



## Knoll Lane, Little Hoole, Preston

**Offers Over £524,950**

Ben Rose Estate Agents are pleased to present to market a rare opportunity to acquire this beautiful four-bedroom extended cottage, situated in the picturesque village of Little Hoole. This charming home sits on an enviable plot, enjoying stunning open views across scenic farmers' fields, and offers generous indoor and outdoor living space, making it ideal for family life. The property is conveniently located close to excellent local amenities, including well-regarded schools and shops, with easy access to both Preston city centre and Southport.

Stepping into the property through the welcoming porch, you will find yourself in the spacious entrance hall where a staircase leads to the upper level. Moving anticlockwise through the ground floor, you will first discover the spacious lounge, which features beautiful dual-aspect windows and a charming log burner fireplace. Continuing through, you will enter the impressive study/library. This versatile space features double doors opening onto the rear garden, bespoke fitted floor-to-ceiling bookshelves, a contemporary corner log burner, and a spiral staircase leading to the upper floor.

Moving along, you will come to the kitchen. The traditional farmhouse-style kitchen offers ample storage along with space for freestanding appliances and is connected to a convenient utility room, which provides access to the rear garden as well as a recently installed shower/wet room. The kitchen also flows seamlessly into the dining room, which offers ample space for a large family dining table and benefits from double patio doors opening onto the garden. A further set of double doors connects this space to the living room, which features a central fireplace and dual-aspect windows to the front and side. The living room then connects back to the main hallway, creating a fantastic flow throughout the home. Also located off the hallway is a home office, along with a convenient cloakroom and separate WC.

Moving upstairs, you will find four well-proportioned double bedrooms, all benefiting from fitted storage. The master bedroom boasts a three-piece en-suite bathroom with an over-the-bath shower, while bedroom three also includes a sink. The remaining bedrooms are served by a four-piece family bathroom. Completing this level is the impressively sized family room. This bright and airy space was previously used as a hobby room but offers excellent versatility for a range of uses, and benefits from a spiral staircase leading back down to the study.

Externally, the home sits on a substantial plot with beautifully maintained gardens surrounding the property. The front garden features a lawn and a pleasant rose garden, with gated access and a pathway leading to the front door. To the right-hand side is a private driveway providing off-road parking for multiple vehicles and access to the double garage. The garage is equipped with power and lighting, two up-and-over doors, and a convenient WC. This side of the property also features a charming lawn with a pond.

To the rear is a generously sized, secluded garden space featuring a charming courtyard area, a large laid lawn, and a tucked-away greenhouse, offering a peaceful and private outdoor setting.

Early viewing is highly recommended to truly appreciate this spectacular property and the size and versatility it offers.



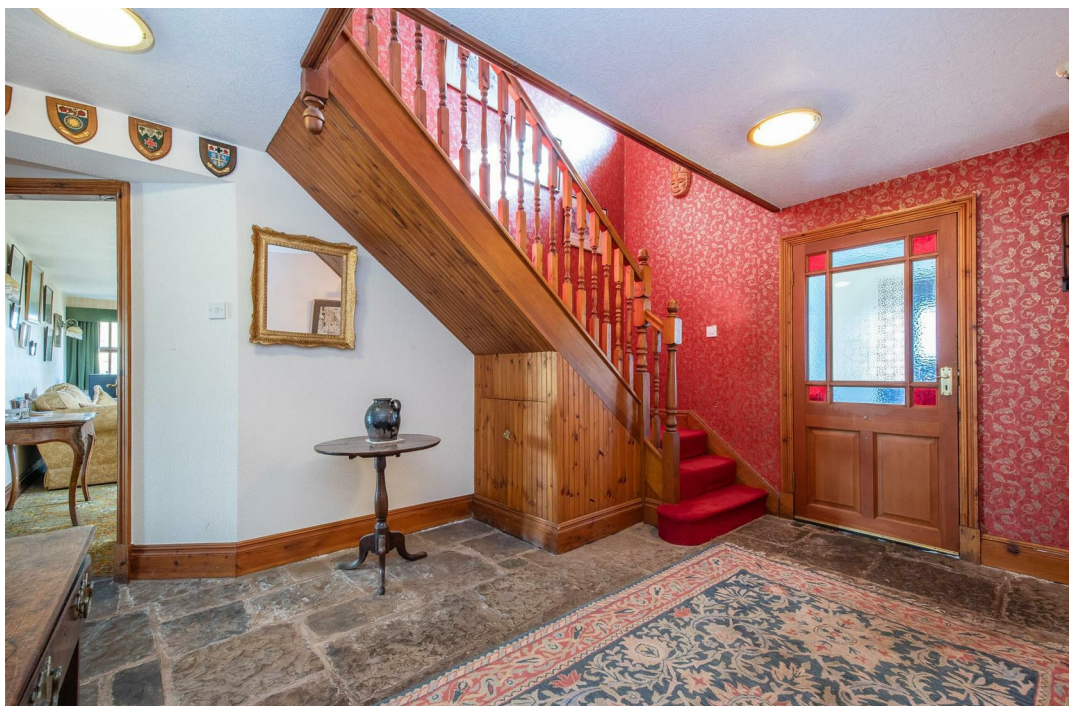
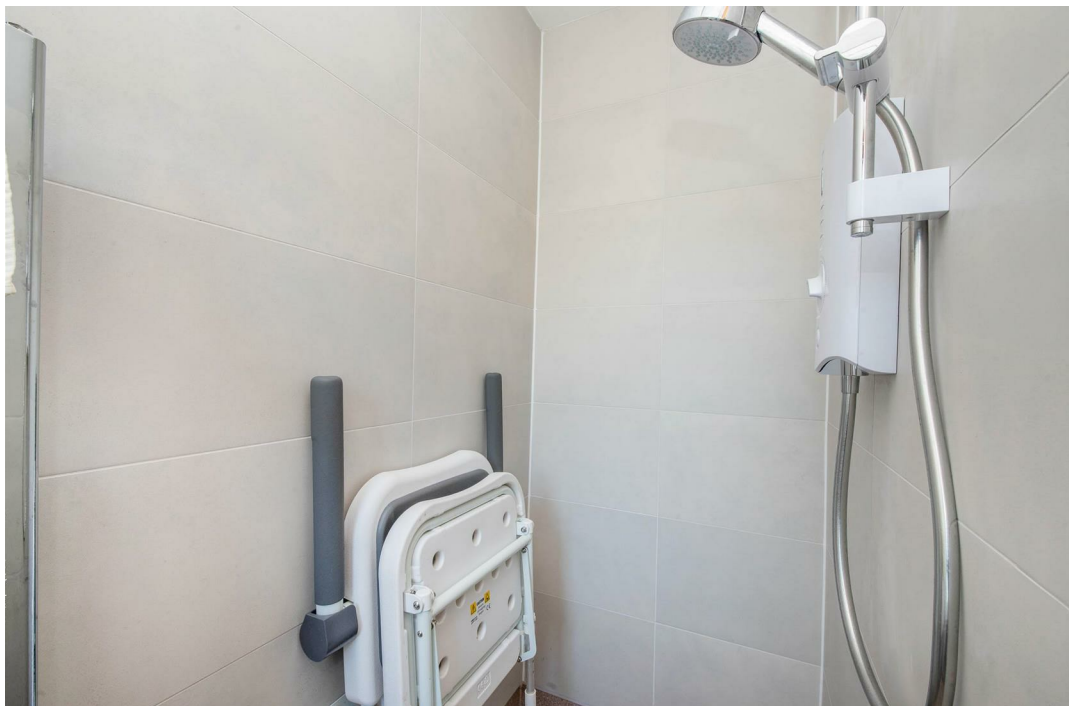


















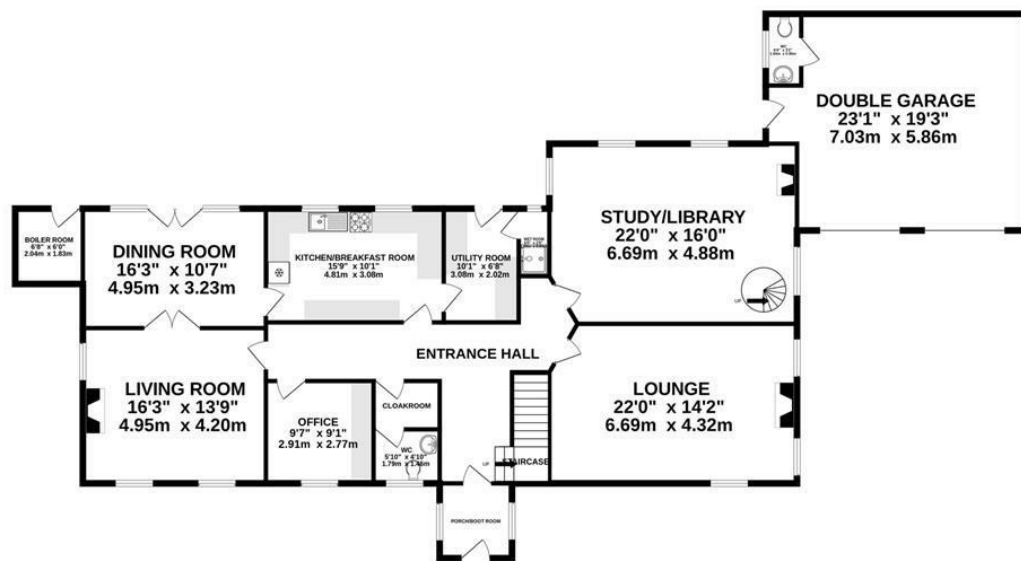








GROUND FLOOR  
2160 sq.ft. (200.7 sq.m.) approx.



1ST FLOOR  
1672 sq.ft. (155.4 sq.m.) approx.

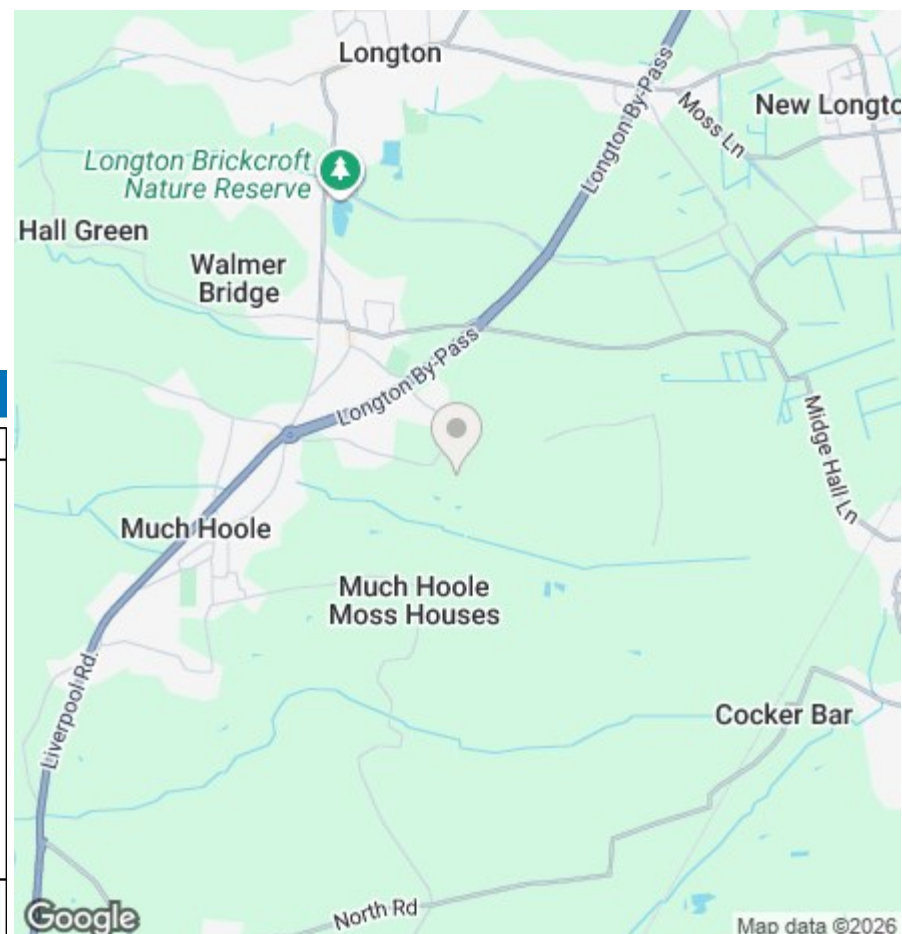


TOTAL FLOOR AREA : 3833 sq.ft. (356.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	