



*'Springmount' Pleasington Lane*  
£900,000

**HUNTERS®**  
EXCLUSIVE







Built in 1854 & standing at over 5,000 sq ft, Springmount is a Victorian semi detached property that has been architecturally designed to create a masterpiece. From 2018 the property has had significant investment to transform its appearance and size creating a beautiful family home. Located in the heart of Pleasington the property is surrounded by picturesque greenery and is renowned for being one of Lancashire's premium settings. Due to the layout and size, Springmount caters to a variety of buyers, from those needing granny flats or room for extended family. Equally any buyers needing a property that is suitable for disabilities will love this as the property has been tailor made to cope.

### LAYOUT

*Ground floor* - Entrance hall, open plan dining kitchen through to snug/dining areas, utility room & three receptions rooms.

*Coach House Extension* - Once used as a garage the coach house is a magnificent addition to the properties living space. Linked directly to the kitchen areas it comprises; games room, bedroom, bathroom, separate WC and a top floor.

*First Floor* - The top floor is as grand as the first, with tall open ceiling and lots of light. It comprises; large open landing, four double bedrooms, four piece bathroom, four piece en-suite and a separate WC.

*Cellars* - The cellar has been fully tanked to create extra living space. Music Room, kitchen/boiler room, store room & CCTV room.

**EXTERNALLY** - To the front of the property there is a private resin driveway which can accommodate multiple vehicles. To the rear the property comes with some wonderful garden areas. There is generous lawn space along with flagged patio seating areas. There is a resin path which leads from the gated driveway at the bottom of the garden all the way up into the kitchen & games room. The view of the house looking back up from the garden is quite special.

**LOCATION** - Pleasington is a wonderful little village setting on the border of Blackburn & Chorley. It provides stunning walking routes and has a fabulous golf course on its doorstep. The M65 motorway link is within short proximity and commuting to Manchester is a 45 minute drive. There is also a local train station within walking distance. For those that like a drink, there are many popular pubs and food outlets close by along with award winning restaurants heading over the tops into the Ribble Valley. For educational requirements there are some excellent schools for all age ranges along with nurseries.

**OUR THOUGHTS** - *'These properties come around once in a blue moon. If you have the budget you have to come and see this. Probably the finest house we have had the privilege to sell'*





**\* GROUND FLOOR \***

**Entrance Hall**

10'0" x 3'7"

**Kitchen**

20'9" x 13'2"

**Snug/Dining Area**

24'0" x 13'7"

**Utility**

8'11" x 6'9"

**WC**

19'8" x 32'9" x 19'8" x 13'1"

**Main Hall**

34'5" x 7'11"

**Sitting Room (Green)**

20'6" x 15'5"

**Lounge (Blue)**

15'5" x 13'8"



**Sensory Room**

15'2" x 13'11"

**\* COACH HOUSE \***

**Games Room**

19'10" x 14'0"

**Bedroom Area**

12'8" x 16'3"

**Bathroom Area**

13'5" x 8'2"

**Upper Floor Of Coach House**

29'8" x 17'1"

**\* TOP FLOOR \***

**Bathroom**

11'10" x 7'3"

**WC**

6'10" x 4'1"





**Bedroom One**  
16'4" x 15'3"

**En-Suite**  
13'1" x 8'4"

**Bedroom Two**  
15'6" x 14'4"

**Bedroom Three**  
14'1" x 12'1"

**Bedroom Four**  
16'1" x 13'2"

**\* CELLAR ROOMS \***

**Music Room**  
14'7" x 12'10"

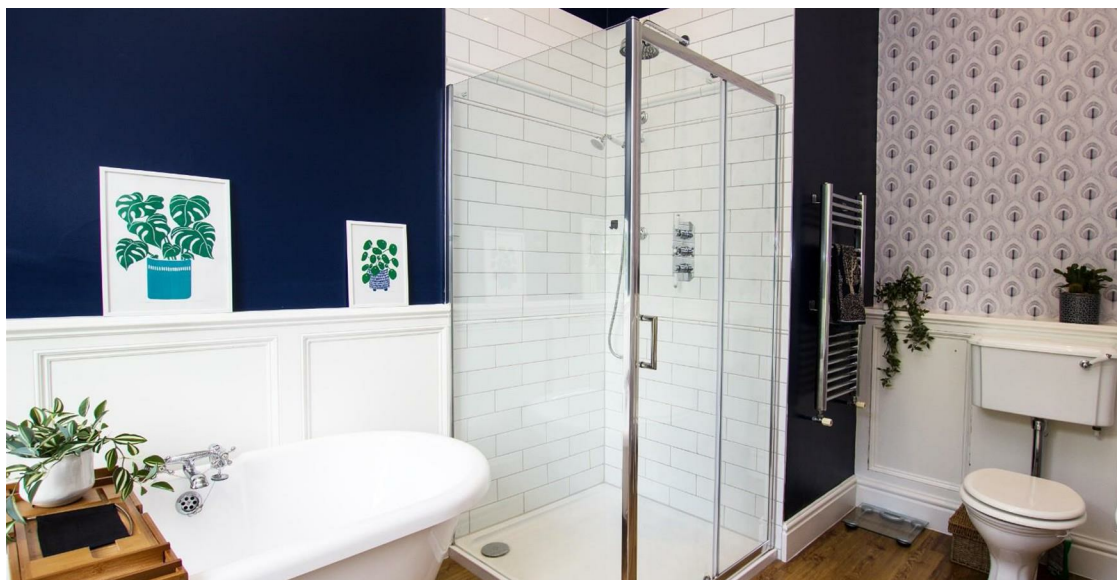
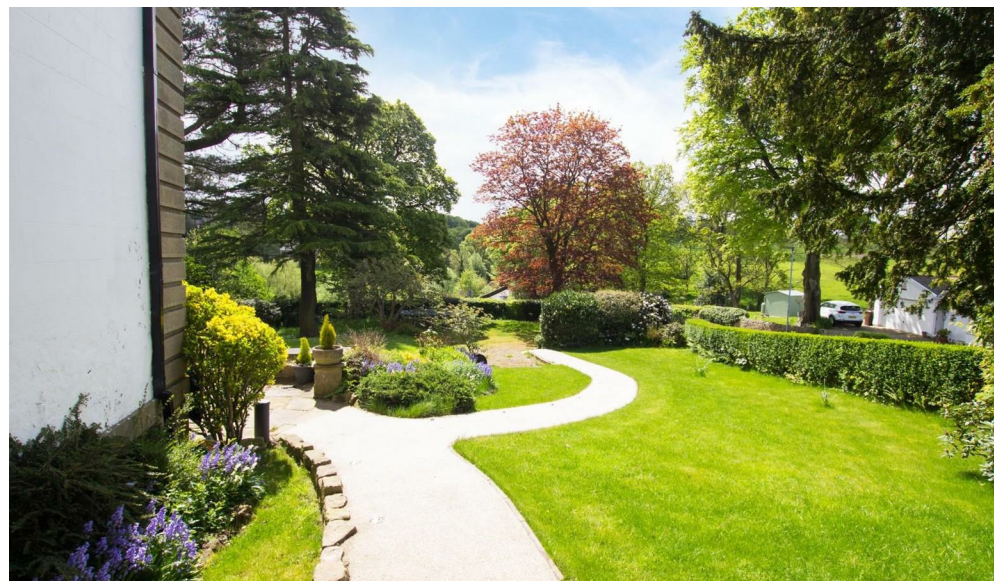
**Kitchen Area/Boiler Room**  
16'6" x 13'5"

**Store Room**  
10'5" x 4'11"

**CCTV Room**  
10'2" x 4'0"







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 472.0 sq. metres (5080.5 sq. feet)

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