

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999** Fax 01257 264256

Email [info@peteregilkes.co.uk](mailto:info@peteregilkes.co.uk)



**FOR SALE**

**PEACOCK HALL COTTAGE  
376 LEYLAND LANE  
LEYLAND  
PR25 1TB**



---

**Price: £185,000**

---

- 17<sup>th</sup> Century Cottage
- Many original period features and fittings
- Deceptively spacious accommodation including:  
3 Reception Rooms, 2 Bedrooms
- Convenient Position
- Generous Parking

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

**CHARTERED SURVEYORS**

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** The Cottage forms part of Peacock Hall, Grade II Listed Building and a fine example of a substantial early 17<sup>th</sup> Century house depicting a date stone of 1626.

The Hall was built by John Sumner, the Steward of the Ffarington Estate on land bought in 1620 from his employer, William Ffarington of Worden. Division of the house into three occurred between 1838 and 1849 but the Hall still retains its individuality.

It has been the subject of some recent repair and upgrading with some superficial work outstanding including the fitting of a kitchen, to the purchaser's own choice but for which facilities are available.

The cottage enjoys a most convenient position close to comprehensive neighbourhood amenities with easy access into the Town Centre.

**Location:** See map

**Accommodation:** The accommodation briefly comprises

*(all sizes are approx)*

**Lounge**

6.7m x 4.4m (22' x 14'6) with exposed beams and spars, alcove under stairs, period fireplace with brass relief. Central heating radiator

**Kitchen**

2.9m x 2.7m (9'8 x 8'10) with provision for comprehensive fitted units

**Dining Room**

3.09m x 3m (10'2 x 10') with central heating radiator, glazed doors leading through to

**Family Room**

(3.6m x 3.2m) 11'9 x 10'9 with gas combi boiler

**Shower/Toilet** with low flush W.C. hand basin and shower cubicle, tiled walls, extractor fan.

**First Floor**

Landing with central heating radiator and exposed spars

**Bedroom 1**

4.4m x 3.2m (14'9 x 10'6) with central heating radiator, fitted wardrobe and extensive fitted cupboards, exposed beam and spars

**Bedroom 2**

3.3m x 2.9m (11'1 x 9'7) with central heating radiator, exposed beam and spars

**Rear Landing**

With spacious study area

**Bathroom** with modern 3 piece suite, shower over bath, attractive panelled walls. Central heating radiator and extractor fan.

**Floor Plan:** In course of preparation.

**Outside:** Extensive limestone surfaced area to side and rear providing ample car parking and amenity space.

N.B. There is right of way over front grassed area.

**Planning:** Peacock Hall is a Grade II listed building, the description of which reads:

*“House, dated 1626, now 3 dwellings. Stone plinth and quoins, handmade brick, stone slate roof. U-shaped plan with projecting wings, and rear extension to middle bay. Two storeys, symmetrical except for off-centre doorway and chimney stack. Façade of flanking gabled crosswings on plinth of 3 course of very large rectangular stone blocks, with similarly large but unequal stone quoins; very long brick hoodmoulds on each floor, the windows beneath them all variously altered. Recessed centre of 2 bays has similar hoodmoulds and windows on each floor; door on right with large stone jambs and lintel with datestone above lettered I:S 1626 Ridge chimney stack in line with door has prominent brick band of 5 courses. Return wall of left wing (No.380) has very prominent external chimney stack with large stone quoins, door at ground floor and hoodmould at 1<sup>st</sup> floor (no window) Rear wall of this wing contains, at 1<sup>st</sup> floor a blocked 5-light window with diamond section wooden mullions and a blocked attic window with chamfered brick jambs, both with hoodmoulds; and No. 378 has a 2-storey rear extension with stone quoins, a brick hoodmould at ground floor, a blocked attic window with hoodmould, and a 2-light brick mullioned window with leaded lights in the side wall. Interior: pairs of quarter-rounded moulding bridging beams on both floors of each part; large chimney breast bresssummers in Nos.376 and 378 with substantial brick smoke hood above; urlin-type roof: trusses have large principals, raking struts, and very large trenched purlins.”*

Standing on the west side of Leyland Lane, Peacock Hall, a Grade II listed building, is a fine example of a substantial early 17<sup>th</sup> Century house. Despite being split into three in the middle of the 19<sup>th</sup> Century, it still retains its individuality”.

At one time the hall had wide mullion lead glazed windows and the datestone states “IS 1626”, the I being Roman J. It has been established that the land was probably bought by John Sumner, the steward of the Ffarington estate in 1620 from his employer, William Ffarington of Worden and built Peacock Hall on the site. By the time of the 1664 hearth tax, the family in occupation was that of Paul and Jane Morae, while in 1785, the owner was Richard Wilding followed by Miss Bateson in 1795. From 1800, the owner was a Robert Weaver, the property being known as “Weavers”.

The first reference to the name of Peacock Hall occurs in the Census Return of 1851 by which time the house had been divided into three dwellings. The splitting up of the house occurred between 1838 and 1841.

**Assessment:** For Council Tax purposes the property has been placed in Band B.

**Energy Rating:** To be provided

**Tenure:** The site is freehold and free from chief rent. The property enjoys a right of way over the grassed area to the front. The adjoining cottage has right of way over the stoned area for maintenance to their property.

- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Peacock Hall Cottage, 376 Leyland Lane, Leyland, PR25 1TB  
5



St Anne's  
RC Primary School

LEYLAND LANE

Stone

376a

Right of Way

376

378

382

374

375

18.9m



Scale 1:500

