



# Private Gated Residential Development

Stirling House, Valley House, Two Office Suites, Leisure & Pool Complex, Apartment.

Hoghton | Preston | PR5 0AB

**MSW HEWETSONS**



# Bankhead Lane

Offers in Excess of £1,400,000

Woodland by Separate Negotiation

Residential and Commercial Part Exchange Available

Hoghton | Preston | PR5 0AB

An exclusive private gated estate comprising three properties with beautiful surrounding mature lawned gardens and separate woodland. The site extends to 3.121 acres which includes woodland area with specialist oak and ash trees, mature lawns, children's play area, ornamental well, circular turning area with decking. The properties are approached by double cast iron entrance gates and railings to front elevation gaining access to all sections of the property.

## Stirling House

87b Bankhead Lane

An impressive detached principal house with high quality fixtures and fittings throughout with the benefit of central heating and double glazing.

### Ground Floor

Entrance Porch, Reception Hallway, Sitting Room, Dining Room, Breakfast Kitchen, Utility Room, W.C, Media/Cloak Room, Bedroom Five, Ensuite Shower Room.

### First Floor

Master Bedroom, Ensuite Shower Room & Wardrobe, Bedroom Two, Ensuite Shower Room, Bedroom Three, Bedroom Four, House Bathroom.

Stirling House has the benefit of full planning permission for a large double garage and first floor accommodation with WC.

## Valley House

87 Bankhead Lane

Exceptional detached private house with lower ground floor office facilities & sun balcony.

### Ground Floor

Entrance Porch, Sitting Room, Dining Room, Kitchen, Utility Room, Conservatory, Master Bedroom, Ensuite Bathroom, Cloak Room.

### First Floor

Bedroom Two, Bedroom Three, Bedroom Four, House Bathroom.

### Lower Ground Floor

Office & Car port.

### Leisure Facilities

Adjoining Valley House is a heated pool complex with separate snooker & bar area.

## Offices & Apartment

87a Bankhead Lane

A detached house presently used as a private office and first floor apartment. which could easily be converted into a 3-4 bedroom house.

### Ground Floor

Office, Two store rooms, Car port garaging.

### First Floor

Studio apartment, Kitchen, Shower Room, Spiral Staircase leading to –

### Second Floor

Bedroom with fitted wardrobes & storage.

The office and apartment building has full planning permission to be converted into a three storey private residence.



## Stirling House

Approached via its own private driveway to double cast iron entrance gates, Stirling House has the benefit of solar panels, gas fired underfloor wet heating system to all floors and double glazed timber windows throughout.

'Lutron' controlled lighting system and 'Sonos' music system.

### Construction

The property is constructed of traditional locally sourced coarse sandstone, hand dressed with pitch blue slate roof supported on timber.

### Ground Floor

#### Entrance Hall

Timber panelled door with side windows, sash style windows to inner gables, Travertine tiled flooring.

#### Reception Hallway

Feature solid timber open tread staircase with timber newel posts and glazed bannister with a polished chromed handrail. Travertine tiled flooring.

#### Lounge

Double glazed sash window to the front elevation, three further sash double glazed timber to gable elevation and either side of chimney breast. Double glazed French doors to side flagged patio area.

#### Dining Room

Double glazed sash timber windows to front and gable elevations.

#### Day Room/Bedroom Five

Double glazed timber windows to gable and rear elevations.

#### En Suite Shower Room

Three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin, bracket wash hand basin, chromed radiator towel rail.

#### Breakfast Kitchen

Range of high quality oak furniture including island breakfast bar with complimentary black granite work surfaces. Built in 'Bosch' electric oven and grill, built in 'Bosch' gas hob and canopy, built in 'Lamona' dishwasher, built in wine chiller. Travertine tiled flooring, double glazed timber sash windows to gable and rear elevations.

#### Utility Room

Range of fitted base and wall units with black granite work surfaces with twin drainers, enamel 'Belfast' sink with chromed mixer tap, Travertine tiled flooring.

#### Cloak Room

Two piece suite comprising wash hand basin on granite plinth, low level w.c, Travertine tile flooring and walls, chromed radiator towel rail.

#### Service Room

Double glazed timber sash window to rear elevation, Travertine tiled flooring, single panel central heating radiator. This room houses the electrical controls and sound systems for the house.

#### First Floor

#### Staircase

Feature mahogany and glazed staircase.

#### Landing

Feature landing with mahogany newel posts and glazed balustrade, full wall double glazed window to front elevation.

#### Bedroom One

Double glazed timber sash window to front and gable elevation, built in wardrobes.

#### En Suite Shower Room

Three piece suite comprising shower cubicle with power shower, bracket wash hand basin, low level w.c, ceramic tiled walls and floors, double glazed timber sash window to gable elevation, chromed radiator towel rail.

#### Walk-In Wardrobe

With fitted rails for hanging, single panel central heating radiator.

#### Bedroom Two

Double glazed timber sash dormer window to front elevation, double glazed timber sash window to gable elevation, twin fitted wardrobes.

#### Bedroom Three

Double glazed timber sash window to gable elevation, twin fitted wardrobes.

#### En Suite Shower Room

Three piece suites comprising fully tiled shower cubicle, bracket wash hand basin, low level w.c, double glazed timber dormer window to rear elevation, chromed radiator towel rail, Travertine tiled walls and floors.

#### Bedroom Four

Double glazed timber sash dormer window to rear elevation, cloak cupboard.

#### House Bathroom

Five piece suite comprising boat bath with chromed mixer tap and shower fitment, twin wash hand basins on marble plinth with timber cabinets beneath, low level w.c, full shower cubicle, feature curly chromed radiator towel rail, double glazed timber sash window to rear elevation.

#### Boiler/Plant Building

A detached stone built slate roof boiler/plant building.

**Stirling House has the benefit of full planning permission for a large double garage and first floor accommodation with WC.**



# Valley House

Approached via its own private driveway to double cast iron entrance gates.

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.

### 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.

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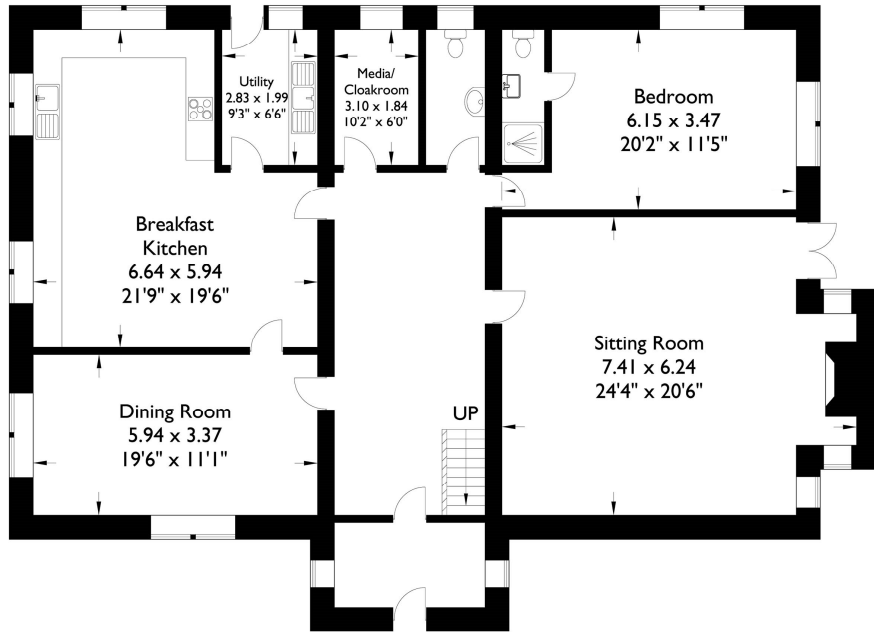
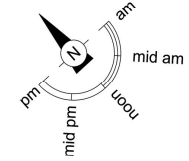




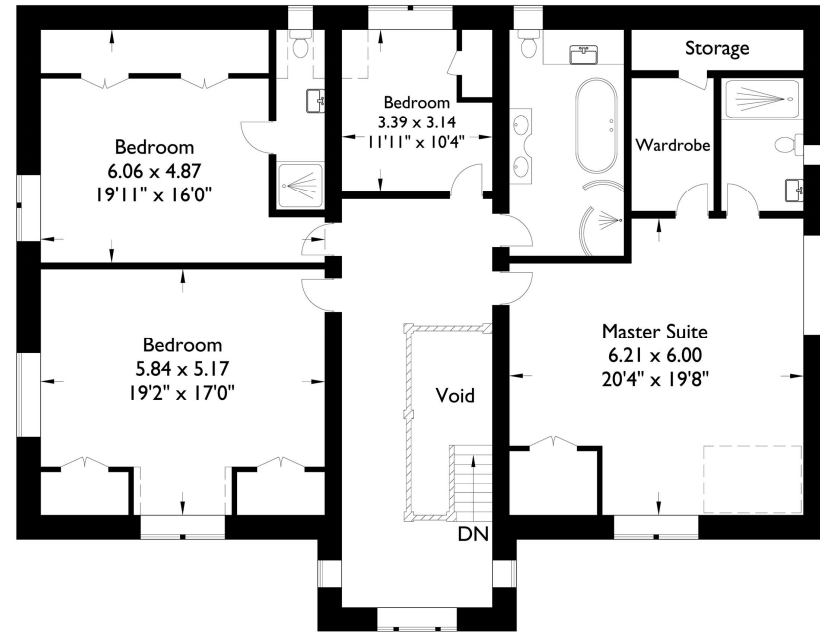
# Stirling House

Approximate Gross Internal Area : 334.20 sq m / 3597.29 sq ft  
 Total : 334.20 sq m / 3597.29 sq ft

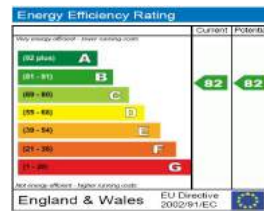
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 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



Ground Floor



First Floor

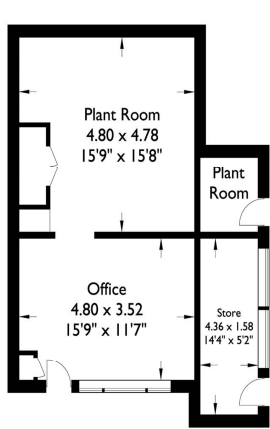
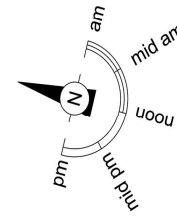


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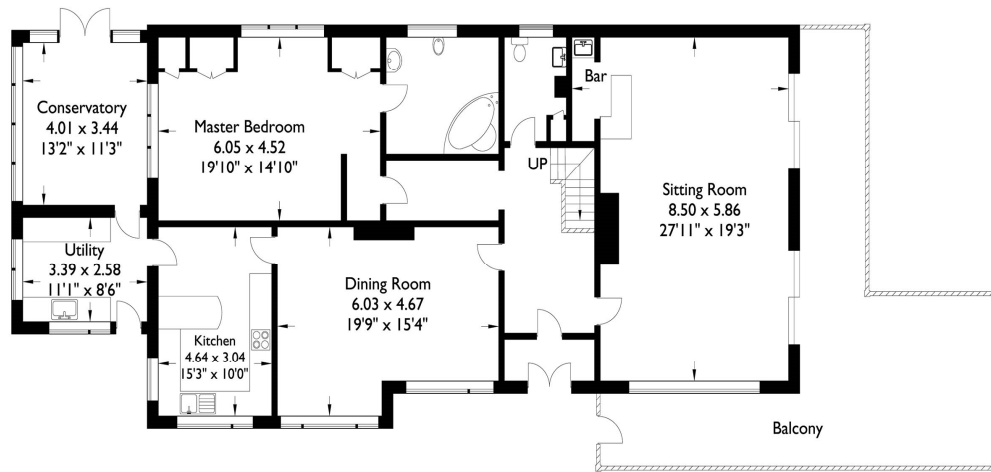
# Valley House

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

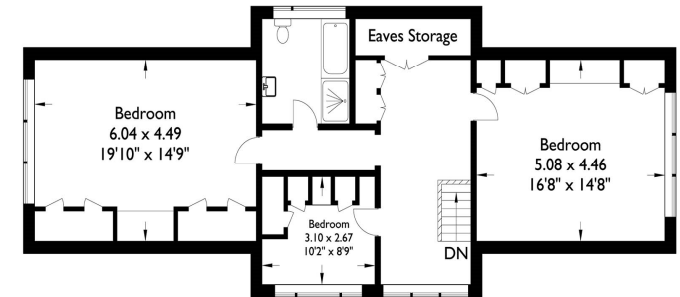
Total : 316.52 sq m / 3406.99 sq ft



Lower Ground Floor

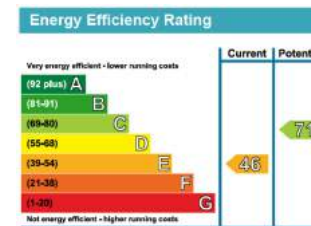


Ground Floor



First Floor

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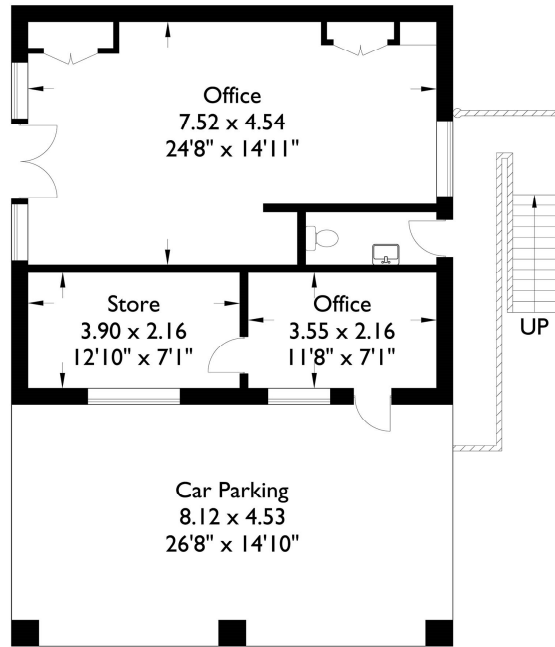
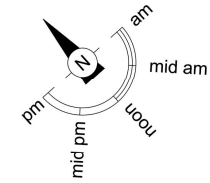
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# Office/Apartment

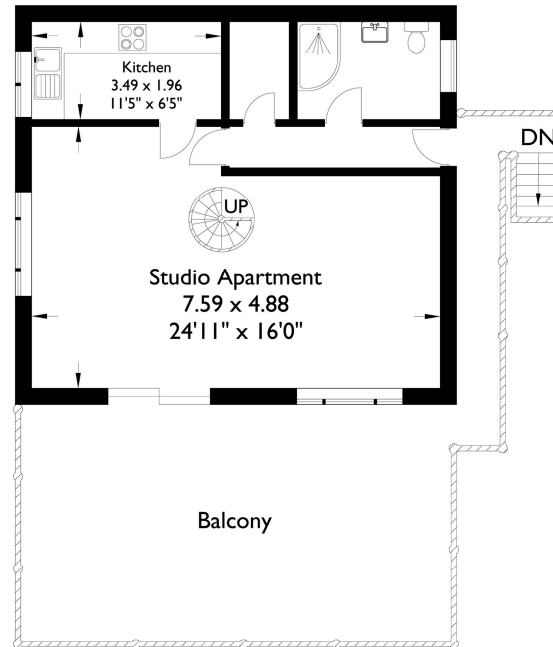
Approximate Gross Internal Area : 136.85 sq m / 1473.04 sq ft

Total : 136.85 sq m / 1473.04 sq ft

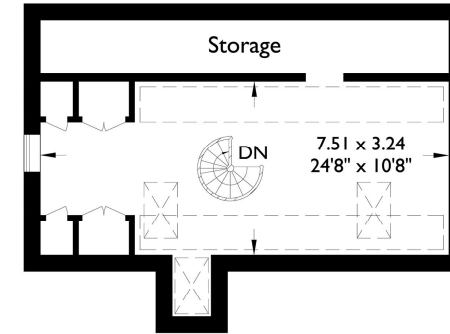
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Ground Floor



First Floor



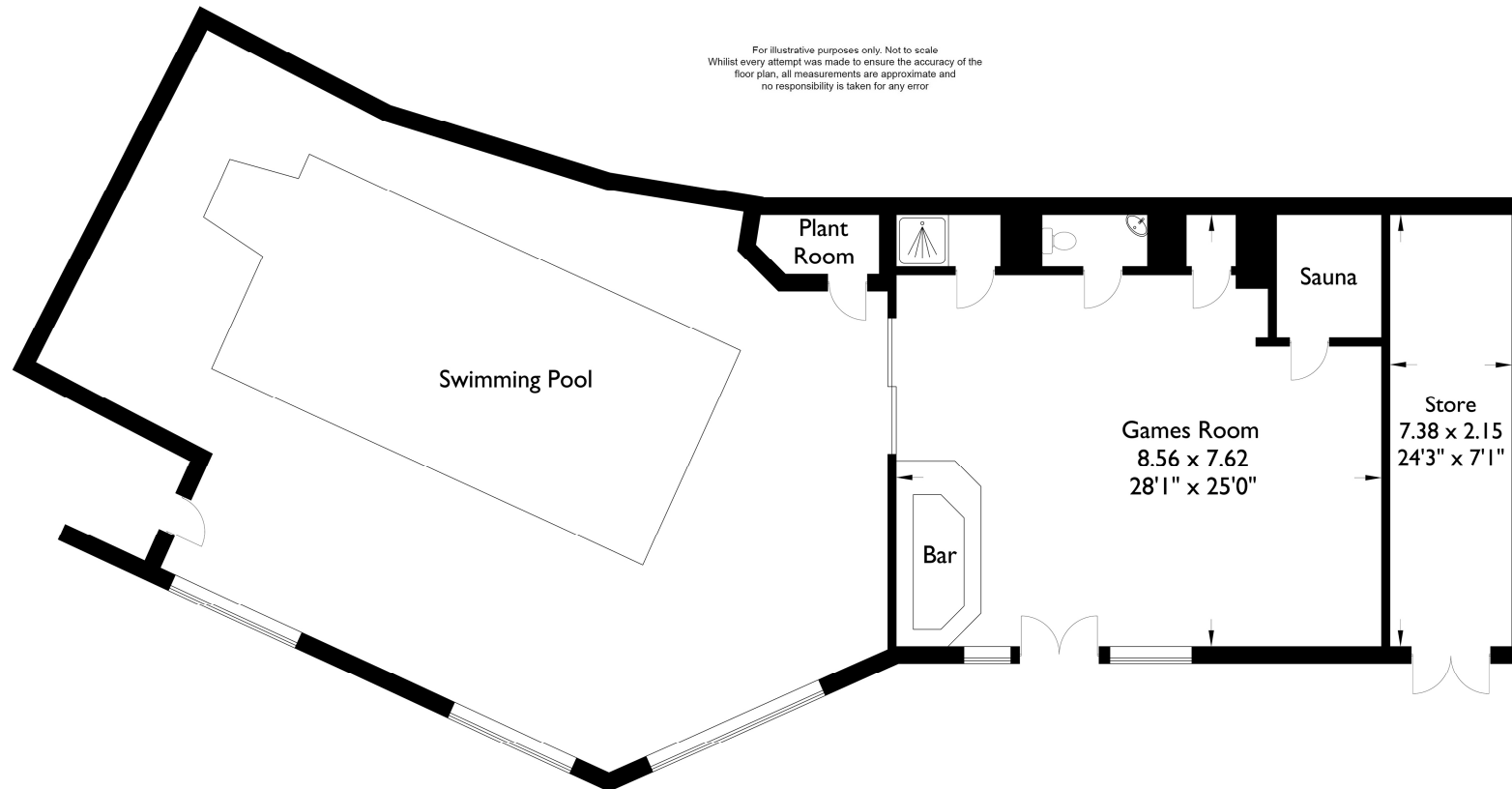
Second Floor

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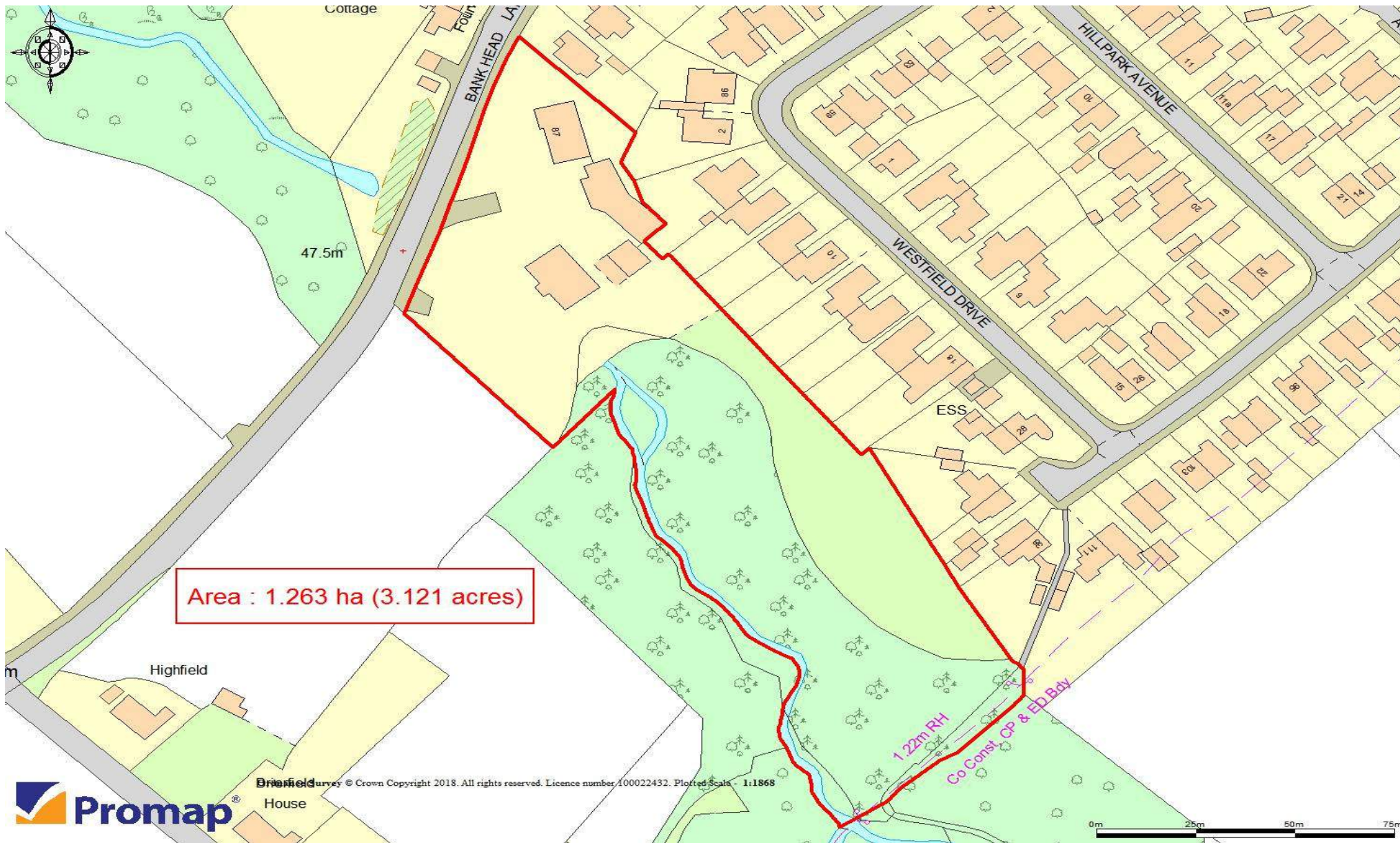
# Valley House Pool

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

Total : 209.82 sq m / 2258.48 sq ft



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