BEN ROSE



Cuerdale Lane, Samlesbury, Preston

£1,450 Per Month

Ben Rose Estate Agents are pleased to bring to the rental market this character-filled and deceptively spacious semi-detached stone cottage, occupying a picturesque semi-rural setting within the highly desirable village of Samlesbury. Rich in original charm, this lovely home combines an abundance of period features with modern comforts, creating a welcoming and versatile living space ideal for families and couples alike. Enjoying the peace and tranquillity of the surrounding countryside, the property remains conveniently positioned just a short drive from Preston, which offers an excellent selection of shops, restaurants, leisure facilities and well-regarded schools. Preston railway station provides direct 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 its beautiful countryside walks, traditional country pubs and local attractions, including the historic Samlesbury Hall, making this a wonderful place to call home.

Upon entering, you are welcomed into the entrance hall, which provides access to a useful WC, a separate utility room and the main hallway. The modern utility room is a particularly good size, offering ample wall and base units, a sink, additional storage and space for both a washing machine and tumble dryer.

Moving through to the main hallway, there is access to the staircase and the principal ground floor accommodation. Positioned to the front of the property is the generous kitchen and dining room, featuring extensive worktop space, a breakfast bar with seating for three integrated fridge freezer and range cooker. Adjacent and set in an open plan layout lies the dining room, here you will find plenty of room to accommodate a large family dining table alongside additional furnishings. Dual-aspect windows allow plenty of natural light to fill the space, whilst patio doors provide direct access out to the garden, creating a lovely setting for both everyday family life and entertaining.

Moving towards the rear of the property, there is a large under-stairs storage cupboard and a generously proportioned lounge/family room, complete with countryside views a traditional coal fire that adds to the cottage's character and charm.

To the first floor, there are three well-proportioned double bedrooms, with the third bedroom benefiting from integrated storage. These are served by a three-piece family bathroom, complete with a cast-iron bath, whilst a separate shower room is conveniently located off the landing.

Occupying the second floor is the impressive fourth bedroom, offering a further versatile space and enjoying lovely countryside views to both the front and side of the property.

Externally, the property benefits from a private wraparound garden, featuring a combination of lawned and flagged areas, complimented by mature shrubs and established trees, creating a lovely outdoor space to enjoy the surrounding setting. The garden is enclosed by brick wall boundaries and benefits from gated access through to the driveway. To the front, there is ample off-road parking for multiple vehicles. Pets are also permitted, making this an appealing choice for tenants looking for a home that can accommodate the whole family.





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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.

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