



The Laurels
Cinder Lane | Woodplumpton | Preston | Lancashire | PR4 0TH

FINE & COUNTRY

THE LAURELS

2021

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Welcome to The Laurels, Cinder Lane, Woodplumpton, PR40TH

In a rural setting, an impressive newly built detached house being one of three in this exclusive enclave. Local developers J S Berry Contractors Ltd have built a superior executive home which has been meticulously finished without compromise, that stands well and offers space and light, quality fittings combined with a touch of luxury, all bound together with strong energy efficiency credentials.

Occupying a generously sized plot with ample parking and a large, level, family friendly garden bordering open fields and enjoying far reaching country views over a succession of hedge edged fields, The Laurels offers an entrance porch, large hallway off which is a cloakroom, large living kitchen with utility room, plant room and access to the integral double garage, sitting room and home office/den. Rising to the spacious first floor landing (a room in itself) via the airy stairwell, the principal bedroom has an ensuite shower room and three further double bedrooms share the house bathroom.

The ideal house to raise a family or if there's two of you there is an opportunity to embrace the space; there's plenty of room to work from home and invite guests to stay overnight.

Whilst the setting is rural, it's certainly not isolated with the city of Preston being easy to reach as well as offering excellent access to the M55 and M6 whether for business or pleasure.

Reassuring to know you're in experienced hands....

The Laurels and the two adjacent properties, The Willows and The Oaks, have been built by J S Berry Contractors Ltd who are a family business with a reputation that has been achieved by building prestigious detached properties in semi-rural locations to the north of Preston. The Willows and The Oaks have already sold and the new residents moved in.













Attention to detail combined with classic good looks and a high specification

A carved date stone sits above the front door and provides an attractive feature of this impressive detached house. The Laurels stands well to the north of this exclusive residential development of three detached houses. With red brick elevations under a slated roof, the composite sandstone lintels and cills are a smart architectural detail. A high quality specification has been employed and together with the standard of finish a contemporary country aesthetic has been curated.

The eco efficiency credentials of the house are confirmed with Ecodan Renewable Heating Technology from an air source heating pump (under floor on the ground floor providing comfort and maximum flexibility for furniture and on the first floor to radiators and heated towel rails), a mi-fire wood burning stove (one of the most environmentally friendly and efficient stoves on the market) and PVC double glazed windows and doors (stylish anthracite on the outside, crisp and fresh white internally). The glazed panels in the front door (and twin side panels) as well as the bathroom and ensuite all feature opaque glass for privacy.

Walls and woodwork are painted in crisp, classic white that marries well with the modern boarded solid oak doors and sleek solid oak and glass balustrade to the staircase.

Flooring has been carefully chosen to have broad appeal and longevity with Spanish porcelain marble floor tiles (supplied by Roccia in Preston) and plush carpets (fitted to the office, sitting room, staircase, landing and all four bedrooms) in a soft grey colourway – we highly recommend shoes are taken off when you view in order to fully experience the deep pile and luxurious feel underfoot.

Giving a contemporary look are the brushed chrome sockets, switches, TV and data points and door stops whilst the door furniture is complementary satin chrome. The majority of lights throughout are brushed chrome edged downlighters with a row of three statement pendants above the island unit and a cluster of five pendants in the stairwell.

Classically styled fixtures and fittings in the kitchen and utility provide timeless appeal and have been supplied and fitted by well regarded KAM Design in Preston. The cabinets have pale grey Shaker style doors and are topped with a quartz worktop which extends into the upstands as the worktop meets the walls. Handles and knobs are brushed chrome and complete the look. The cabinets have soft close doors and include deep pan drawers and a wide integrated cutlery tray.

Integrated NEFF appliances comprise a pyrolytic double oven and grill in Graphite Grey, five plate induction hob with extractor fan and light above, dishwasher, larder fridge and tall freezer. On top of this there is a Capel wine store and instant hot water Quooker tap (an energy efficient, safe and sustainable alternative to the traditional kettle). The island unit is generous and offers not only excellent additional storage but seating along two lengths for at least four stools so providing an informal place for a light bite or for guests to enjoy a pre-dinner drink and chat whilst food is being prepared. The utility room has matching cabinets, this time with laminate worktops, here you'll also find plumbing for a washing machine.

The sitting room, living kitchen, home office/den and all four bedrooms have conveniently placed power, data and TV aerial sockets.

The loft hatch has a pull down wooden ladder and once up in the loft there's a light. If you're looking at this for storage then it's ready for you to board out. There's good storage on the landing too with a bonus airing cupboard (with a radiator as the hot water tank is in the plant room downstairs).

The ground floor cloakroom, house bathroom and principal bedroom ensuite shower room are all well fitted using quality fittings that have a luxurious look and feel. The four piece bathroom has a contemporary curved double ended bath, a large corner shower cubicle with rainfall and handheld heads, a dark grey high gloss floating vanity unit and a loo. The shower room has a large shower cubicle, floating vanity unit and loo. Both are fully tiled, have mirrors with built in lights and chrome heated towel rails.

Got your hands full? No problem, there are automatic lights when you go from the utility room into either the plant cupboard or the garage. The double garage has an electric up and over door and plenty of power points with space for a workbench, extra kitchen appliances or gym equipment; it's ready for you to make the space your own.













Moving outside

There's a great flow from the house out to the garden, bi-folding doors from both the sitting room and the living kitchen fold right back opening up to the flagged terrace and garden. The outside area is simply landscaped, there's a large terrace paved with Indian sandstone flags with more than enough room for a couple of sets of outdoor furniture, a substantial lawn (it's level so perfect for children's games and play equipment and let's be honest, much easier to mow too!) An area of limestone chippings runs behind the garage and makes the perfect drying area and site for your shed and then at the front of the house there's a sizeable tarmac area for parking. The garden is fenced as it borders the neighbouring house and then hedged along the field, it's ready for you to design and plant the garden that suits your lifestyle best – whether you are seeking low maintenance or labour intensive, there's space for borders and beds, raised beds and a greenhouse, wildflowers and ponds... whatever you fancy.

External services comprise lighting, power points and a cold water tap.

Location

This semi rural location offers far reaching country views and a quieter pace of life. It doesn't however leave you isolated as depending on whether you like a city or market town your day-to-day needs will either be met by Preston or 'one of the most desirable villages in the UK' of Great Eccleston or the attractive market town of Garstang. At Great Eccleston a Farmers Market takes place every other Wednesday and is known for its agricultural show and tractor pulling event. At Garstang you'll find a full range of health services, supermarkets and a thriving weekly market. Also worth a visit locally is Honeywell's Farm Shop (1.5 miles distant), a celebration of local food, farmers and producers.

To the north the historic city of Lancaster and to the south and much nearer, Preston both have much to offer all generations with established cultural and music scenes and a wide range of bars and restaurants offering cuisines from around the world. Both cities have busy shopping areas with both national and independent retailers represented and a comprehensive range of professional services and healthcare providers with both private and NHS hospitals available.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M55 and M6 as well as train stations on the main West Coast line at both Lancaster and Preston. London and Edinburgh can easily be reached within 2.5 hours by train, with Manchester City Centre and Manchester Airport around an hour away.





The Laurels

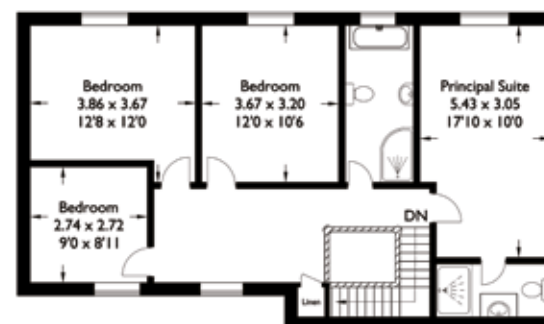
Approximate Gross Internal Area : 155.74 sq m / 1676.37 sq ft

Garage : 30.67 sq m / 330.12 sq ft

Total : 186.41 sq m / 2006.50 sq ft



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.



FURTHER INFORMATION

On the road

Preston	8.3 miles
Garstang	8.6 miles
M55	4.4 miles
M6 J32	5.2 miles
Lancaster	23 miles
Lytham St Annes	17.6 miles
Manchester	41.6 miles
Manchester airport	48.5 miles
Liverpool airport	54.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity and water. Air source central heating from an Ecodan boiler system, the air source fan unit is positioned at the side of the house. The plant cupboard is off the utility room and houses the heating system and hot water store.

Drainage to a private septic tank location behind the garage.

Security alarm

Directions

what3words: [///ruins.brush.chips](https://www.what3words.com/ruins.brush.chips)

Use Sat Nav PR4 OTH with reference to the directions below:
Leave Preston and head towards the Tulketh Brow (B6241) and at the roundabout take the second exit onto Tom Benson Way (B6241) for one mile. At the next roundabout take the first exit onto Tag Lane (B5411) and at the next roundabout continue onto Tabley Lane. After 3.5 miles turn right onto Cinder Lane and follow for 0.5 miles. The development is on the left hand side. Turn in and head to the right.

Local Authority

Preston City Council

Local leisure activities

There are a wide range of sports clubs in Preston as well as gyms and swimming pools
Delta Hotel by Marriott Broughton has a leisure club with a swimming pool
Golf clubs at Royal Lytham and St Annes, Garstang, Myerscough and Lancaster
Barton Grange Garden Centre – not just a garden centre, there is a café and restaurant, farm shop, cook shop, cinema, bowling, curling, crazy golf and marina

Local eateries

There's a great choice locally of places to go for a bite to eat or a drink, here are a few local favourites if you are new to the area:

The Wheatsheaf Pub, Woodplumpton
The Plough, Eaves
The Italian Orchard, Broughton

The Cartford Inn, Little Eccleston
The Barn and Apple Store, both at Scorton
The Ship, Elswick
The Farmers Arms, Great Eccleston
The Horns Inn, Churchtown
Maxy Farm Pantry Restaurant, Preston

Great walks nearby

This corner of the north west offers great access to some fabulous countryside, all waiting for you to explore, whether it's walking, running or cycling that takes your fancy. If you're moving into the area then you might like to explore these routes.

Bilsborrow Canal Walk – from Bilsborrow to Garstang along Lancaster Canal

Preston Guild Wheel – a 21 mile walking and cycling route encircling Preston and providing a link from the city to the countryside

The Beacon Fell Country Park offers woodland, moorland and farmland to explore. From the summit of Beacon Fell (873 feet above sea level) there are spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day.

There's also great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) and Wainwright's 214 fells in the Lake District National Park to conquer. Windermere is a 52 mile drive away which puts you in the heart of the Lakes in around an hour. If you enjoy some bracing sea air then the picturesque town of Lytham St Annes with its promenades, beaches and extensive cafe culture is easy to reach.

Schools

Primary

Woodplumpton St. Anne's CoE Primary School
Catforth Primary School
Great Eccleston Copp CoE and St Mary's Catholic Primary School, both in Great Eccleston
St Michael's-on-Wyre CoE Primary School
There's also choice in Garstang

Secondary

Broughton High School
Garstang Community Academy
St Aiden's C o E High School, Preesall
Kirkham Grammar School
The Royal Grammar and Girls' Grammar Schools, Lancaster
Ripley St Thomas Church of England Academy, Lancaster
AKS, Lytham and Rossall, Fleetwood (both independent schools)

Further Education

Lancaster - Lancaster University, University of Cumbria (Lancaster campus) and Lancaster and Morecambe College
Preston - University of Central Lancashire UCLan and Preston College

Included in the sale

Fitted carpets, light fittings and integral kitchen appliances as described.

Guide price £ 6 7 5 , 0 0 0

Council tax band - F

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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