

# The Old School House, Samlesbury, Lancashire

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An imposing **detached character property** which originates from the former historic old school, retaining much charm and character and set in large lawned gardens in a quiet yet convenient location with open countryside views.

**Summary of accommodation**

**Ground Floor:** Reception hall | Cloaks | Kitchen | Breakfast room | Garden room/conservatory | Snug | Utility room | Living room  
Bedroom five | Inner hall | Bedroom six

**First Floor:** Principal Bedroom with en suite bathroom | Bedroom two with en suite shower | Bedroom three with en suite shower  
Bedroom four | Family bathroom

**Second Floor:** Leisure/attic room

In all about 1 acre

**Distances**

Blackburn 5 miles, Preston 6 miles, Manchester 35 miles  
(All distances and times are approximate)



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## The property

This spacious and well-presented property is located in a quiet location but within a few minutes' drive of the M6 motorway, ideal for the commuter.

A reception hall is accessed by a double-pitched pine entrance door with decorative stained glass top windows and original half-panelled walls, a diamond set black and white ceramic floor and an open minstrel's gallery with balustrade. Double doors lead into the well-proportioned living room, with decorative stained glass window and original feature arched windows to the front and gable elevation with leaded windows, exposed foot timbers and wall panelling. An inner hall leads to bedroom five and a cosy snug and a cloakroom/WC.

The kitchen is fitted with an excellent range of high-quality fitted oak wall and floor units in a hand-painted finish with matching island preparation and breakfasting area. An excellent range of built-in appliances, including 'Miele' ceramic hob and barbecue grill, electric oven, microwave, steam oven and coffee machine, wine cooler, double 'Belfast' sink and four oven gas-fired 'AGA' set in a decorative recessed alcove, limestone flooring, double French doors leading into the rear garden and built-in fridge/freezer with ice dispenser.





The breakfast room leads off the kitchen area and has limestone flooring and double French doors. The impressive garden room/conservatory has limestone flooring and hardwood double French doors leading into the garden. There is a utility room and also access to Bedroom six.

On the first floor is an attractive Minstrel's gallery with feature leaded and stained glass window. The principal bedroom has two leaded stone mullioned windows, stripped floorboards, access into an en suite bathroom, free-standing roll bath with ball and claw feet, shower mixer attachment, separate corner shower, pedestal wash hand basin, and low-level WC. chrome heated towel rail and radiator. Bedrooms two and three both have en suite bathrooms. Bedroom four has an attractive timber balcony and decorative wrought iron railings. The family bathroom completes the first-floor accommodation.

To the second floor is a leisure/attic room which spans the full length of the property and has four 'Velux' roof lights and access into the eaves for storage; there are also two radiators.



**Approximate Gross Internal Floor Area**

306.57 sq m / 3299.89 sq ft

Garage: 32.47 sq m / 349.50 sq ft

Total: 339.04 sq m / 3649.39 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Externally

The property is approached from the public highway through a timber five-bar gate leading into a tarmac drive and turning area. There is a detached double garage with an electrically operated double door, lighting, power and water installed. The main garden areas are to the rear elevation and are mainly laid to lawn with mature surrounding trees and shrubs, an ornamental pond with surrounding stone and timber areas ideal for outdoor entertaining. There is a timber summerhouse and children garden playhouse; there are further lawned areas to the front and side of the property, and the gardens extend to around 1 acre.



## Services

Gas central heating, mains electricity, mains water, private sewage system.

## Property information

**Tenure:** Freehold

**Local Authority:** South Ribble Borough Council

**Council Tax:** Band G

**EPC Rating:** D

**Guide Price:** £975,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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