



Dunkirk Lane, Leyland

Guide Price £400,000

Ben Rose Estate Agents proudly introduces Smithy Lodge, a remarkable detached property currently operating as a Guesthouse, offering a myriad of possibilities for a new business venture or an exquisite family residence. This charming home exudes character and is meticulously maintained, nestled just a short drive away from local shops and amenities, with convenient transport links via the M6/61 Motorways. A prompt viewing is highly recommended to explore the diverse opportunities it presents.

The ground floor of Smithy Lodge boasts a spacious open-plan layout, featuring a large lounge seamlessly connected to the dining room. Additionally, there are three versatile single or twin bedrooms accompanied by two bathrooms, and a WC.

The ground floor also encompasses a well-equipped kitchen/breakfast room with external access to the car park. The kitchen is fitted with a range of wall and base units and complementary worktops, with appliances such as a six ring gas hob, extractor, double oven and composite sink with drainer. There is plenty of space for additional freestanding appliances to be fitted here.

This inviting space is complemented by a laundry room and office, both equipped with practical wall and base units.

Bedrooms four and five, found down the hall, are generously sized doubles, each with its own three-piece ensuite shower room.

Moving to the first floor, Smithy Lodge continues to impress with three double bedrooms, each offering a three-piece ensuite/shower room. Bedroom eight stands out with its generous size and built-in storage/wardrobes, while the floor also accommodates a spacious eaves storage. This property caters to various needs, making it a potential canvas for a beautiful family home.

The exterior of Smithy Lodge enhances its appeal, featuring a driveway with ample parking space, catering to multiple vehicles. A large detached garage with an adjoining store room provides additional storage or workspace. To the rear, a generous garden space adds a touch of serenity to the property. Notably, the home is designed to cater to disability needs, offering a stair lift and handrails throughout. In summary, Smithy Lodge seamlessly combines practicality, charm, and potential, making it a compelling choice for those seeking a versatile property with a warm and inviting atmosphere.





















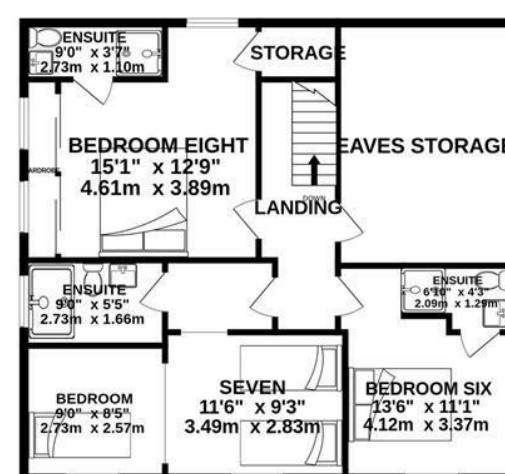








1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

