



## Leyland Lane, Leyland

**Offers Over £600,000**

Ben Rose Estate Agents are pleased to present to market this truly charming four-bedroom detached family home, steeped in history and dating back to circa 1604, proudly Grade II Listed and rich in original character throughout. This unique residence seamlessly blends period features with comfortable modern living, offering a rare opportunity to own a piece of local heritage. The home has also had plans approved for a two storey rear extension that offers incredible potential for future living. Ideally positioned in Leyland, Lancashire, the property enjoys excellent access to a wide range of everyday amenities including well-regarded primary and secondary schools, local shops, supermarkets, and leisure facilities. Leyland Train Station is within easy reach, providing direct links to Preston, Manchester and beyond, while excellent road connections via the M6, M61 and M65 make this an ideal base for commuters. Nearby towns and cities such as Preston and Chorley further enhance the lifestyle offering.

Entering the home via the front door, you are welcomed into a cosy sitting room which immediately sets the tone for the property, featuring exposed wooden ceiling beams, a beautiful multi-fuel burner and the main staircase. This inviting space acts as a central reception hub, leading through to the various ground floor rooms. Just off the sitting room is the spacious lounge, finished in a more contemporary style yet still complemented by a second multi-fuel burner and dual-aspect windows that flood the room with natural light. Also located off the sitting room are a versatile study and the fourth bedroom, both offering excellent flexibility for home working, guest accommodation or additional family space. Toward the rear of the home is the family dining room, showcasing further original wooden beams and exposed structural details, creating a wonderful setting for entertaining. The kitchen continues the country-inspired aesthetic, fitted with solid oak cabinets, a Belfast sink and ample workspace, perfectly in keeping with the character of the home.

The first floor hosts three of the four bedrooms, all well-proportioned and ideal for family living. The master bedroom enjoys the added luxury of its own en-suite shower room, as does bedroom two, which also benefits from large fitted wardrobes providing excellent storage. Completing the accommodation on this floor is a three-piece family bathroom that serves the remaining bedrooms. Additionally, the property benefits from planning permission for a two-storey rear extension, offering exciting potential for further expansion while enhancing the already generous living space.

Externally, the property is approached via a gated driveway providing off-road parking for up to six vehicles and leading to a detached double garage, which also includes a useful WC. To the rear you'll find an impressive, generously sized wrap-around garden designed for both relaxation and entertaining. The outdoor space features multiple zoned areas including seating spaces, a covered hot tub area, a large lawn ideal for children, and a charming summer house set on a decked seating area. The summer house is fully equipped with lighting and electrical sockets, making it perfect for year-round use.

In conclusion, this exceptional period home offers character, space and future potential in equal measure, making it an outstanding choice for families seeking something truly special in a highly convenient location.





















































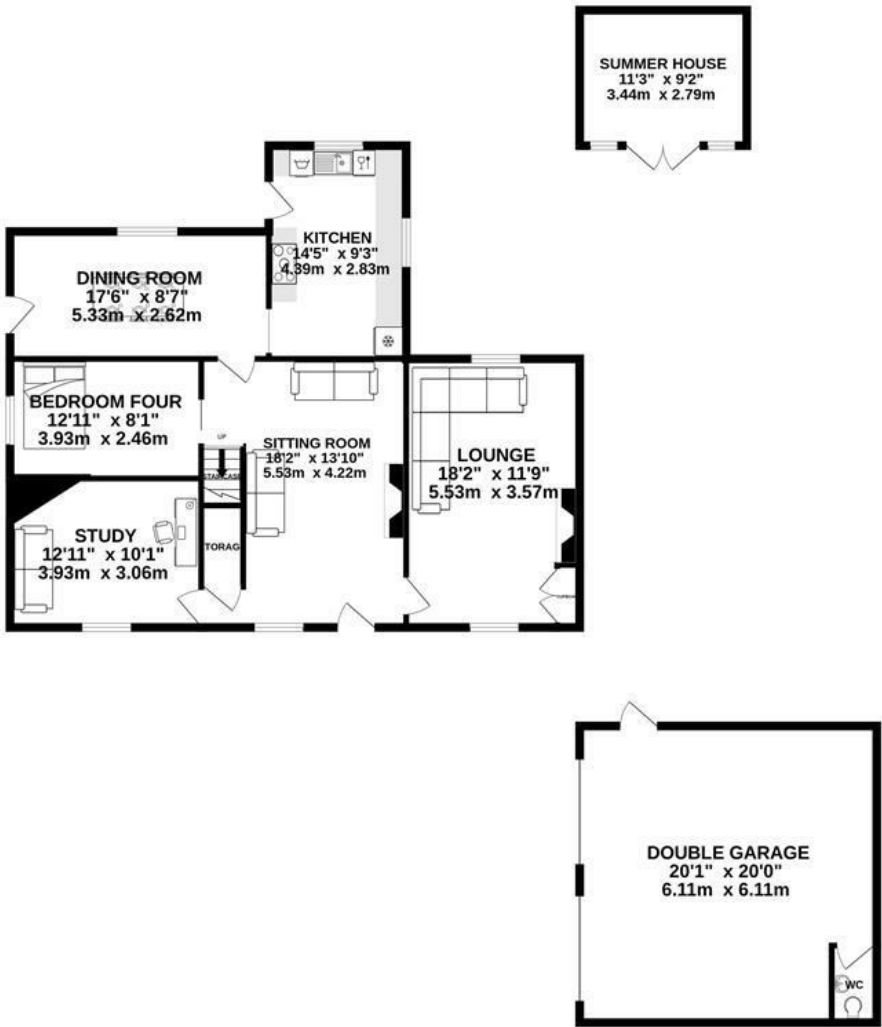






# BEN ROSE

GROUND FLOOR  
1467 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 2185 sq.ft. (203.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             |                         | 72        |
|                                             | 1                       |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

