



## Leigh Brow House

Leigh Brow, Lostock Hall, Preston

**Offers in the region of £595,000**

This truly stunning family home is indeed an eco-friendly home for the 21st century, and amongst it's many attributes are high thermal insulation and energy efficiency, under floor heating and heat exchange/ventilation system in every habitable room. Designed and project managed by the current owner's, attention to even the slightest detail has been carefully planned and is sure to appeal to the most discerning of purchaser. The 'Maple' (who specialise in houses on a grand scale) timber framed house was completed approximately two year's ago and will have a NHBC guarantee. The property is set in it's own grounds at the end of a cul-de-sac, offers five double bedrooms and three reception rooms, has solid oak flooring throughout the ground floor with the exception of the tiled entrance hall and superbly fitted kitchen. The basement houses a four car garage, workshop, laundry/drying room a wine cellar and a large room that could have a variety of uses. The magnificent gardens echo the exacting standards of the interior, and woodland fringes the rear garden. Ideally situated for the commuter, the motorway network is within an easy and pleasant drive, and Avenham Park in the city centre of Preston is a twenty minute walk through woodland paths at the rear of the

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# Reeds Rains

The Estate Agent

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## Leigh Brow House Leigh Brow, Lostock Hall, Preston

### Entrance Hall 8'10" x 5'6"

Spacious galleried landing with spindle balustrade. Loft access to loft with 34' 10 of floored area, unimpeded height varies between 9' 6 and 6' 9. Inset spotlights to ceiling on landing.

### Main Hall 17'3" x 10'4"

American light oak solid wood flooring. Spindle staircase and galleried landing to first floor with central light chandelier. Spindle balustrade and stairs leading to basement.

### Lounge 18'0" x 15'8"

Double doors with frosted and bevelled glass panels, American light oak solid wood flooring. Marble fire surround housing electric coal effect fire with brass surround and dog grate. Gas point. Inset spotlights to ceiling. Two double timber french style doors leading to stone patio and garden. Upvc double glazed window to side

### Kitchen/Breakfast Room 15'8" x 15'2"

Luxury fitted kitchen in beech finish with under lighting and contrasting work surfaces. Incorporating, circular stainless steel sink and drainer with mixer taps over. Five burner stainless steel gas hob. Electric double oven. Re-circulator and extractor. Integral fridge. Dishwasher. Plumbing for automatic washing machine. Tiled floor. Upvc double glazed window to rear. Double timber french style doors leading to patio and garden. Inset spotlights to ceiling.

### Conservatory 26'2" x 11'6" - L Shape 11'3" x 5'2"

Upvc double glazed conservatory and breakfast area with lovely views over garden and woodland beyond.

### Dining Room 17'0" x 11'6"

American light oak solid wood flooring. Two Upvc double glazed windows to front.

### Study 11'11" x 11'6"

American light oak solid wood flooring. TV and telephone points. Inset spotlights to ceiling. Two Upvc double glazed windows to front.

### Cloakroom 11'6" x 4'10"

Vestibule with fitted cupboards in light oak finish containing consumer unit and heating controls. Cloaks cupboard. Inset spotlights to ceiling. Door leading to cloakroom containing pedestal wash basin and low level flush w.c. in white with chrome fittings. American light oak flooring. Inset spotlights to ceiling. Upvc double glazed window to side.

### Landing 13'5" x 10'4"

Spacious galleried landing with spindle balustrade. Loft access to loft with 34' 10 of floored area, unimpeded height varies between 9' 6 and 6' 9. Inset spotlights to ceiling.

### Bedroom One 17'4" x 11'11"

Fitted wardrobes in beech finish. Two Upvc double glazed windows to front.

### En-Suite Shower Room 9'3" x 8'9"

Containing a white suite comprising of double shower cubicle with twin showers and shower spotlight overhead. Wash basin built into vanity unit with cupboards under all with chrome fittings. Heated mirror above wash basin. Part tiled elevations. Illuminated wall mounted magnifying shaving mirror and shaver point. Chrome heated towel rail. Loft access. Upvc double glazed window to front.

### Bedroom Two 14'10" x 11'4"

Fitted wardrobes in white ash finish with vanity area. Inset spotlights to ceiling. Two Upvc double glazed windows to rear with views over garden and woodland beyond.

### Bedroom Three 15'1" x 11'11"

Fitted wardrobes in oak finish. Inset spotlights to ceiling. Upvc double glazed window to rear with views over garden and woodland.

### Bedroom Four 11'9" x 11'8"

Fitted wardrobes in light ash finish. Inset spotlights to ceiling. Two Upvc double glazed windows to front.

### Bedroom Five 11'9" x 9'10"

Beech finish built in wardrobes. Inset spotlights to ceiling. Two Upvc double glazed windows to side.

### Bathroom 11'4" x 8'4"

Containing a luxury four piece suite in white with chrome fittings. Comprising fully tiled shower cubicle with shower spotlight overhead. Double bath set into tiled unit with tiled sides. Pedestal wash basin and low level flush w.c. Part tiled elevations. Built in storage cupboard. Chrome heated towel rail. Inset spotlights to ceiling. Upvc double glazed window to rear with views over garden and woodland beyond.

### Basement Garage 32'0" x 18'0"

Stairs from ground floor leading to basement lobby with doors leading to garage and laundry room. The four car garage/workshop (approx 32' x 18') has a remote controlled double width door. There is a 2,700 litre storage tank for rainwater collection and recycling. Double doors lead to a good sized additional room. A further door leads to a wine cellar approx 11' 5 x 8' 10 which is a cool windowless area containing power and adjacent cold water.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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## Laundry Room 11'5" x 8'10"

Fitted with wall and base units in beech finish with contrasting work surfaces. Stainless steel sink/drain and mixer tap. Television point. Plumbing for automatic washing machine. Vented for dryer. Tiled elevations. Tiled floor. Inset spotlights to ceiling. Upvc double glazed window to front. Door leading to stairway.

## Additional Room 23'5" x 14'9"

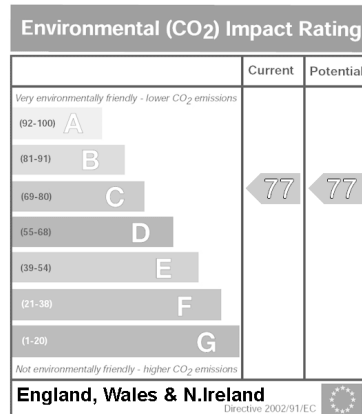
Currently used for storage but has the potential to be put to a variety of uses i.e. billiard room, play room, gym or home cinema.

## Exterior

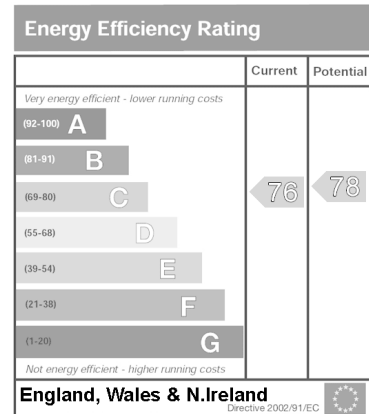
The property is set in pleasant private grounds and has generous parking to the front, and the four column portico with motion sensitive ceiling lights and cctv cameras, leads from the gravel drive to the entrance hall. Access from the side by remote controlled gate leads to a block paved drive (approx 35' x 18') which gives remote controlled access to the basement garage. Access to the rear garden is from both sides via gates and leads to a private well stocked garden with many diverse areas of interest. There is an elevated stone patio, lawn and paved terrace, gravel garden, arbour and walkway covered with golden hop and clematis (used by the current owner for Boule), many interesting planting areas with ornamental planting and fruit trees amongst which are Victoria plum, cherry, fig tree, raspberry canes, strawberries plus a herb garden. There are two storage areas under the patio useful for storing garden equipment. The full height storage houses gas and electricity meters. There are several thirteen amp. waterproof power points situated around the garden for lighting and garden appliances. The garden looks over woodland beyond the perimeter line.

## Directions

From our Bamber Bridge office turn right into Station Road and continue a short distance. Turn left into St Mary's Road and proceed to the junction. Go forward into Browndge Lane and follow to road to the major roundabout. Take the third exit onto the bypass and continue along to the next major roundabout. Take the first exit into Carrwood Road and proceed. Turn left into Carrwood Way at the next roundabout. Take the third road on the right and the property can be found 100yds on the left and is clearly distinguished by our Reeds Rains for sale board.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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