



Leyland Lane, Leyland

£725,000

Ben Rose Estate Agents are pleased to present to market this truly exceptional five-bedroom, Grade II listed detached farmhouse, set within an exclusive gated community of only five homes in the highly desirable area of Leyland, Lancashire. Dating back circa 400 years, this distinguished residence has been sympathetically renovated to preserve its historic charm while introducing refined modern comforts throughout. The home showcases a wealth of period features, including exposed ceiling beams, wattle and daub walls, and original stone flooring, seamlessly blended with elegant contemporary finishes. Nestled within beautifully landscaped gardens, this unique property offers a rare combination of heritage, privacy, and sophistication. Ideally located, the home is within easy reach of Leyland town centre, which offers a superb range of local shops, cafés, and amenities, as well as excellent travel connections. Leyland train station provides direct links to Preston and Manchester, while the nearby M6, M61, and M65 motorways ensure convenient access across the North West. The area is also home to highly regarded schools and scenic countryside walks, making it a perfect setting for families seeking both convenience and tranquillity.

Stepping inside, you are welcomed into a grand reception hall that immediately sets the tone for the rest of the home, featuring stone flooring, a multi-fuel fireplace, and a beautiful wooden staircase that acts as a focal point of the space. To the left, the formal dining room exudes timeless elegance with its sash windows and wood-burning fireplace, perfect for entertaining guests. Double doors open into the main lounge, a warm and inviting room that enjoys dual aspect windows, rustic ceiling beams, and another stunning multi-fuel fireplace. An inner hallway leads to a convenient WC with additional storage. The kitchen/breakfast room offers a perfect contrast of old and new, featuring granite worktops, a Belfast sink with etched drainage, and a range of integrated appliances including a dishwasher, microwave, and full-height fridge and freezer. The space is complemented by ample storage, a breakfast bar, and traditional detailing that honours the home's farmhouse roots. Flowing seamlessly from here, the garden room provides a tranquil setting with a picturesque view over the gardens and access to the utility room, complete with a Belfast sink overlooking the grounds. Completing the ground floor is a sophisticated study/sitting room, featuring a log-burning fireplace and its own private staircase leading to the guest wing above.

Ascending to the first floor, the home is thoughtfully divided into two wings, offering superb privacy and versatility for family living. The master wing hosts a sizeable master bedroom with dual aspect sash windows that fill the space with natural light. Adjacent is bedroom two, benefiting from an en-suite and fitted storage—ideal for guests or older children. This wing also features a dressing room and a luxurious five-piece master bathroom suite, providing an indulgent retreat. The guest wing comprises the remaining three double bedrooms, each beautifully presented and sharing a well-appointed four-piece family bathroom. The separate staircase from the study ensures that this section of the home can serve as an independent guest area or private quarters for older family members.

Externally, the property sits within a beautifully maintained development accessed via electronic security gates, with an additional manual gate leading directly to the residence. The gravel driveway offers ample parking for up to six cars and leads to a detached double garage. The front garden is a picture of serenity, featuring a large laid lawn, mature borders, and a rockery with a charming waterfall feature that creates a peaceful ambiance. To the side, a more intimate garden area provides a seating space, manicured planting beds, and a secondary lawn for quiet enjoyment. Surrounding the home, the landscaped gardens are adorned with camellia, magnolia, and herbaceous borders, complemented by blackcurrant and gooseberry plantings that add a delightful touch of the countryside.

This breathtaking home perfectly balances historic character and modern luxury, offering a rare opportunity to acquire a piece of Lancashire's heritage within an exclusive and idyllic setting.





















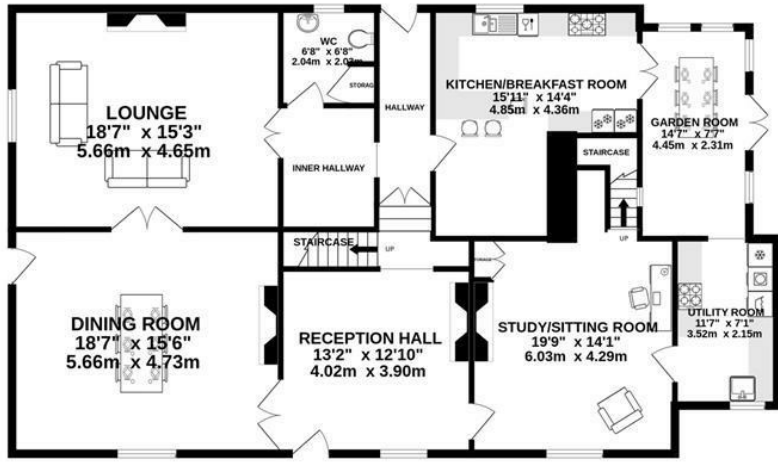




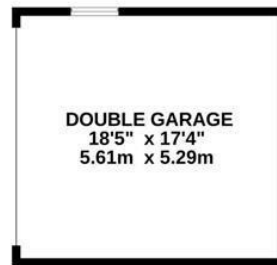
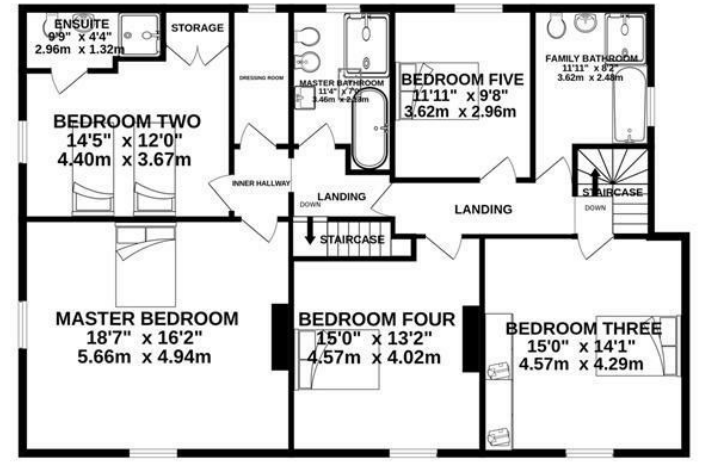




GROUND FLOOR
1845 sq.ft. (171.4 sq.m.) approx.



1ST FLOOR
1362 sq.ft. (126.5 sq.m.) approx.

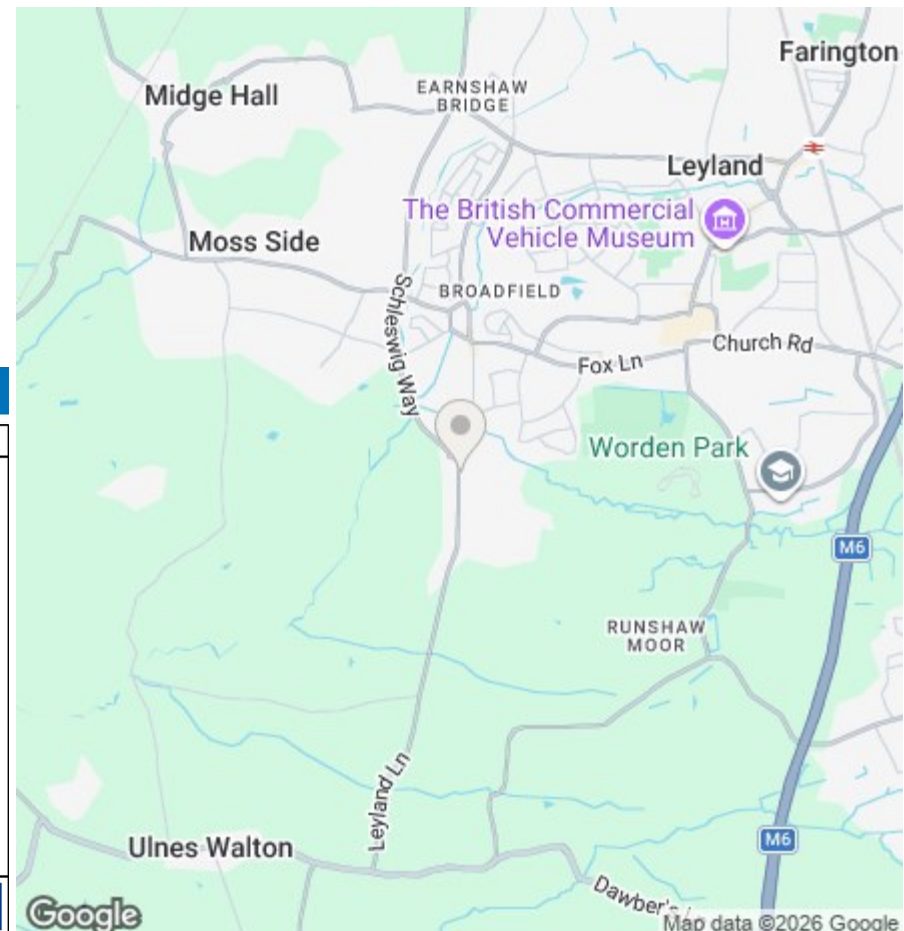


TOTAL FLOOR AREA : 3207 sq.ft. (297.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |