



# Stirling House

Bankhead Lane | Hoghton | Preston | Lancashire | PR5 0AB

MSW HEWETSONS



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Guide Price of £775,000

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Preston | Lancashire | PR5 0AB

An impressive five bedroom detached principal house set in just over half an acre, with high quality fixtures and fittings throughout with the benefit of gas fired underfloor wet heating system to all floors and double glazed timber windows throughout. Approached via its own private driveway to double cast iron entrance gates, Stirling House has the benefit of solar panels and a 'Lutron' controlled lighting system and 'Sonos' music system. Stirling House has the benefit of full planning permission for a large double garage and first floor accommodation. Additional land available by separate negotiation.

## 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.

# Particulars of sale

## 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.

## External

Approached via a private gated entrance, with ample parking, gardens to side and rear. Additional Land available by separate negotiation.

## Planning Permission

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

## Services

Mains electricity, mains water, mains gas, 'Klargester' septic tank.

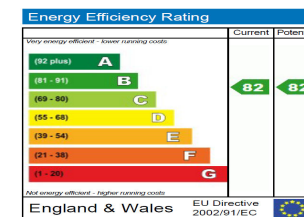
## Tenure

Freehold

## Council Tax

Band G payable to South Ribble Council.

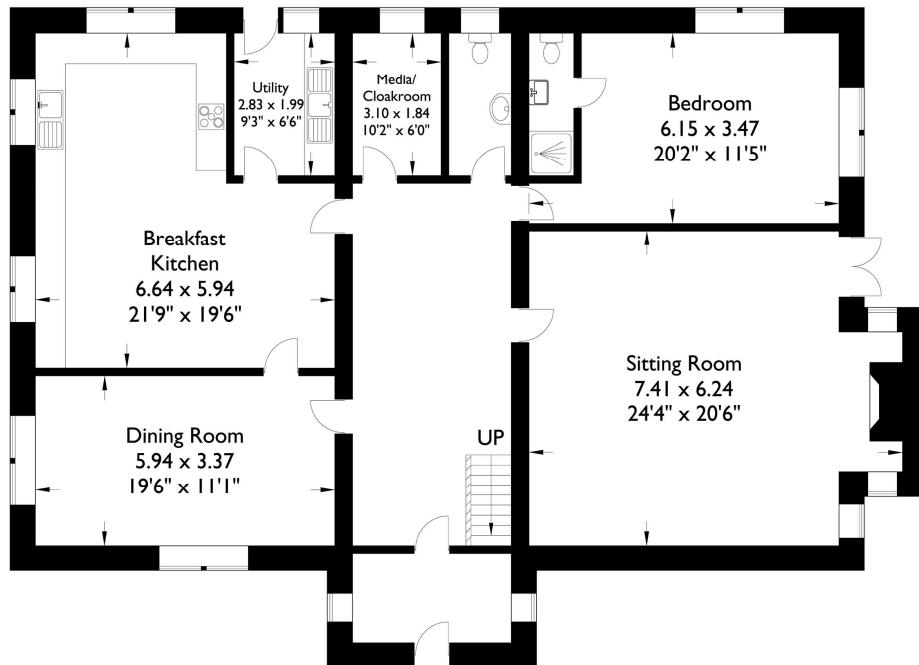
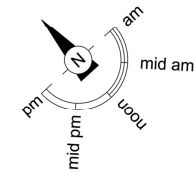
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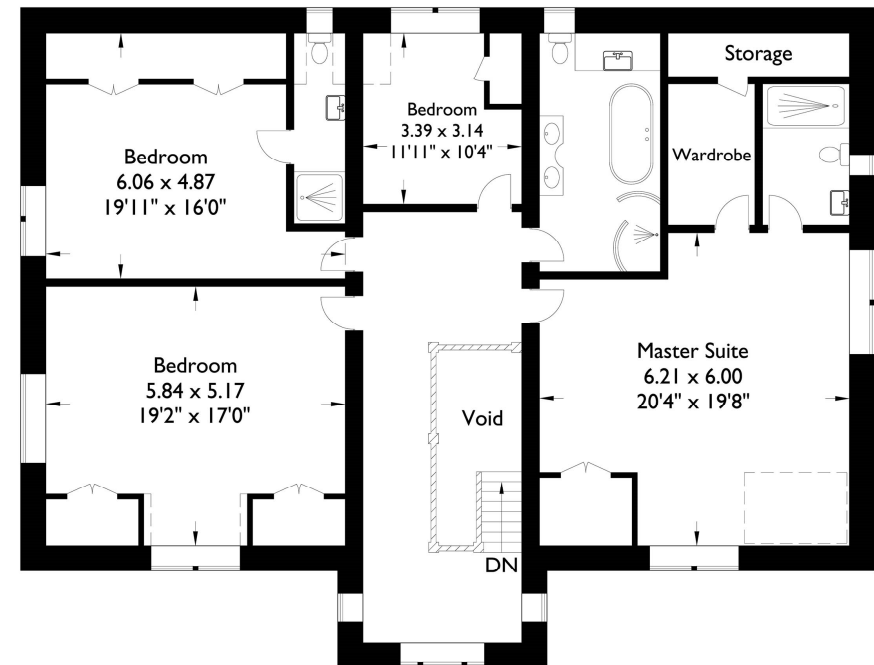
# Stirling House

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

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

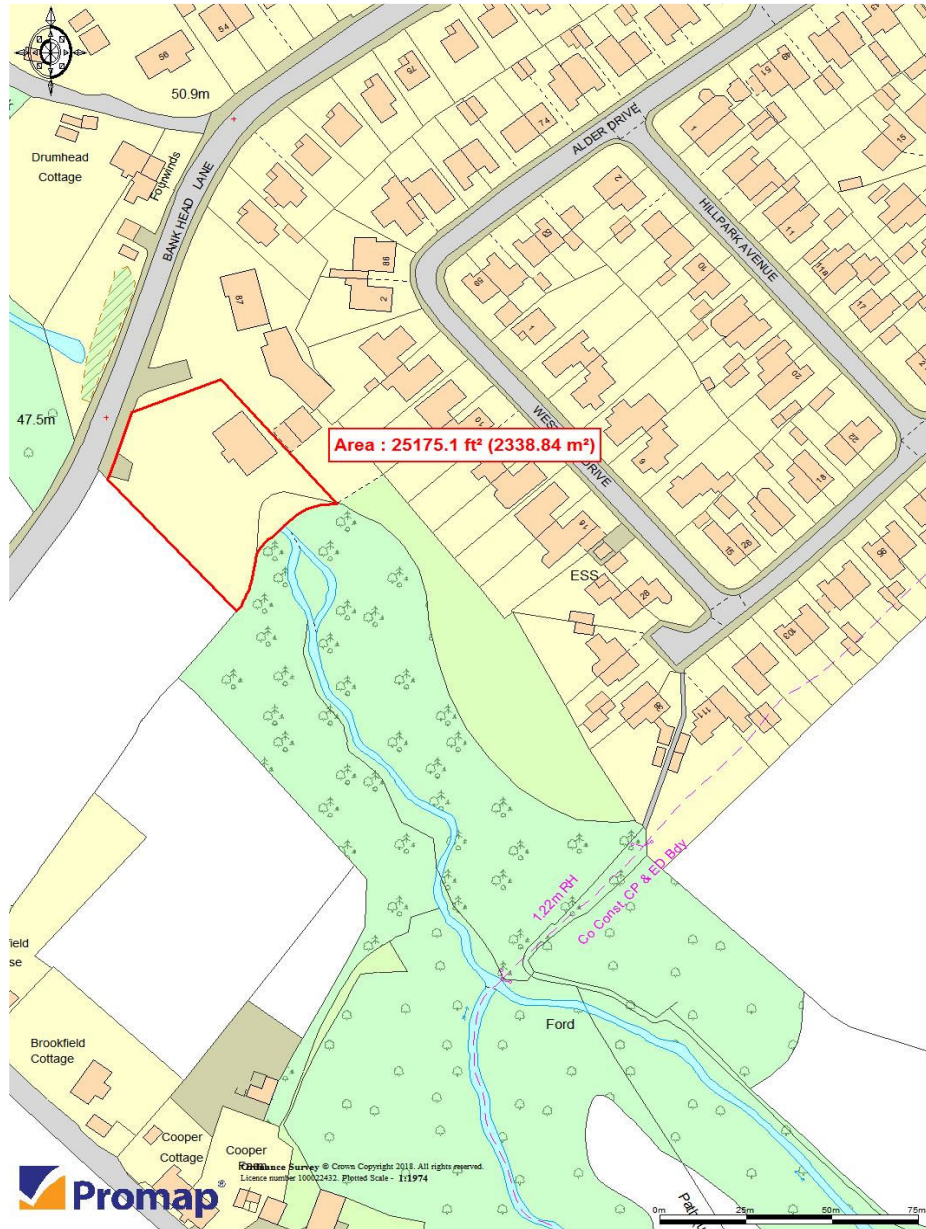


Ground Floor



First Floor

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