



Cuerdale Lane, Samlesbury, Preston

Offers Over £449,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached stone cottage, occupying a picturesque semi-rural setting within the highly desirable village of Samlesbury. Rich in character and original charm, this delightful home effortlessly combines period features with modern comforts, showcasing hardwood windows, exposed wooden beams throughout and beautifully established gardens that create a truly idyllic lifestyle. Ideal for families and couples alike, the property enjoys the peace and tranquillity of the countryside whilst remaining just a short drive from Preston, offering an excellent selection of shops, restaurants, leisure facilities and well-regarded schools. Preston railway station provides direct rail services to major cities including Manchester, Liverpool, Glasgow and London, whilst the nearby M6 and M61 motorways offer excellent connectivity for commuters. The area is also renowned for attractions such as the historic Samlesbury Hall, scenic countryside walks and a selection of traditional country pubs, making this an exceptional place to call home.

Entering via the rear entrance hall, you are welcomed into a home filled with warmth and character. A convenient ground floor shower room is positioned just off the entrance before stepping into the spacious kitchen/dining room. Beautifully appointed with a fitted kitchen, integrated fridge, washer/dryer and dishwasher, alongside an impressive Rangemaster oven, this fantastic space is perfect for both everyday family living and entertaining. York stone flooring enhances the cottage feel, while a door provides access to the front garden and the staircase rises to the first floor. The generous lounge offers a wonderfully relaxing atmosphere, complete with oak flooring and a striking feature fireplace housing a charming log-burning stove that serves as the focal point of the room.

The first floor continues to impress with its wealth of original character. The spacious principal bedroom benefits from a vaulted ceiling, exposed timber beams and a decorative former log burner, creating a unique and inviting retreat. A second double bedroom also enjoys vaulted ceilings and exposed beams, offering equally comfortable accommodation. Completing the first floor is a contemporary four-piece family bathroom, fitted with a walk-in shower and stylish modern fixtures.

Externally, the property enjoys a cobbled shared driveway leading to designated parking for two vehicles at the rear, with additional visitor parking also available. To the front, a charming low stone-walled garden is accessed through a wooden gate and features a well-maintained lawn, mature shrubs, colourful planting and established trees, with a winding pathway leading to the cottage. The rear garden is a true hidden gem, offering a private and secluded haven with an abundance of mature plants, attractive pathways and a beautifully illuminated pergola seating area. A summer house, garden bar and stone shed all benefit from power, creating excellent spaces for entertaining or relaxing, while two substantial outbuildings include a former garage with loft storage and a superb insulated workshop with power, two Velux windows and a useful mezzanine level. The home is further enhanced by Calor gas central heating supplied via a 1,500-litre tank. Combining timeless character, versatile outdoor space and a highly sought-after location, this exceptional cottage offers a rare opportunity to enjoy countryside living without compromising on convenience.

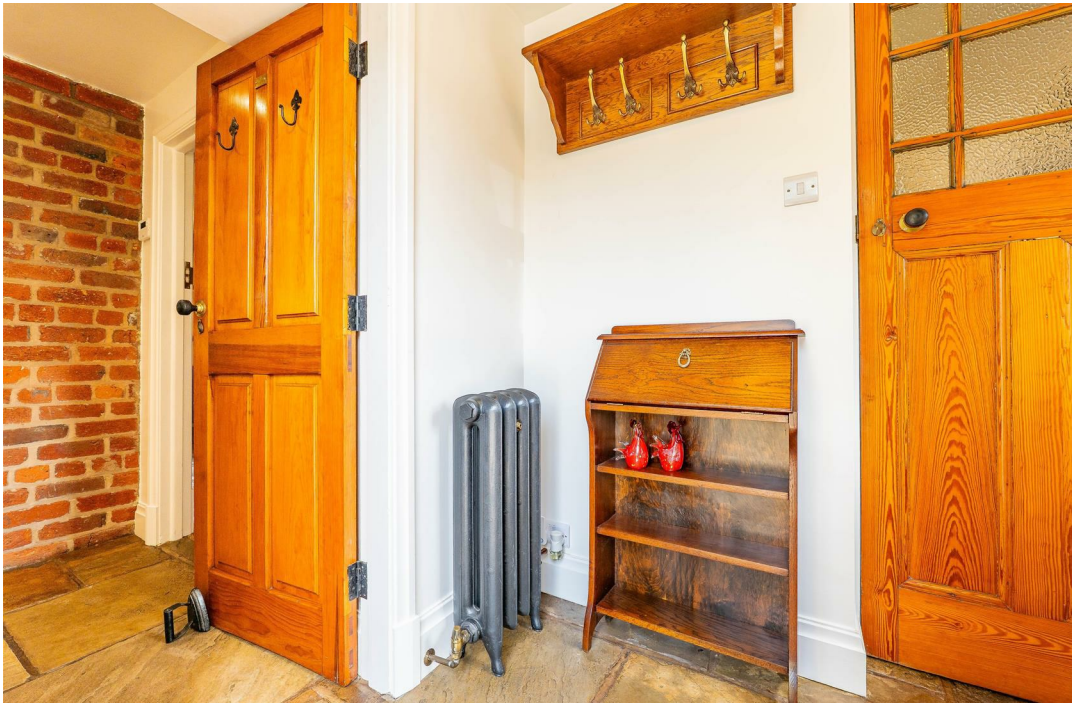






















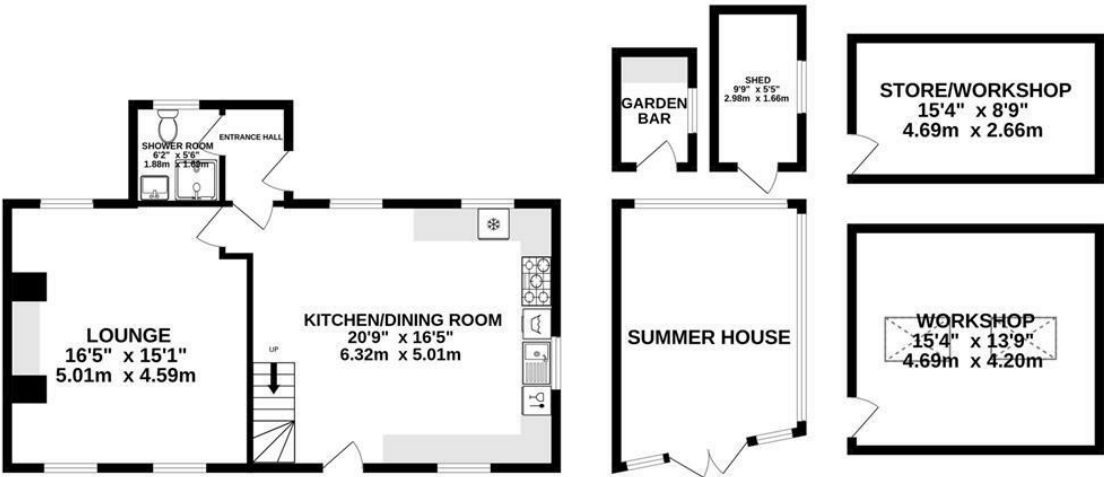




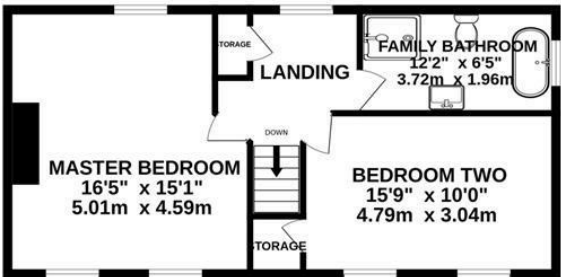


BEN ROSE

GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.6 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		
(69-80) C		
(55-68) D	62	66
(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	37	37
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

