



# Valley House

Including Leisure & Pool Complex, Office Suites & Apartment  
Bankhead Lane | Hoghton | Preston | PR5 0AB

MSW HEWETSONS





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Guide Price of £799,500

87 Bankhead Lane | Hoghton  
Preston | PR5 0AB

Approached via its own private driveway to double cast iron entrance gates, Valley House is an exceptional detached four bedroom private house with lower ground floor office facilities & sun balcony, along with pool and leisure complex.

There is a detached property currently used as an office and apartment which has planning permission to be converted into a 3-4 bedroom house.

Constructed of brick and stonework with pitched tiled roofs supported on timber.

#### Lower Ground Floor

##### Office

Fully fitted with three work stations, full internet connectivity.

##### Boiler Room

Gas fired boiler supplying central heating and domestic hot water.

Stone staircase with wrought iron balustrade, stone flagged patio.

##### Entrance Porch

Double mahogany entrance doors with leaded stained glass side windows, marble flooring.

##### Reception Hallway

Feature mahogany double door with floral leaded window, warm air vent.

##### Lounge

Light open lounge with full wall double glazed sliding French doors leading to stone flagged sun balcony with wrought iron fencing. Double glazed picture window to front elevation. Stone arched fireplace, coved ceiling, warm air vent.

##### Day Room

Double glazed timber window to front elevation, 'Adams' style electric fire, coved ceiling.

##### Kitchen

Range of high quality fitted gloss units with complimentary 'Corian' work surfaces and breakfast bar, single drainer stainless steel sink unit, 'AEG' ceramic hob and extractor hood, Built in 'AEG' oven, built in 'Rangemaster' wine chiller, double glazed timber windows to front and gable elevation.

##### Utility Room

Fitted base units with complementary work

surfaces, stainless steel sink unit, double glazed timber windows to gable and front elevations, ceramic tiled flooring, coved ceiling.

##### Conservatory

Constructed of upvc double glazing and stonework, ceramic tiled flooring, ceiling fan.

##### Inner Hallway

##### Bedroom One

Double glazed upvc window to conservatory and rear elevation, range of high quality fitted mahogany wardrobes.

##### En suite

Five piece suite comprising corner bath, fully tiled shower cubicle with 'Mira' shower fitment, low level w.c, pedestal wash hand basin, bidet, ceramic tiled walls and floor, double glazed upvc window to rear elevation, coved ceiling, ceiling spotlighting.

# Particulars of sale

## **Cloak Room**

Two piece suite comprising pedestal wash hand basin, low level w.c, ceramic tiled walls and flooring, double glazed upvc window to rear elevation.

## **First Floor**

### **Staircase**

Mahogany open tread staircase with feature handrail.

### **Landing**

Open landing area with feature balustrade, double glazed upvc window to front elevation, fitted linen storage cupboard.

### **Bedroom Two**

Double glazed upvc window to gable elevation, double panel central heating radiator, fitted wardrobe and dressing unit, timber panelled ceiling.

### **Bedroom Three**

Double glazed upvc window to gable elevation, double panel central heating radiator, fitted wardrobes and dressing unit.

### **Bedroom Four**

Double glazed upvc window to front elevation, single panel central heating radiator, fitted wardrobes.

### **House Bathroom**

Four piece suite comprising fully tiled shower cubicle with 'Mira' fitment, panelled bath, pedestal wash hand basin, low level w.c, single panel central heating radiator, double glazed upvc window to rear elevation.

## **Offices & Apartment**

A detached office or cottage constructed of stonework and brickwork with pitched tiled roof supported on timber.

**The office and apartment building has full planning permission to be converted into a three/four bedroom private residence.**

### **Ground Floor**

#### **Office**

Double glazed double doors and side windows, double fitted wardrobes, two double panel central heating radiators.

#### **Secondary Offices**

Two secondary offices or store rooms, single glazed timber windows, timber panelled ceilings.

#### **Gardeners W.C**

Bracket wash hand basin, low level w.c, single panel central heating radiator.

### **First Floor**

To the rear of the property is a wrought iron open tread external staircase leading to first floor apartment.

#### **Sitting Room**

Double glazed upvc window to front elevation, double glazed French doors leading to balcony with wrought iron support railings. Two double panel central heating radiators, double glazed timber window to side elevation.

## **Kitchen**

Fitted base and wall units, single drainer stainless sink, four ring gas hob, 'Whirlpool' electric oven and grill, ceramic tiled floor.

### **Inner Hallway**

Single panel central heating radiator, spotlighting to ceiling.

### **Shower Room**

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level w.c, double glazed upvc window to rear elevation, ceramic tiled walls and flooring, single panel central heating radiator.

### **Boiler Room**

Wall mounted gas boiler providing central heating and domestic hot water, ceramic tiled floor.

### **Second Floor**

Spiral staircase leading to second floor.

### **Bedroom**

Feature spiral balustrade with wrought iron and timber, three 'Velux' skylights, feature Lancashire Rose upvc double glazed leaded round windows to both gable elevations, fitted wardrobe, eaves storage.

### **Carport**

Carport with three stone columns.

## **Pool and Leisure Complex**

Constructed of brickwork with steel portal roof.

### **Pool**

Three double glazed upvc windows to front

elevation, pool with full cover and Jacuzzi, side personnel door, separate room with heating system.

### **Bar Room**

Fully fitted bar facility, snooker table, sauna, w.c, shower room.

### **Services**

Valley House; Mains water, mains gas, mains electricity, main sewerage.  
Council Tax Band G payable to South Ribble Council.

Apartment & Office; Mains water, mains gas, mains electricity, septic tank. Council Tax Band A payable to South Ribble Council.

### **Tenure**

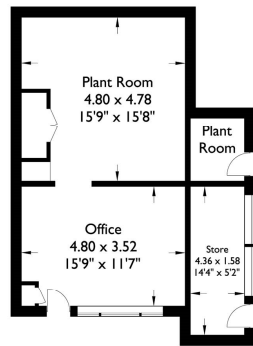
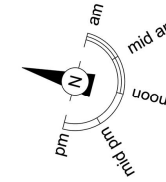
Freehold

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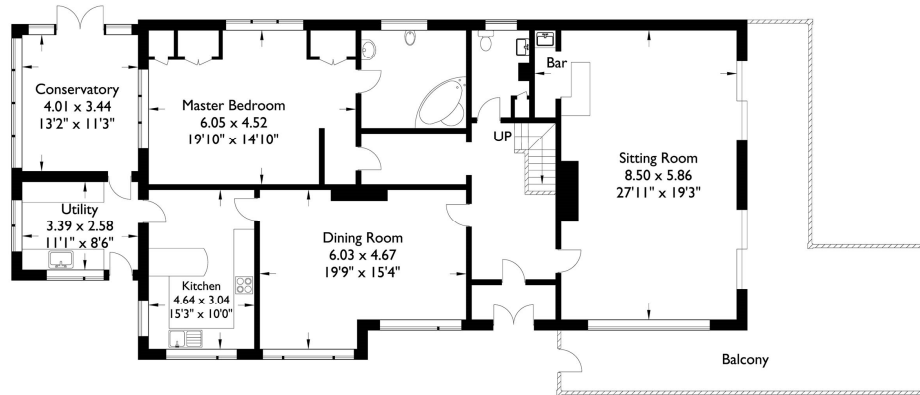
# Valley House

Approximate Gross Internal Area : 316.52 sq m / 3406.99 sq ft

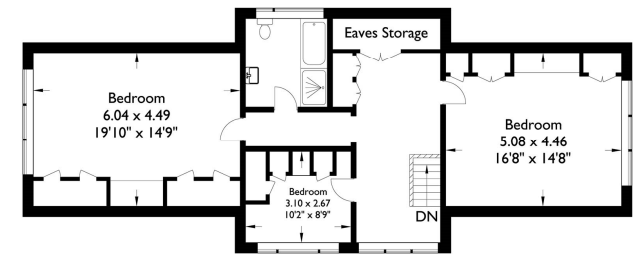
Total : 316.52 sq m / 3406.99 sq ft



Lower Ground Floor

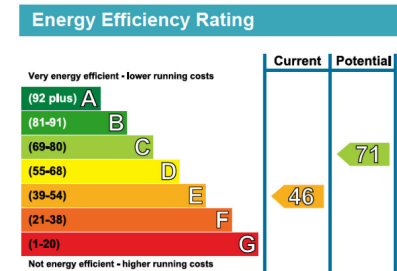


Ground Floor

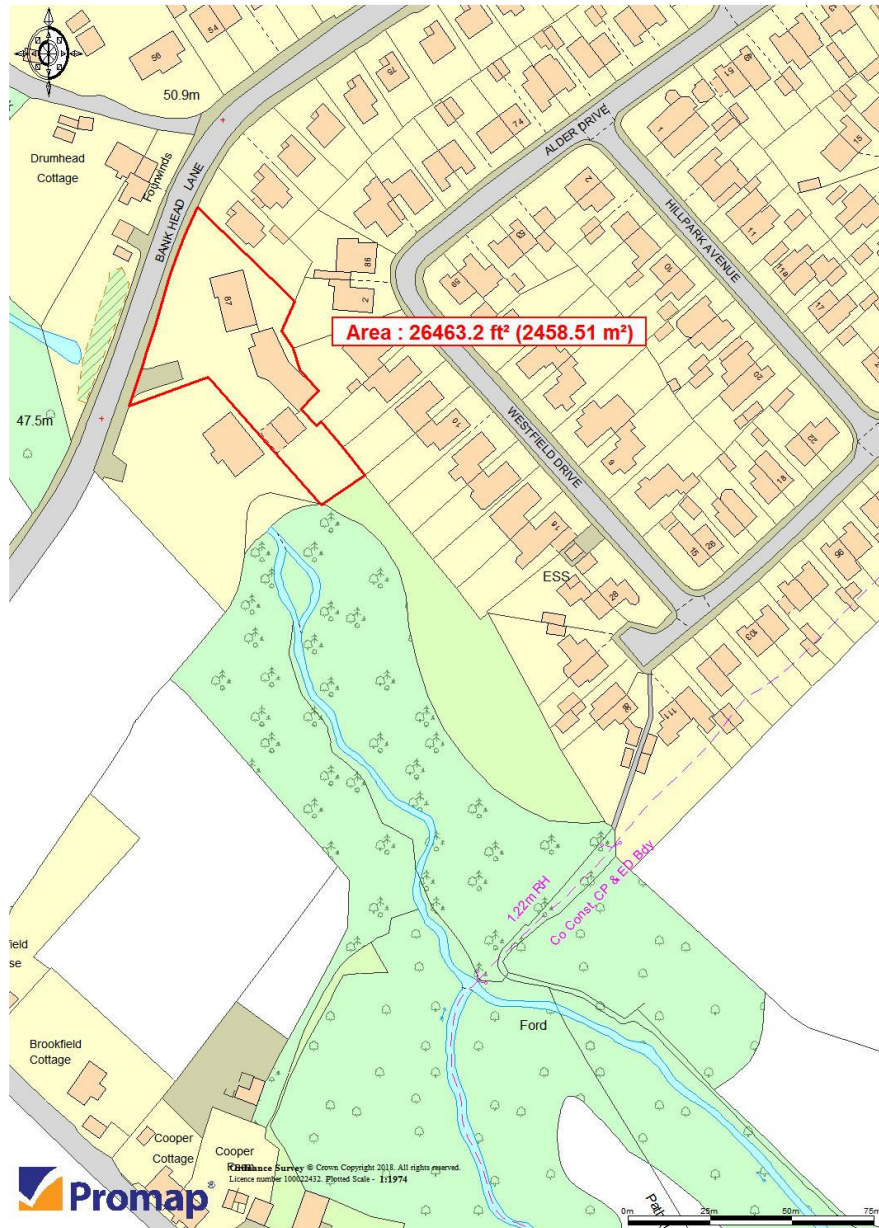


First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

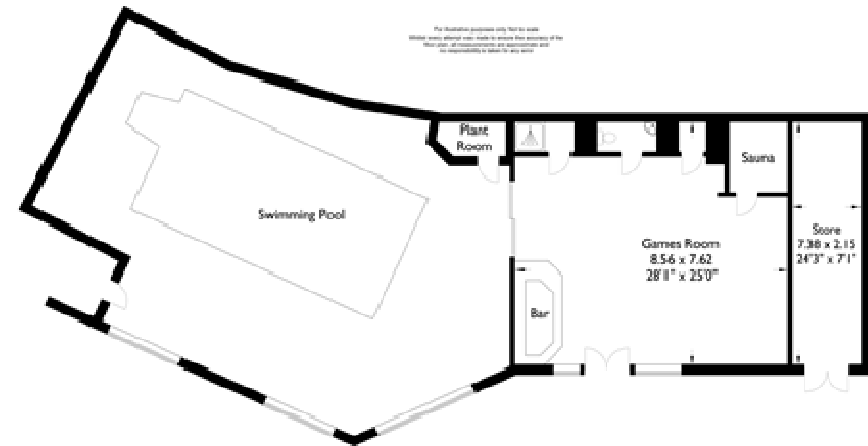


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## Valley House Pool

Approximate Gross Internal Area : 209.82 sq m / 2258.48 sq ft  
Total : 209.82 sq m / 2258.48 sq ft



## Office/Apartment

Approximate Gross Internal Area : 136.85 sq m / 1473.04 sq ft  
Total : 136.85 sq m / 1473.04 sq ft











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