



Bee Lane, Penwortham, Preston

Offers Over £924,950

Ben Rose Estate Agents are pleased to present this uniquely designed eight-bedroom detached property, ideally located on a one third acre plot in the sought-after area of Penwortham, Preston. This exceptional accommodation, accessed by electric gates off a private Lane, consists of two self-contained internally linked bungalows, seamlessly integrated to provide for independent multi-generational family occupation. Nestled in a quiet rural area the property benefits from excellent local amenities, with Preston city centre and access to major travel routes via rail and motorway only a short drive away.

Two spacious entrance halls underscore the two-bungalow aspect of the home with the ground floor offering an abundance of space featuring two master bedrooms boasting modern three-piece en-suites, along with four further double bedrooms and two family bathrooms. At the heart of the homes are two impressive open plan kitchen/lounge/diners which exit directly onto the rear patio and gardens. In addition, the main home contains a study and features a large conservatory accessed via a separate spacious lounge. There are two separate utility rooms containing new Worcester Bosch boilers and the dormer extension benefits from comfortable under-floor heating. Two more generously sized bedrooms are located off a large landing upstairs in the dormer, along with another bathroom and a sensible sized store room. The rear bedroom features a Juliette balcony with extensive views over the surrounding countryside.

Externally, there is a large secure driveway offering parking for multiple vehicles and access to a double garage, with expansive wall, tree-lined and evergreen-hedge enclosed landscaped gardens to the front, side and rear of the property. There is an ample greenhouse and areas dedicated to relaxation, leisure and fruit and vegetable growing.

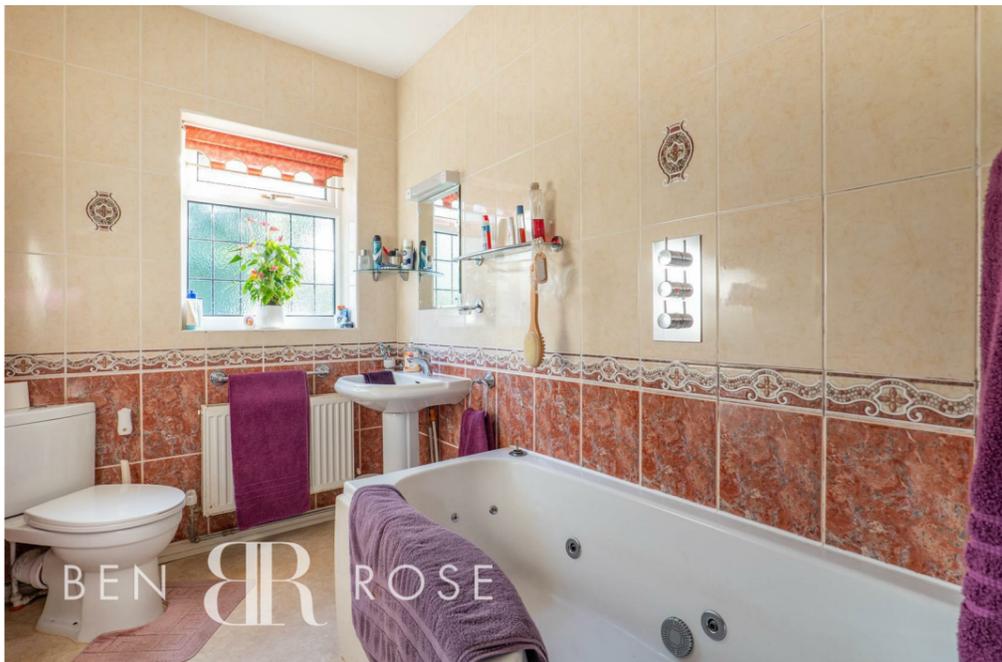
This modern property with its vast size and endless potential is the perfect home for a growing large or multi-generational family seeking privacy, space, comfort and flexibility.













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1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



GROUND FLOOR
3187 sq.ft. (296.1 sq.m.) approx.

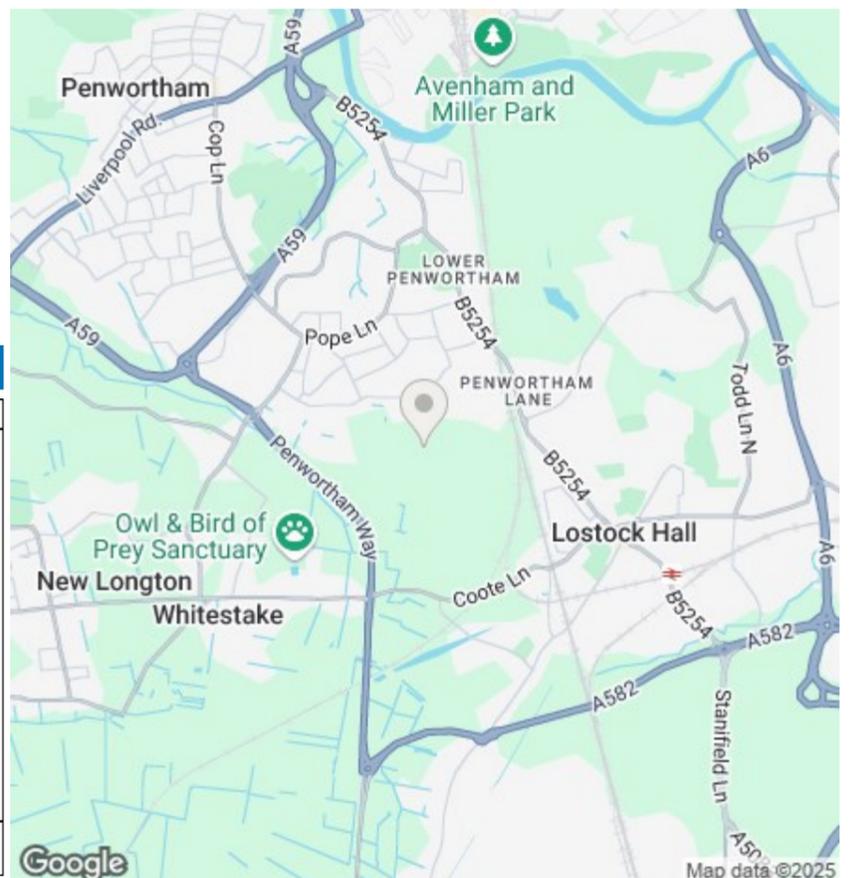


TOTAL FLOOR AREA : 3850 sq.ft. (357.7 sq.m.) approx.

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			
(55-68) D		65	69
(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			
England & Wales	EU Directive 2002/91/EC		