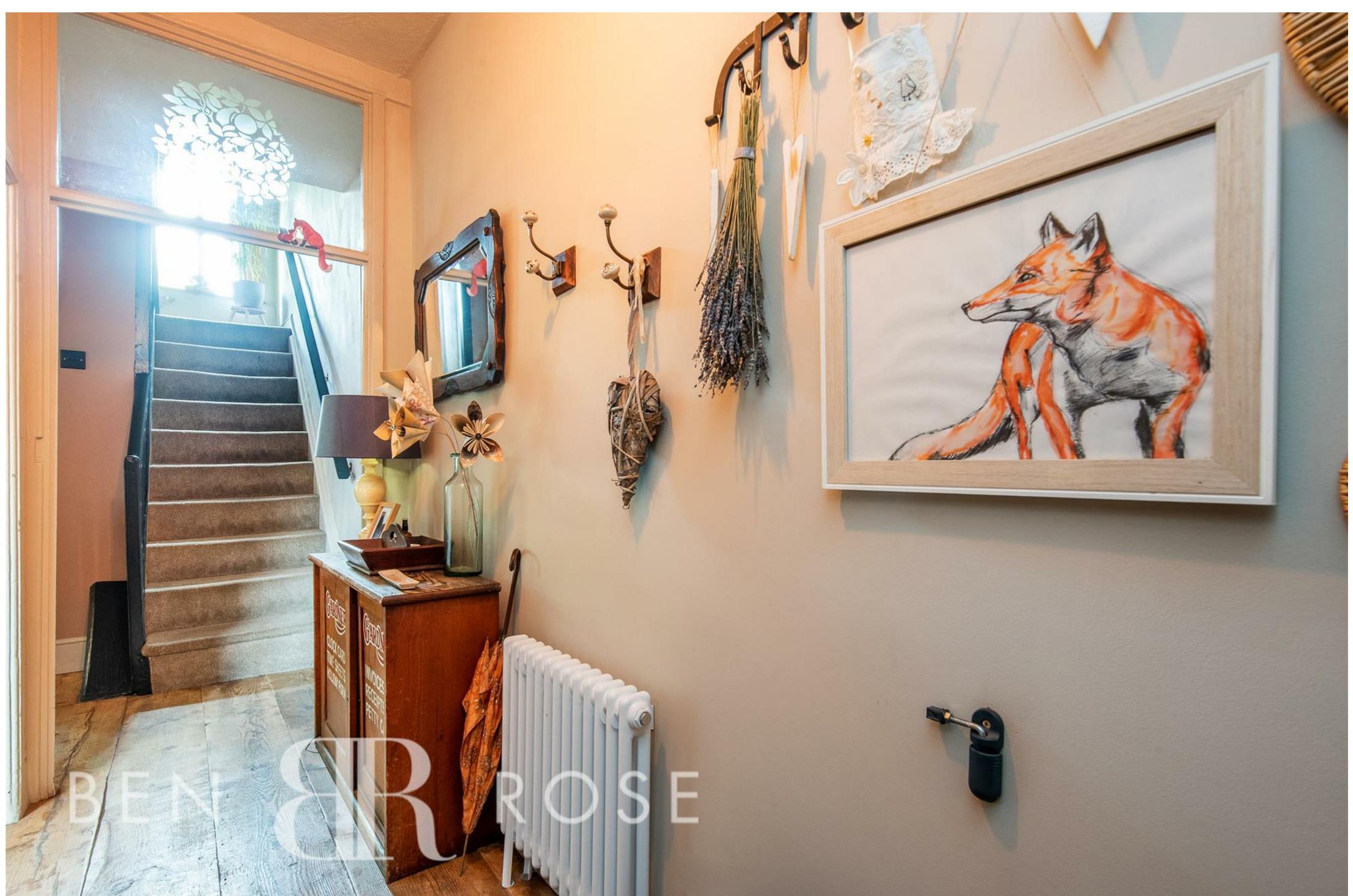


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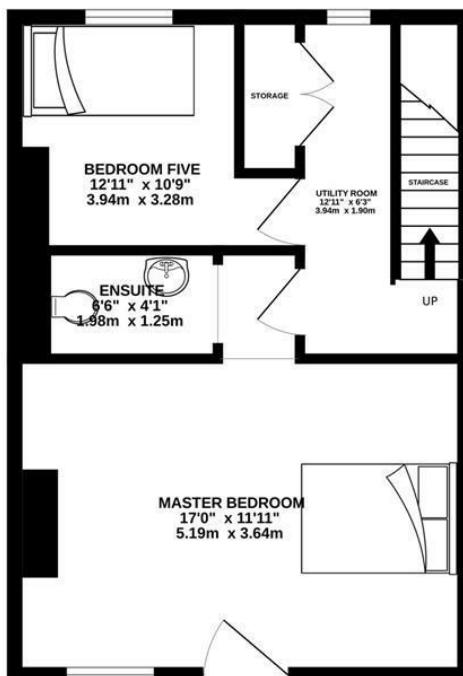


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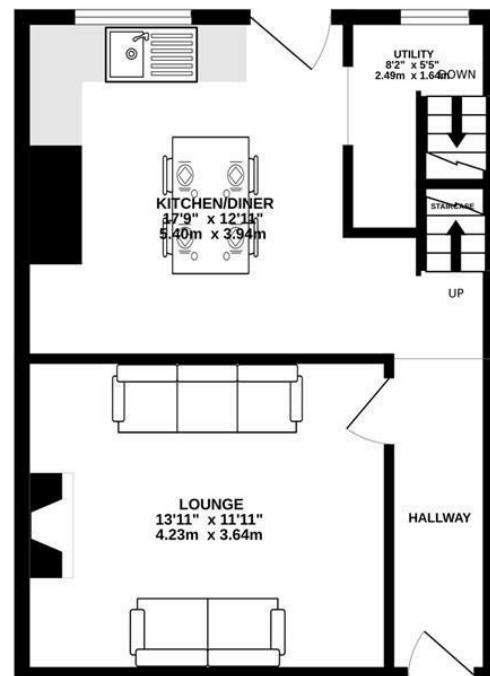


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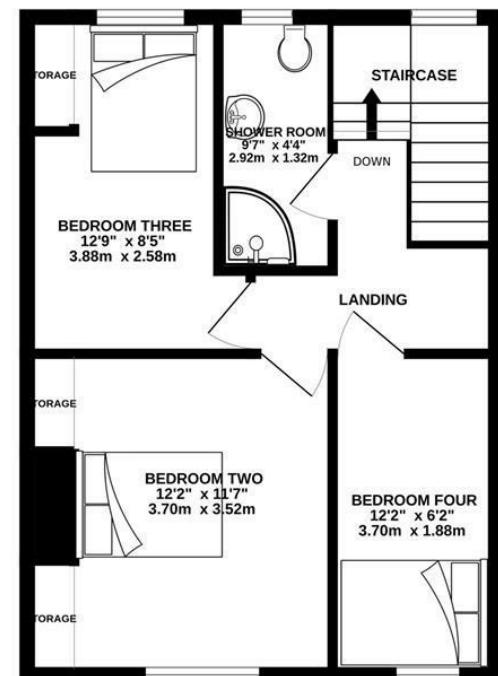
BASEMENT  
408 sq.ft. (37.9 sq.m.) approx.



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

