



## Doles Lane, Bretherton, Leyland

**Offers Over £750,000**

Ben Rose Estate Agents are pleased to present to market this truly exceptional four-bedroom family home, nestled in the heart of the charming village of Bretherton. Set across three expansive floors and surrounded by idyllic Lancashire countryside, this substantial property offers a harmonious blend of character, space, and modern comfort—perfect for a growing family seeking versatile living in a peaceful rural setting. Bretherton itself is renowned for its picturesque surroundings and strong community spirit, with excellent nearby schools and local amenities. For those needing to commute, the property is ideally placed for access to the A59, with the M6 and M61 motorways just a short drive away. Train stations at nearby Croston and Leyland offer direct links to Preston, Manchester and beyond, while the bustling towns of Leyland, Southport and Preston are all easily accessible, offering a wealth of shopping, dining and leisure opportunities.

On entering the home, you're greeted by a welcoming entrance hall which conveniently leads to a cloakroom/WC with a heated towel rail. Flowing through to the main reception hall, you'll find access to both a cosy family room—perfect for relaxed evenings—and a quiet study, ideal for those who work from home. The heart of the home lies in the generously proportioned kitchen/breakfast room, beautifully appointed with a range of integrated appliances, including a classic Aga, and centred around a striking island with breakfast bar. The kitchen offers a variety of high-end fittings such as Siematic units with a moulded Corian sink and worktops for added luxury. For added convenience there is an additional induction hob by the Aga, a Quooker hot water tap, Miele integrated dishwasher and a Siemen oven, providing peace of mind for busy family life. A charming stable-style door opens out to the yard, adding a touch of rustic charm. Just off the kitchen, the formal dining room provides ample space for hosting dinner parties or family meals, and it's here that a staircase leads down to the basement level. Towards the rear of the property, the spacious lounge impresses with skylights and large windows that flood the room with natural light. The lounge also benefit from luxurious underfloor heating for added comfort. This space flows seamlessly into the stunning wrap-around conservatory, which offers panoramic views over the garden and bi-folding doors that open directly onto the patio—blending indoor and outdoor living perfectly. For the colder months, you'll find a dual wood burner here for those cosy nights in. The property also has oak doors throughout as well as solid oak bannister rails on both staircase to the upper and lower floors.

Descending to the basement level, you'll find a bright hallway that connects to a large utility room complete with bespoke fitted storage and worktops, making household tasks effortless and neatly tucked away. This level also features a versatile multi-purpose room currently being used as a gym—a perfect retreat for fitness enthusiasts or easily repurposed as a games room, playroom or hobby space. Underfloor heating on this level ensures warmth and comfort all year round.

The first floor hosts four well-appointed bedrooms, most of which come equipped with fitted wardrobes, maximising storage while maintaining a sleek finish. The master suite offers a tranquil sanctuary with its own private en-suite shower room, while the remaining bedrooms are served by a stylish three-piece family bathroom with an over-bath shower. Both bathrooms on this floor are also enhanced by underfloor heating and heated towel rails, providing a touch of everyday luxury.

Externally, the home is approached via a long private driveway that opens out to provide generous parking for multiple vehicles. The driveway also leads to a detached double garage, complete with loft storage—ideal for additional belongings or even conversion potential (subject to planning). The beautifully landscaped wrap-around rear garden is bordered by tall hedging for privacy and features a large lawn, perfect for children to play or family gatherings. A lovely patio seating area lies just off the conservatory, offering the ideal spot to relax and enjoy the view. Toward the side, a charming yard area adds further outdoor versatility, whether for entertaining, storage or pets. Additionally, the property provides outdoor electrics and water supplies.

In all, this is a rare opportunity to acquire a truly outstanding family home that combines substantial living space with countryside charm, all within easy reach of transport links and amenities—offering the very best of rural living with modern convenience.





















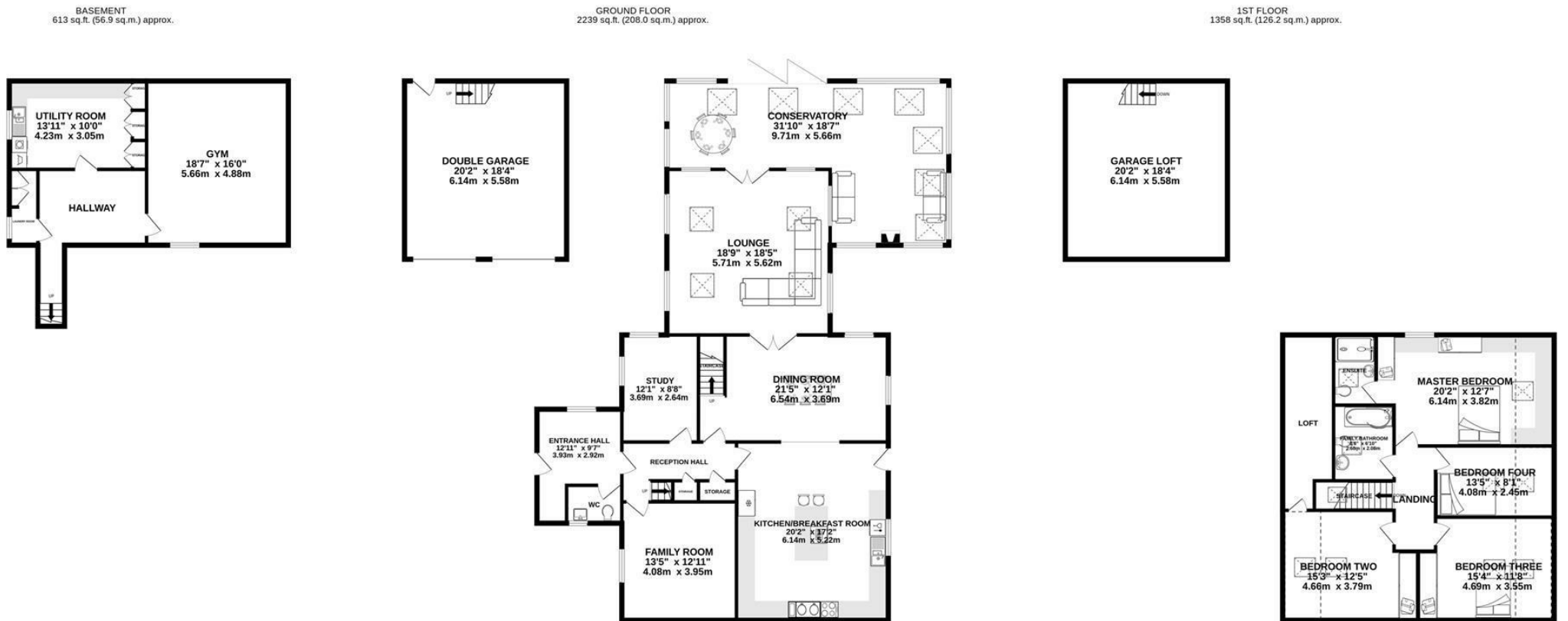








# BEN ROSE



TOTAL FLOOR AREA : 4210 sq.ft. (391.1 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>			<b>86</b>
(81-91) <b>B</b>		<b>78</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

