



THE LAUND

SETTLE

INTO YOUR SURROUNDING

The Laund presents you with a rare opportunity to become the coveted owners of a traditional, distinctive, family home of magnificent proportions. Circa 5,000 sq. ft. of high-quality living space and surrounded by mature landscaped gardens with beautiful, mature trees this exclusive home provides stunning scenery and privacy.

For the fortunate few who can aspire to own a property of this magnitude this home represents the chance to become the next charismatic custodian of a very special and much-loved home; a striking Gentleman's Residence set within its own private

grounds behind secure electric gates yet remaining within Grimsargh village.

In addition, there is a sizeable 1,200 sq. ft. single storey building incorporating a triple detached garage and expansive storage facilities. This provides additional functional space that is likened to an average sized detached bungalow providing space for vehicles and gardening equipment.

This is an exceptionally spacious family home which provides a great deal of flexible living, dining and entertaining space over 3 floors.



“It’s like a mini stately home”



“The property comes into its own at Autumn and Christmas. It truly is magical”

EXPLORING THE GROUNDS

Set in close to an acre plot behind secure gates this home offers ample parking for 10 + vehicles; great for when having guests over. In addition, there's a detached garage which is perfect for housing a premium collection. Well-maintained landscaped lawns and patio areas surround this classic home with a blend of mature greenery gifting the new homeowners a safe place for your family to play and relax in the summer months.



“There are real fires in 2 of the rooms which we make use of most nights”

STEP INSIDE

Upon entering the grand hallway, which is adorned by an original staircase, you will find an impressive games room with a fireplace, a WC and a formal & informal lounge. High ceilings can be found throughout these rooms and original features for you to discover which adds to the warm, welcoming feeling in these impressive spaces.





THE HEART OF THE HOME

Centring this home's living space is a high-specification kitchen, complete with luxury fittings, which grants you access to a conservatory with wonderful views of the surrounding greenery as well as a garden room. You will also find a separate dining room.



“The dining room is a favourite room of ours, it’s pretty dramatic”



A BLEND OF
OUTDOOR
LIVING

The garden room, with a WC, is a great space for 'bringing the outdoors in' with ease of access via sliding doors to a patioed area and well-maintained lawns. The conservatory also offers an escape into the encompassing nature and is a focal point for use of the hot tub.

“Camellias, rhododendrons and cherry blossom can be found in the gardens”



MOVING UPSTAIRS

The imposing staircase takes you to the first floor of this home where you will find 5 classy double bedrooms, 2 with their own en-suites and a modern family bathroom. Each bedroom is individually designed and provides plenty of space for each occupant to appreciate. Travelling upstairs again to the second floor you will be pleased to find an additional 3 double bedrooms and spectacular views.



“The rooms are so well proportioned”

LET'S GET INTIMATE

- Exceptional level of secure, gated privacy
- Close to 1 acre plot
- One detached outbuilding
- Beautiful, expansive grounds
- 6 reception rooms including 2 living rooms, a garden room and a conservatory
- 8 double bedrooms
- Council tax band H

APPROXIMATE GROSS INTERNAL AREA

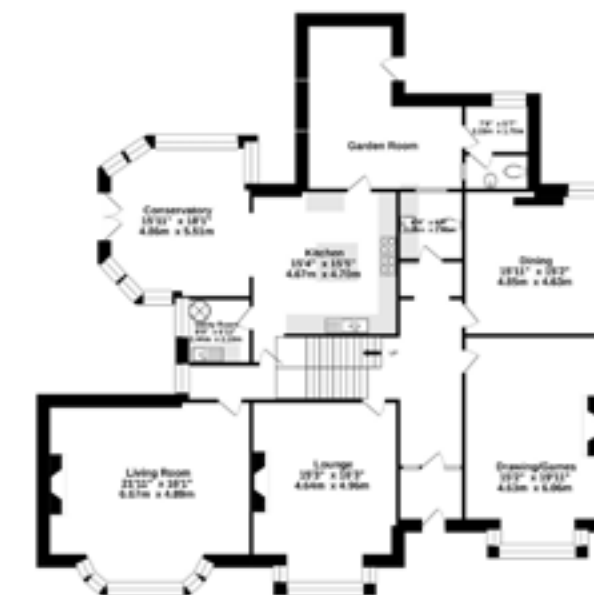
Main residence = 4,959 sq.ft. (460.7 sq.m.) approx.

Detached garage and store = 1,277 sq.ft. (118.7 sq.m.) approx.

Total = 6,236 sq.ft (579.4 sq.m) approx.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

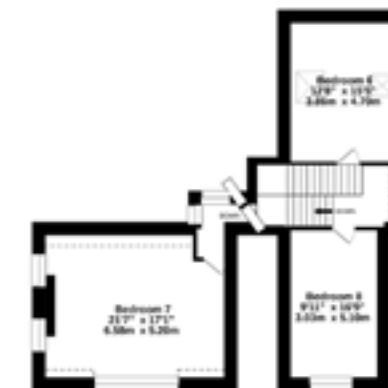
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDINGS



“An imposing residence in the middle of a village which helps us feel secure”



THE LOCAL AREA

There is a generous amount of nature to discover locally as well as a park opposite the home. Enjoy peaceful walks to the village which offers open green spaces and essential amenities such as a characterful pub, a shop and a hairdresser. There's great access to admired destinations within the Ribble Valley with Haighton Manor being within a 5-minute drive. Convenient motorway networks are close by taking you directly to Preston within a 20-minute drive and Manchester City centre in 40 minutes.

DID YOU KNOW? That you can Part Exchange your current home for this property... hassle free.