



-  **Stunning Detached Cottage**
-  **Four Double Bedrooms**
-  **Three Reception Rooms**

-  **Extensive Gardens**
-  **Additional Paddock**
-  **Conservation Area**

**Price: £795,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







An early inspection is highly recommended of this beautifully presented, detached, double fronted cottage of character, standing in immaculately kept, extensive grounds, in the rural hamlet of Sollom.

Located within a Conservation Area, this 19th century cottage combines a fusion of traditional features such as the beamed ceiling in the Living Room, with modern Kitchen, En-Suite Shower Room and Garden Room. Heated with LPG, the well planned accommodation briefly comprises: Hall, Cloakroom/WC, Living Room, Dining Room, fitted Kitchen with Integrated Appliances and Garden Room to the ground floor with four double Bedrooms, the principal suite including Dressing Area and En-Suite, and a family Bathroom.

The established grounds are a particular feature of the property occupying half an acre, the formal rear garden arranged with extensive shaped lawn, paved patio, a vegetable plot and a variety of mature plants, shrubs and trees. Twin driveways provide off road parking, one giving access to the detached Garage with Games Room to the first floor. An additional field (0.56 acre), ideal for a paddock, is accessed via a gate to the side.

Sollom is a hamlet in the parish of Tarleton, in Lancashire, England. It lies south of Tarleton and north of Rufford on the A59 road, giving the village good links to Preston, Southport and Liverpool.





**GROUND FLOOR:**

**Hall**

**Cloakroom/WC** - 2.74m x 1.52m (9'0" x 5'0")

**Living Room** - 7.49m x 4.55m (24'7" x 14'11")

**Dining Room** - 4.55m x 3.78m (14'11" x 12'5")

**Kitchen** - 4.55m x 3.61m (14'11" x 11'10")

**Garden Room** - 4.65m x 4.34m (15'3" x 14'3")

**First Floor:**

**Landing**

**Bedroom 1** - 5.82m including Dressing Area x 4.55m (19'1" x 14'11")

**En-Suite Shower Room** - 4.55m x 1.6m (14'11" x 5'3")

**Bedroom 2** - 4.55m x 3.76m (14'11" x 12'4")

**Bedroom 3** - 4.55m x 3.66m (14'11" x 12'0")

**Bedroom 4** - 4.19m x 2.74m (13'9" x 9'0")

**Bathroom** - 2.74m x 1.6m (9'0" x 5'3")

**Outside:** The established grounds are a particular feature of the property occupying half an acre, the formal rear garden arranged with extensive shaped lawn, paved patio, a vegetable plot and a variety of mature plants, shrubs and trees. Twin driveways provide off road parking, one giving access to the detached Garage with Games Room to the first floor. An additional field (0.56 acre), ideal for a paddock, is accessed via a gate to the side.

**Garage** - 7.49m x 3.86m (24'7" x 12'8")

**Games Room** - 6.27m x 3.86m (20'7" x 12'8")

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G

**Tenure:** We hold written confirmation that the property is FREEHOLD

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

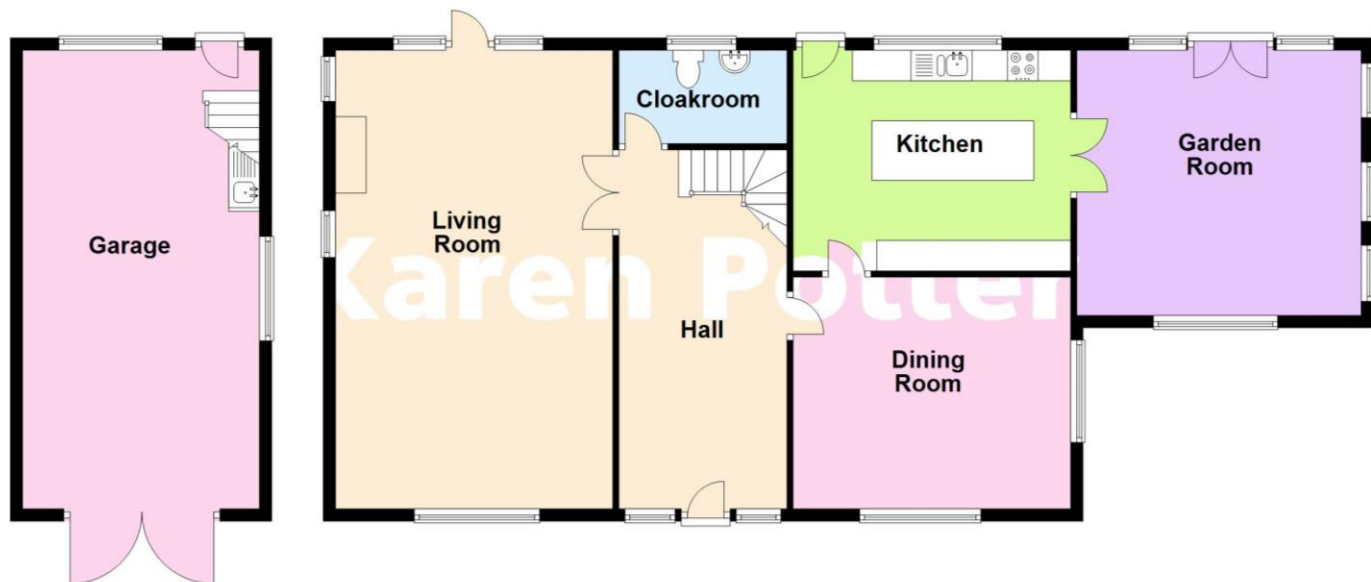
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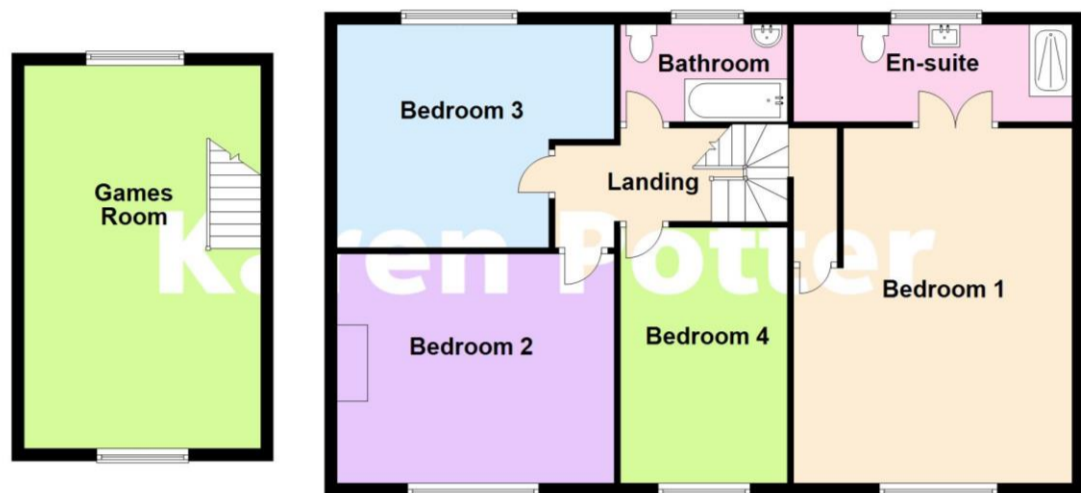
**Ground Floor**

Approx. 139.8 sq. metres (1505.2 sq. feet)



**First Floor**

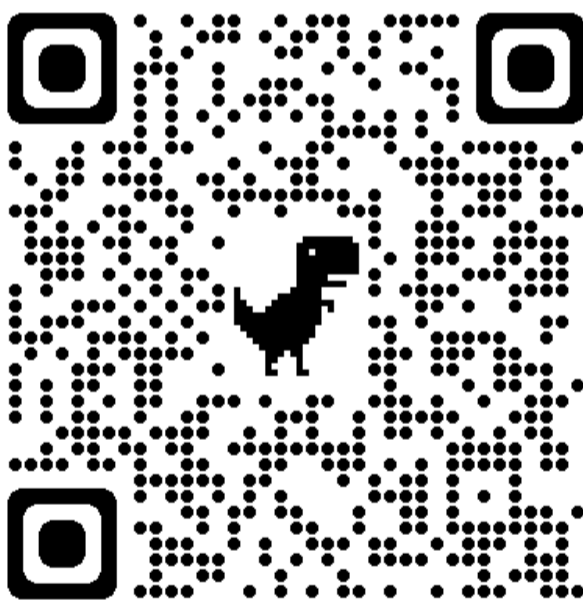
Approx. 114.4 sq. metres (1231.9 sq. feet)



Total area: approx. 254.3 sq. metres (2737.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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