



## The Grange, D'urton Lane, Broughton, Preston

**Guide Price £1,250,000**

Ben Rose Estate Agents are pleased to present to market this exquisite period property that seamlessly combines charm with spacious living. Originally a farm, this beautiful home sits on circa 1.4 acres of grounds, offering a picturesque setting with its courtyard and cow sheds still adorning the surroundings. Nestled in a serene location, yet conveniently accessible, this property provides an incredible opportunity for families seeking both privacy and easy connectivity. With easy access to Preston centre and nearby motorway links, including direct routes to The Lake District and beyond, this home promises the perfect blend of tranquility and accessibility.

Walking through the ground floor of this expansive property, you're greeted by over 5000 SQ.FT of living space. The vestibule leads seamlessly to a newly fitted WC, setting the tone for the rest of the home. The reception hall opens up to reveal a dining room with a bay window overlooking the driveway, while the main lounge boasts a rear-facing bay window flooding the space with natural light. Continuing your journey, you'll find a second dining room with a bright and airy conservatory located just off, a billiard room with space for a full size snooker table and an adjacent office, and a kitchen with convenient access to the rear garden. Additionally, a secluded snug with sliding doors offers a peaceful retreat away from the main home, complemented by a sauna and gym equipped with another WC. The indoor pool room, with direct access to the courtyard, and the drawing room with a bar, provide ideal spaces for relaxation and entertainment throughout the year and even has the potential to be used for functions or parties.

Below the ground floor is a cellar with multiple rooms off. This space has the potential to be converted to suit your needs or to be used for storage.

Ascending to the first floor, you'll discover four generously sized double bedrooms, each boasting fitted wardrobes for ample storage. A servants staircase leads to a four-piece family bathroom and the fourth bedroom, which also connects to a nursery, offering versatility for growing families. Above the double garage, a loft room presents further potential for various uses or conversion into an annex, expanding the home's possibilities.

Stepping outside, wrought iron electric gates open to reveal a sweeping carriage driveway, providing ample parking spaces. The expansive plot features multiple lawns and trees that are up to 300 years old, creating a serene sanctuary for families to enjoy. The gardens extend around to the side and rear, where multiple lawns and patios offer additional outdoor relaxation and entertainment spaces. The central courtyard, adorned with original cobblestones, adds to the property's character and charm. Multiple double garages scattered throughout the grounds provide ideal storage for car enthusiasts or potential conversion for additional purposes.

\*The home has previously had plans for 6 new detached dwellings and conversion of the existing home and garages into a further two detached dwellings. These plans can be submitted for reapplication. There has also been planning granted on the estate for a childrens nursery.\*

This exceptional property offers an unparalleled lifestyle opportunity, combining historical charm with modern amenities, making it an ideal forever home for discerning buyers seeking both elegance and practicality.

























































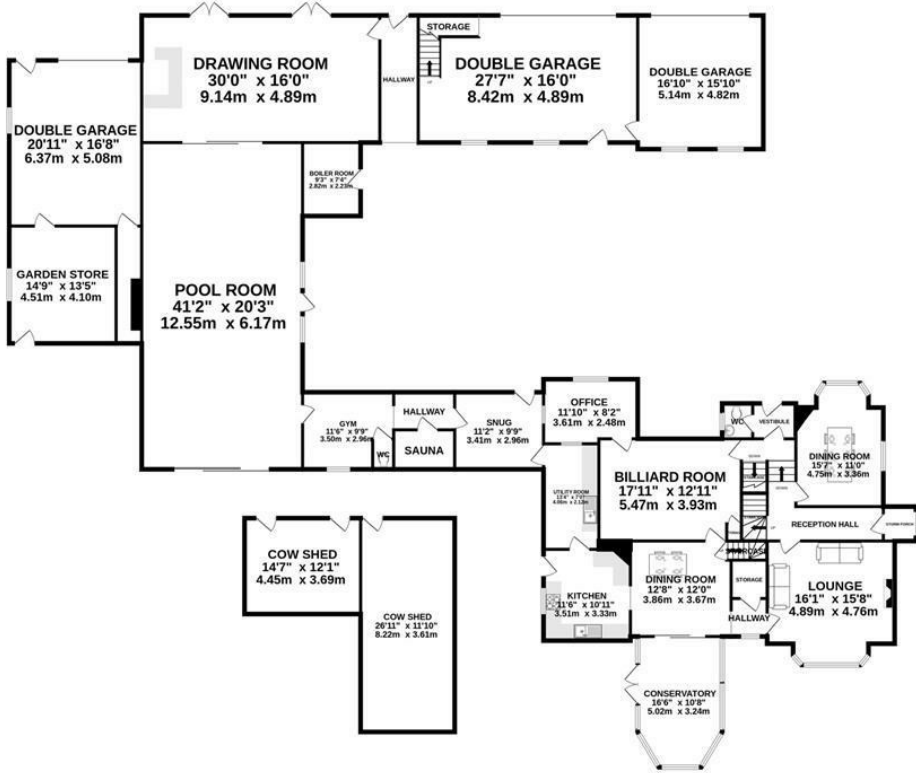
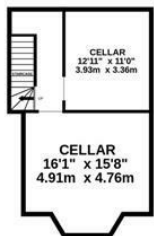


# BEN ROSE

BASEMENT  
459 sq ft. (42.6 sq m.) approx.

GROUND FLOOR  
5033 sq ft. (467.5 sq m.) approx.

1ST FLOOR  
1540 sq ft. (143.1 sq m.) approx.




TOTAL FLOOR AREA : 7031 sq.ft. (653.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	32	56
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 