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PLUMPTON
MANOR

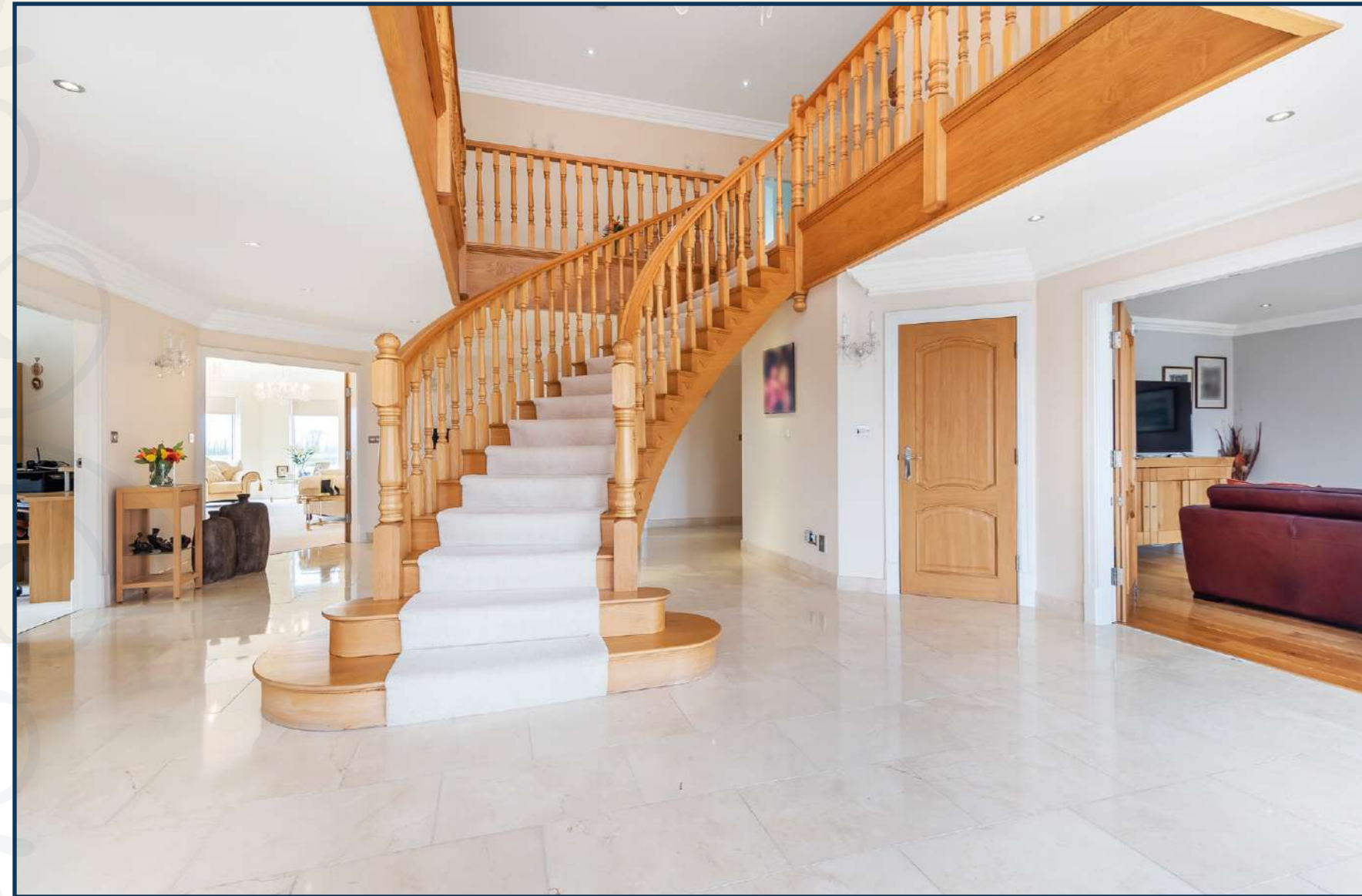


P PLUMPTON MANOR

On the fringe of the Fylde Coast, tucked behind its grand electric gated entrance and set within three acres of lush lawns, discover Plumpton Manor, an utterly unique home where style, sophistication and simple comforts combine.

Welcome to the dream home, a lifetime in the making and a legacy to distinguish Great Plumpton for centuries to come. Designed for ease of living, every aspect of this five-bedroom home has been carefully considered and lovingly enabled; no detail has been overlooked.

Park up in the spacious four-car garage and make your way to the front door, where the delights of Plumpton Manor await...



"Lots of love has gone into the design. It's got great flow."

Enchanting Arrival

With its classic red brick stylings, you could be forgiven for thinking that Plumpton Manor has stood on its three-acre plot for generations. Actually, it was built only ten years ago, allowing classical features the opportunity to combine with contemporary conveniences.

Step inside and take a moment to soak up the understated splendour of this show stopping entrance hall. Gleaming marble floors extend throughout the vast hall; note the attention to detail in the marble skirtings. Centre stage is the floating, curving, bespoke hand-carved oak staircase, rising up to the minstrel gallery above.

Oak doors, surrounded by fir-wood architraves, lead off the entrance hall in various directions; a deliberate design to avoid hallways. Every room in Plumpton Manor is bathed in sunlight; the home was purposely positioned to the south for just this.



Spacious Design

From above, a crystal chandelier sprinkles light down, with further illumination from the chic candelabra-style wall sconces and spotlighting inset within the ceiling.

Where better to work from home than in the downstairs office? Comprehensively fitted with corner desk and book case, there is even space for a comfortable sofa beneath the window, vital for recharging and screen-breaks. Every room is fitted with computer connection points, throughout the home.

Double doors from the left-hand corner of the entrance hall grandly sweep open to reveal a sumptuous lounge. Carpeted in pale cream and fitted with a gas fire, this voluminous room is the ultimate entertaining space. Floor to ceiling windows serenade the space with light, framing fabulous views out over the three acres of gardens and countryside beyond. Sconce lighting to the walls creates a softer ambience whilst grand chandeliers above add impact.

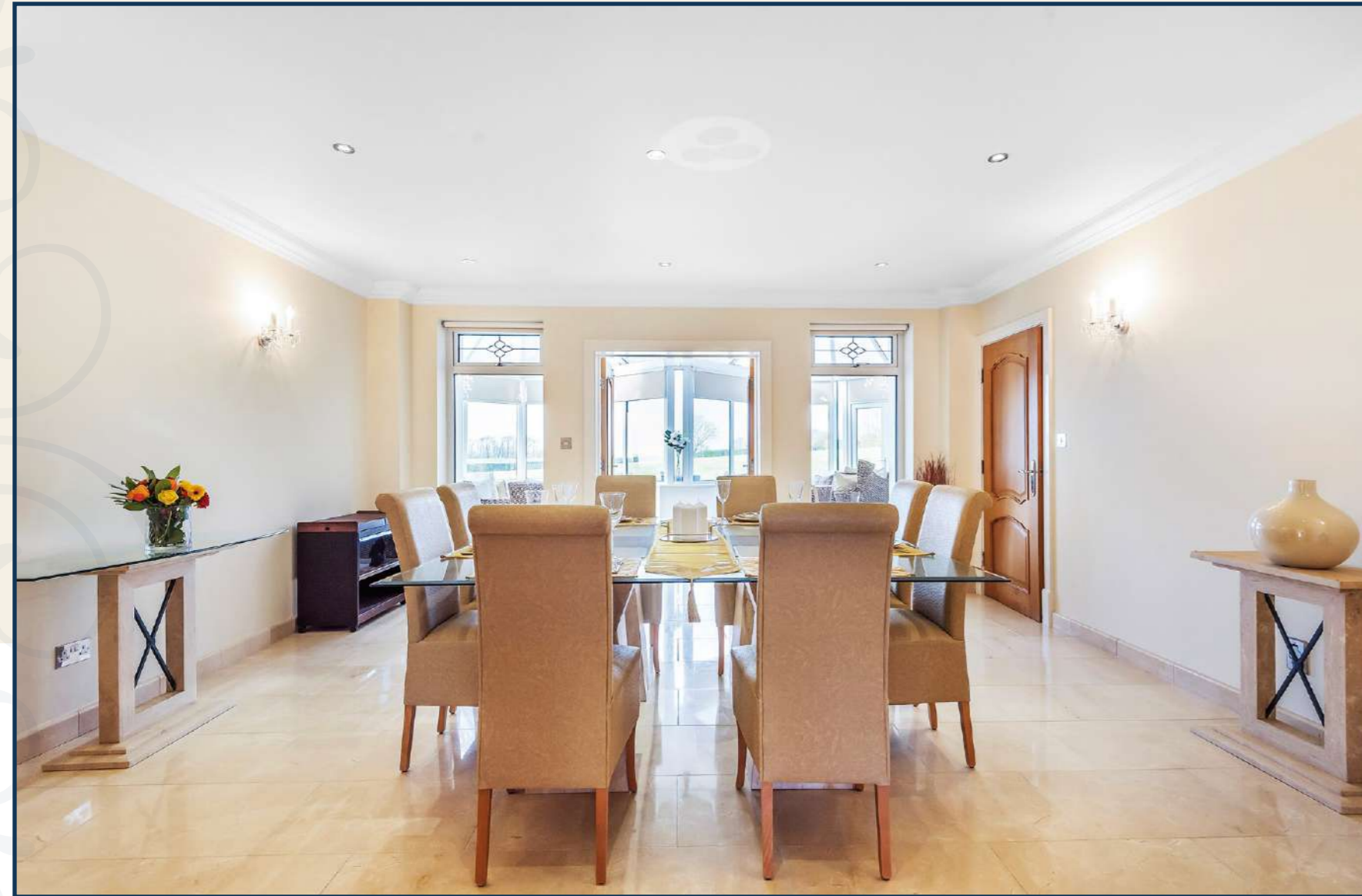




Embracing Spaces

Returning to the entrance hall, freshen up in the guest WC, before peeping through the oak door to the right of the grand front door. A traditional style drawing room, timber flooring extends underfoot whilst the stone fireplace with open-grate gas fire is a focal point, imbuing the room with warmth and welcome. Light flows in through the front and side windows, with spotlighting overhead.

Across the way, a second sitting room also soaks up views to the front and side garden. Carpeted and bright, a marble and wood fireplace houses a gas fire, with sofas bedecked with cushions providing plenty of places to sit, read, rest and relax.



"I couldn't find anything just right, so I designed the table and chairs myself."

Let there be Light

Directly ahead from the entrance hall, slip through into the formal dining room, a perfectly square room with a custom-made twelve-seater table at its centre.

Flow through into the W-design 'his and her' conservatory, where marble flooring extends underfoot. Views extend out over the miniature lake, the manicured striped lawns and over to the fells of the Lake District to the right; to the left spy Blackpool Tower on a clear day. Another reminder of how accessible Plumpton Manor is for days out in the countryside and by the sea. Soak up the sun all day in this warm, bright and welcoming room.



Technical Triumphs

Easy clean: Look out for the hidden vacuum points within the walls in the rooms. Designed to an American specification, each room has a concealed coil of vacuum tubing which can be pulled out and used to clean the room, carrying the dust and detritus up through the cavity walls before depositing it into a large container in the garage. Cleaning up has never been so convenient!

Wash 'n' go: Every bedroom at Plumpton Manner is bestowed with its own private bathroom. Within these ensembles, look out for an integrated hairdryer. Residing at Plumpton Manor has all the luxurious benefits of a holiday at a five-star hotel!

Made to measure: Every bedroom was specifically designed with additional measurements put in place to accommodate the depth of freestanding wardrobes, ensuring no bedroom will ever feel 'crowded'. Furthermore, every bedroom was designed to the width of a carpet roll (including the minstrel gallery), meaning fitting new carpets is a cost-effective breeze.





Feast Your Eyes

Turning right out of the dining room, discover the kitchen, conveniently located close by and furnished with the finest appliances. Cook up a feast for family and friends; integrated Neff appliances include a microwave, oven and grill bank, full width oven in the central island, dishwasher and induction hobs.

Designed for ease of use, slice, dice and prepare your ingredients on the stainless-steel worktops (the handy central island is coated in granite), while an array of oak cupboards, larder stores and drawers provides plentiful storage for pots, pans and utensils. There is even a waste disposal unit in the sink.

Enjoy brunch at the kitchen dining table, soaking up the morning sun and views, before moving through into the conservatory for mid-morning coffee. What better way to start the day?



Free Flowing Living

Sneak a peek at the utility room, so spacious and serviceable it serves as a second kitchen. Fitted with a large fridge freezer, Belfast sink and two Neff grills, with access outside this utility room is handy for barbecue days when the rain interrupts proceedings; simply sizzle the steaks indoors!

Discover the 'wine cellar' to the side of the kitchen, with racks ready to fill with your most preferred vintages. There is also a handy gardener's WC along here, ideal for garden parties; no need for guests to trail through the home.

Keep the laundry hidden from view; the enormous garage is fully tiled to walls and floor, and fully heated with a purpose-built plinth accommodating washer and dryer alongside a double drainer sink.

One wall of the garage is fitted with wardrobe units hosting all your coats and outdoor shoes, two central heating boilers and high-pressure water cylinders, ensuring that every shower is refreshingly powerful at the push of a button.

Above the garage is an enormous storage area, ripe for conversion into an annex, should you desire.





Spa Style Luxury

Returning to the entrance hall, sweep up the bespoke oak staircase onto the gallery landing, turning left to discover the master suite.

Fall in love with this light-filled master bedroom, plushly carpeted in cream, and super-sized for total comfort.

Step up to the fully furnished dressing room, containing a built-in dressing table and wardrobes.

Encompassing five-star spa hotel luxury is the master bathroom, curving into the countryside views, drawn in through a quartet of windows.

Sink into the centrally-filling bath and soak up the serenity. Wenge wood furniture accommodates a WC, wash basins and bidet, all suspended above the floor to allow for optimum ease of mopping down.





Room for All

Returning to the landing, sneak a peek at the middle bedroom, overlooking the lake to the rear; cozily carpeted and furnished with its own wet room ensuite with walk-in shower:

Bay window views frame views out over the abundantly sized garden and outlying countryside from a third ensuite bedroom, located to the rear, whilst the fourth bountiful bedroom lies to the front, carpeted and filled with light, overlooking the large garden and sweeping driveway. Naturally, this bedroom also benefits from a stylish wet-room ensuite.



Penthouse Perks

Take the stairs up to the top floor, where the penthouse suite awaits...

Perfectly private for guests, older teenagers craving their own space or for the 'master of the house', this enormous bedroom was initially designed to be two rooms, but was kept as one. Spacious enough to fit two king-size beds, this room could even serve as a games room with a full-size snooker table.

Light streams in from the collection of Velux windows, with spotlighting illuminating the honey tones of the oak flooring.

Refresh and revive in the ensuite bathroom, featuring corner Jacuzzi bath, separate walk-in shower, wash basin and WC.



Private Paradise

Returning downstairs, slip outside and onto the large decked patio beyond the conservatory. Perfect for picnics, parties and soirees throughout the summer months.

Admire the miniature lake, a true focal point and constant draw for wildlife. Take a tour of the three acres of neatly mown lawns, resting in the shade of the oak tree.

Wrapping around Plumpton manor is a striking feature dry stone wall, hand built by Lakeland farmers using stone from the Yorkshire Moors. Every wall at Plumpton Manor - inside and out - has been carefully planned and constructed for beauty and robustness.





Out & About

Perhaps the most admirable feature of Plumpton Manor is its accessibility. Perfectly poised on the fringe of the Fylde Coast, you are a mere 15 minute drive from the sand dunes and stretches of sunny beach at Lytham St Annes.

Kirkham is only five minutes away, its station connecting you by rail to Manchester and London in a matter of hours. Perfect for those needing to make business commutes.

Via motorway, it is only 55 minutes' drive to Manchester, and fifteen minutes to Preston or Blackpool.

Visit the neighbouring village of Weeton and enjoy a pint in the famous Eagle and Child, a popular and pleasant local pub.

For a slice of quintessential English village life, a visit to Wrea Green is a must, where you can watch the cricketers hit a six on the largest village green in Lancashire from the comfort of The Grapes. Pick up all your essentials from the local shops before heading home.

Families are perfectly placed, with a selection of grammar schools and independent schools in the Kirkham and Lytham areas.

For a secure, stylish home that transcends the generations, Plumpton Manor is a legacy home, lovingly planned and built to the highest of standards.

Utterly unique and designed to take the stress out of living, book your viewing today and turn the dream into your reality.

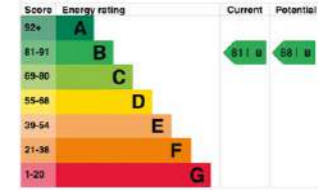
(Disclaimer - All travel times are approximate. Furnishings detailed are not included within the sale price)

PLUMPTON MANOR

Great Plumpton, Preston, PR4

Approximate Area = 6066 sq ft / 563.5 sq m (excludes void)
 Limited Use Area(s) = 78 sq ft / 7.2 sq m
 Double Garage = 983 sq ft / 91.3 sq m
 Total = 7127 sq ft / 662 sq m

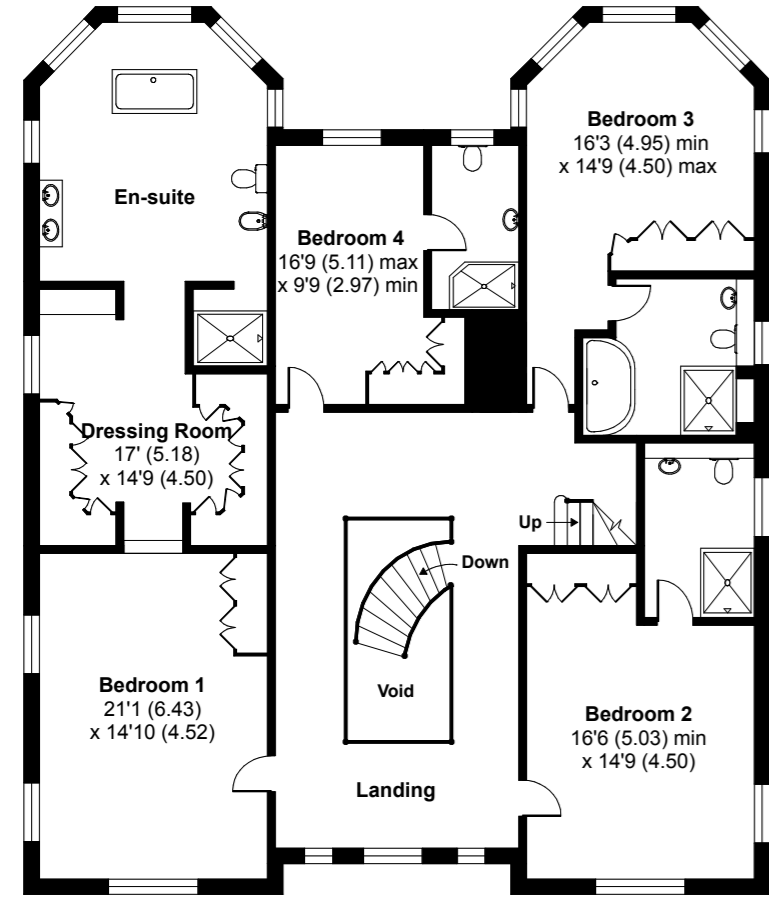
For identification only - Not to scale



FINER DETAILS

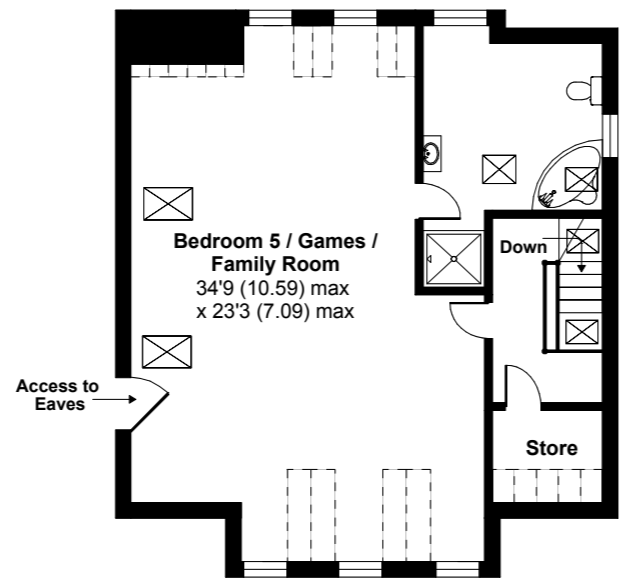
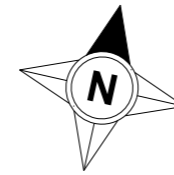
- Located on a quiet country lane
- 5823 square foot
- Set in approximately 3 Acres of land
- Convenient location close to the Fylde
- Wrea Green 2 miles away and 6 miles to Lytham
- Private lake on grounds
- En Suite to every bedroom
- Vacuum points in every room
- Stunning views from most windows
- No Chain
- Freehold

* Information in the brochure was given by the vendor and has not been verified. Furniture is not included in the sale price

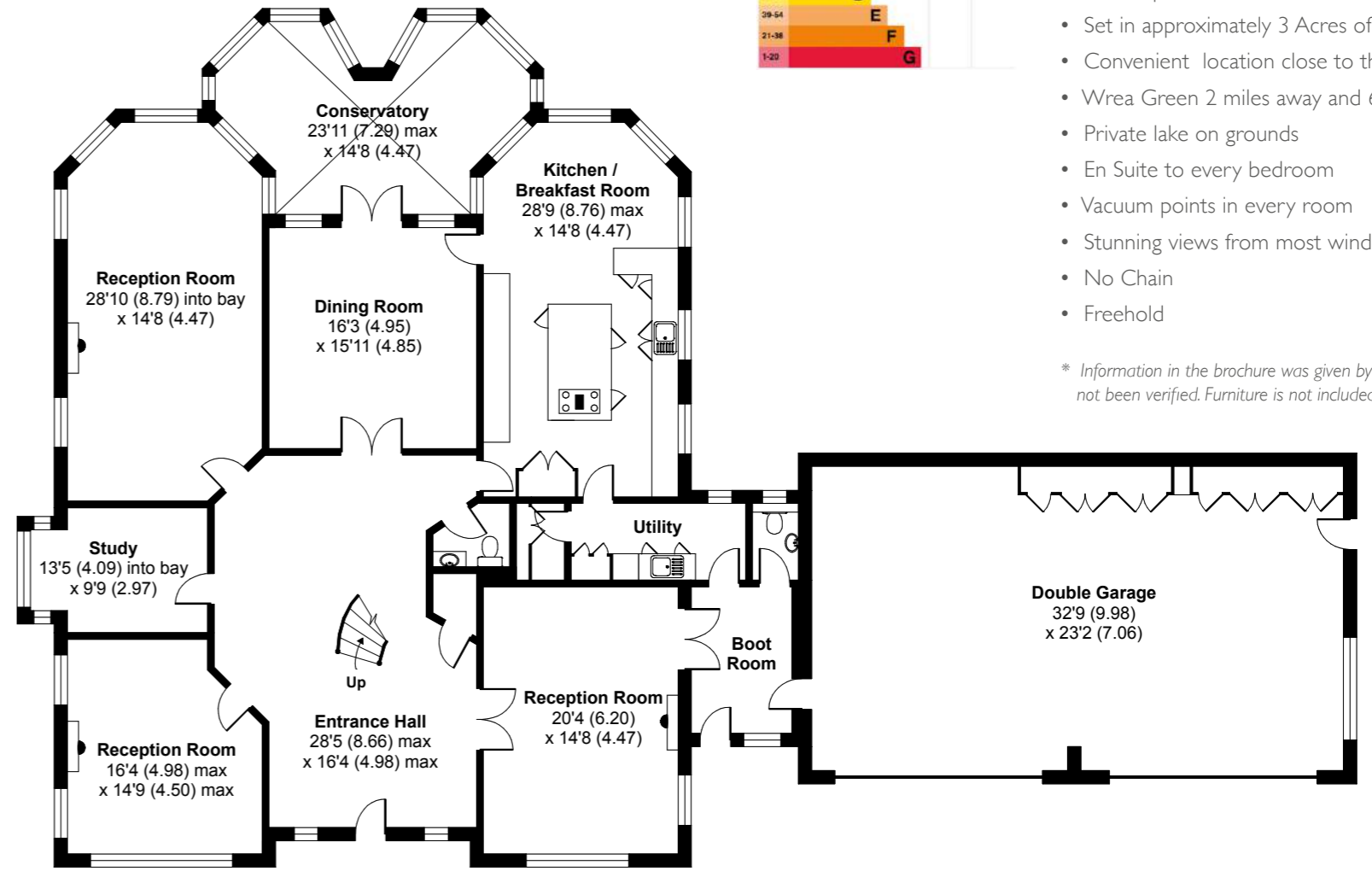


FIRST FLOOR

Denotes restricted head height

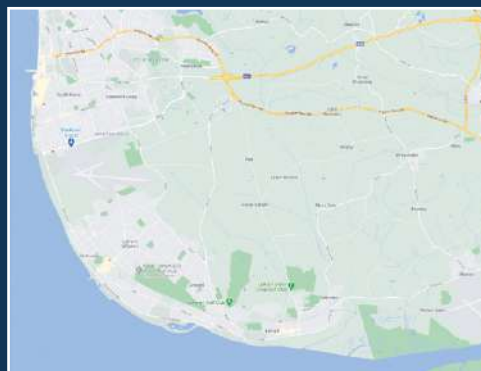


SECOND FLOOR



GROUND FLOOR

P PLUMPTON MANOR



Leave the M55 at junction 3 onto the A585 towards Kirkham. At the roundabout, take the 1st exit onto Fleetwood Rd/A585.

At the next roundabout, take the 2nd exit onto A585. Go through 2 roundabouts.

At the roundabout, take the 3rd exit onto Blackpool Rd/A583. Continue to follow A583.

Turn right onto Weeton Rd/B5260. Continue to follow B5260. Continue straight onto Plumpton Lane.

Follow the lane and Plumpton Manor can be found on the right hand side.

presented by



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