



## Mill Lane, Farington Moss, Leyland

**Offers Over £650,000**

Ben Rose Estate Agents are pleased to present to market this exceptional detached residence, set within a truly enviable and private position in the sought-after area of Farington Moss, Leyland. This beautifully finished and modernised home offers an impressive and versatile layout, perfectly suited to growing families or those seeking multi-generational living, complete with a separate annex. Tucked away at the end of a quiet lane with no through road, the property enjoys a peaceful and secluded setting while still benefiting from excellent access to local amenities. Leyland town centre is just a short drive away, offering a range of supermarkets, shops, and eateries, while well-regarded schools are also within easy reach. For commuters, Leyland train station provides direct links to surrounding towns and cities, and the nearby M6 and M65 motorways offer convenient access to Preston, Chorley, Manchester, and beyond.

Entering the home, you are welcomed by a spacious entrance hall that flows through the property and provides access to the majority of the ground floor rooms. The expansive lounge is a standout feature, boasting a striking front-facing wall of tri-fold doors with windows above, creating a stunning wide aspect that overlooks the gardens and fills the space with natural light. A feature log-burning stove completes the room, adding warmth and character. The modern kitchen is equally impressive, fitted with multiple integrated appliances and a breakfast bar, and flows seamlessly into a generous dining room, where a large window above enhances the bright and airy feel. Continuing through, a useful utility room—styled to match the kitchen—offers additional practicality and leads to a convenient cloakroom and a stable door side access. The ground floor further hosts four well-proportioned bedrooms, with both the master and second bedroom benefiting from stylish en suite facilities. A contemporary family bathroom completes this level, finished to a high standard throughout.

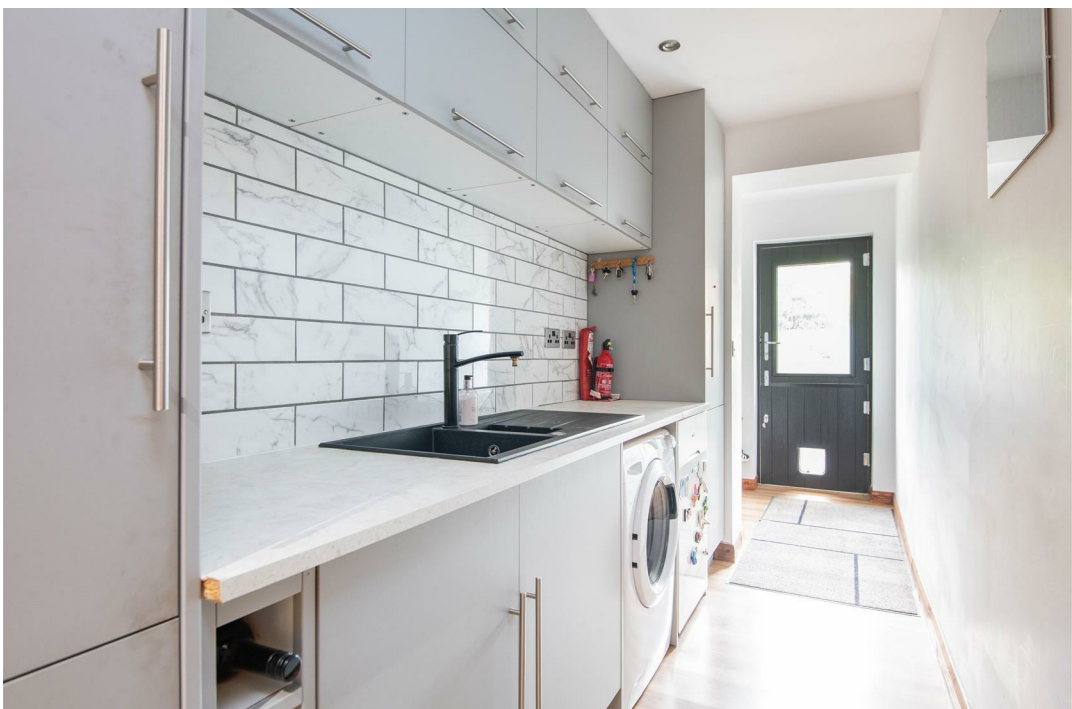
The property also benefits from a converted loft space, accessed via a pull-down ladder from the entrance hall. This substantial and well-developed area provides excellent additional storage and offers flexibility for a variety of uses, whether as a hobby space, home office, or further accommodation if desired.

Externally, this home truly excels, offering an abundance of outdoor space designed for both relaxation and entertaining. A double electric gate opens onto an expansive driveway, providing off-road parking for multiple vehicles, alongside a generous front lawn that gently slopes down towards the picturesque River Lostock. A standout feature is the elevated platform built into the hillside, which hosts a large summer house enjoying stunning views over the river and surrounding woodland. The summer house itself is a fantastic addition, offering ample internal space along with a sauna and en suite, making it ideal for leisure and entertaining during the warmer months. The grounds are further enhanced by multiple seating areas for outdoor furniture, as well as flower beds adding colour and charm throughout.

Additionally, the property benefits from a separate annex, comprising a modern kitchen with integrated appliances and breakfast bar, a lounge with double doors opening onto the gardens, a double bedroom, and a wet room en suite—perfect for guests, extended family, or independent living. This remarkable home combines space, privacy, and high-quality finishes throughout, presenting a rare opportunity for families seeking a truly special property in a desirable location.

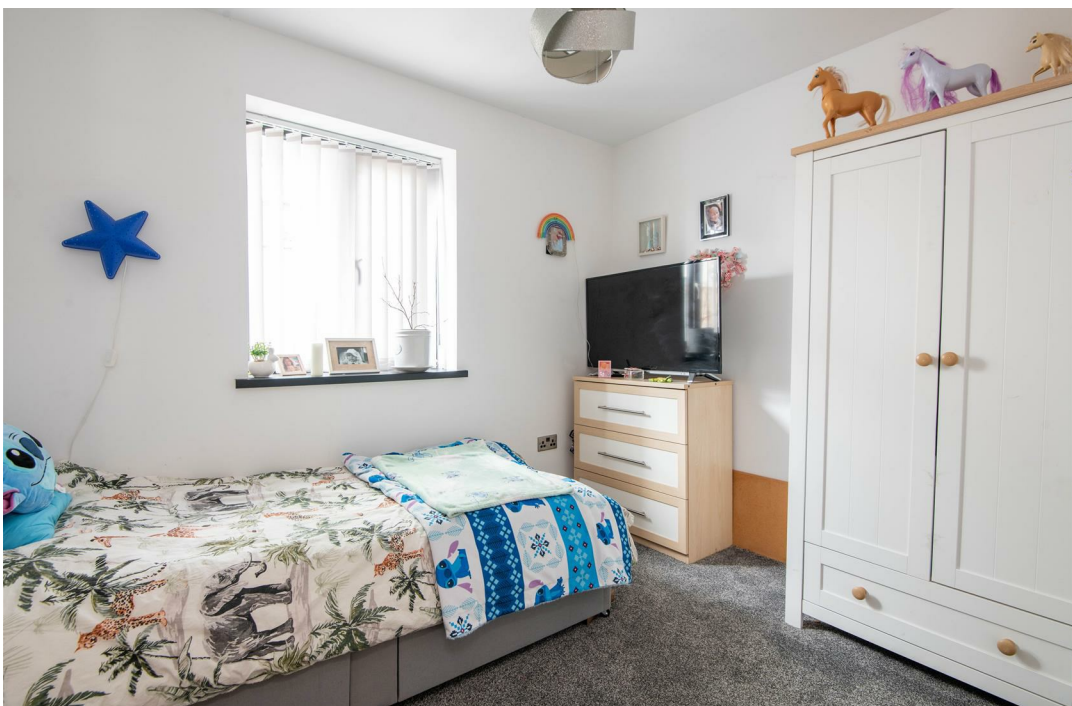
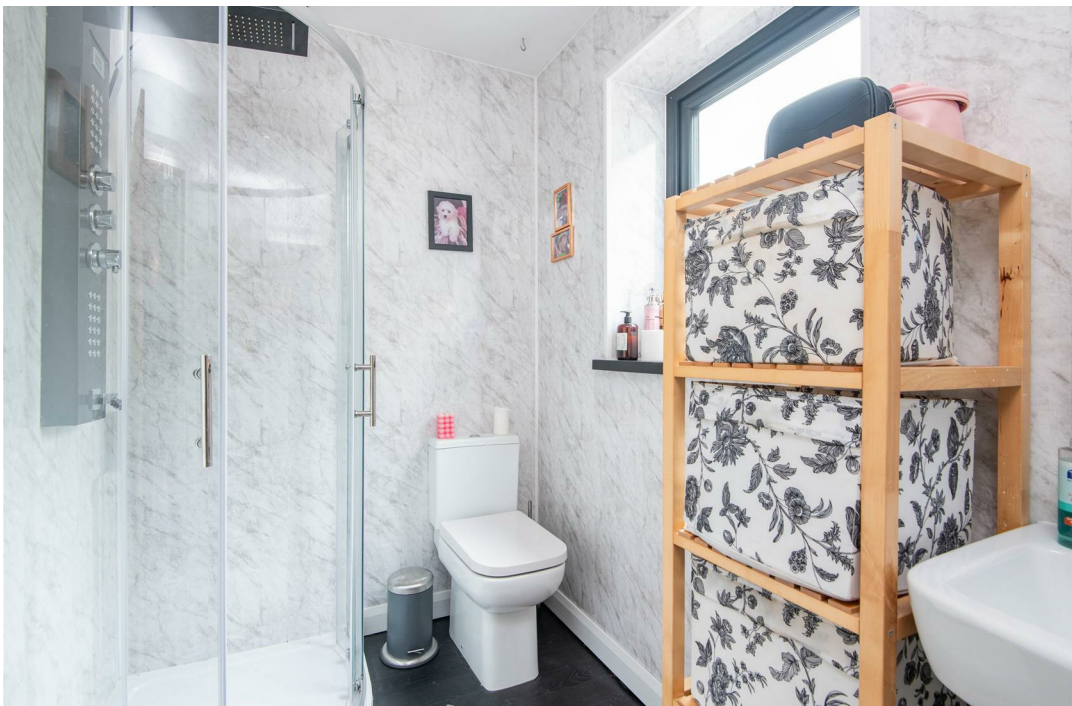








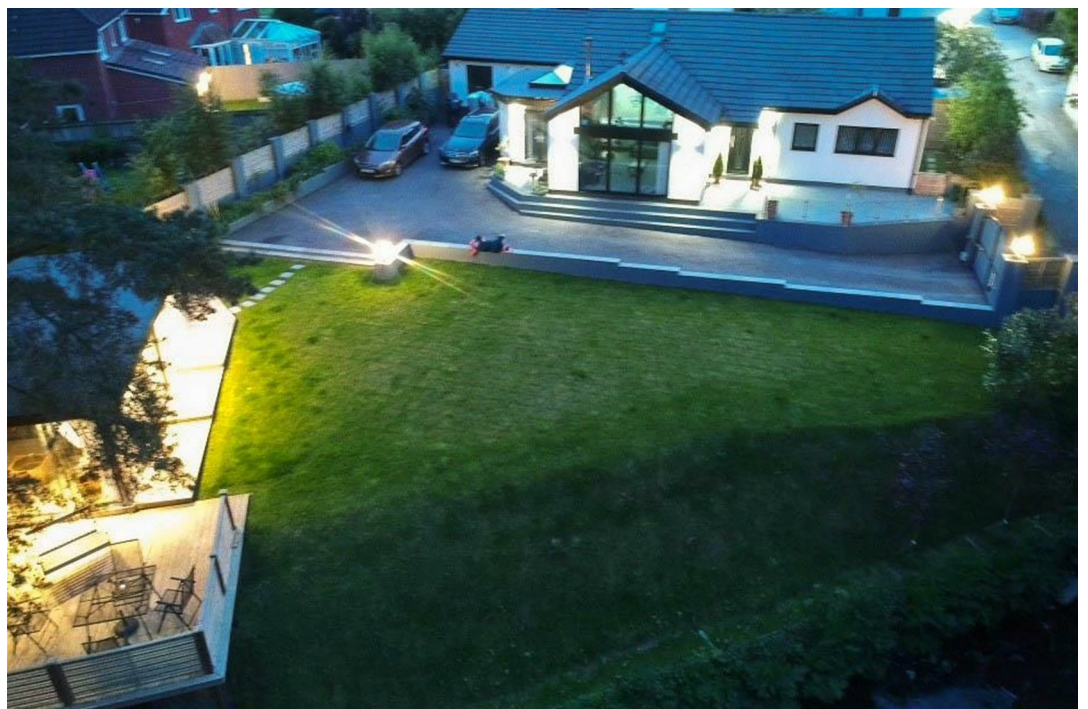
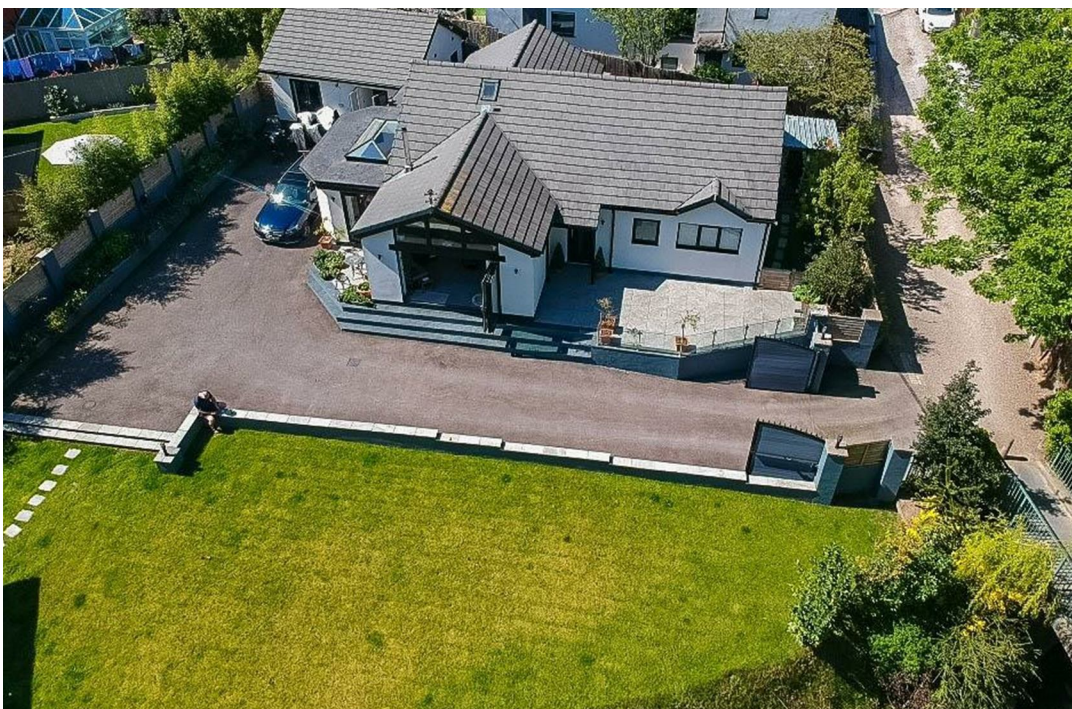
















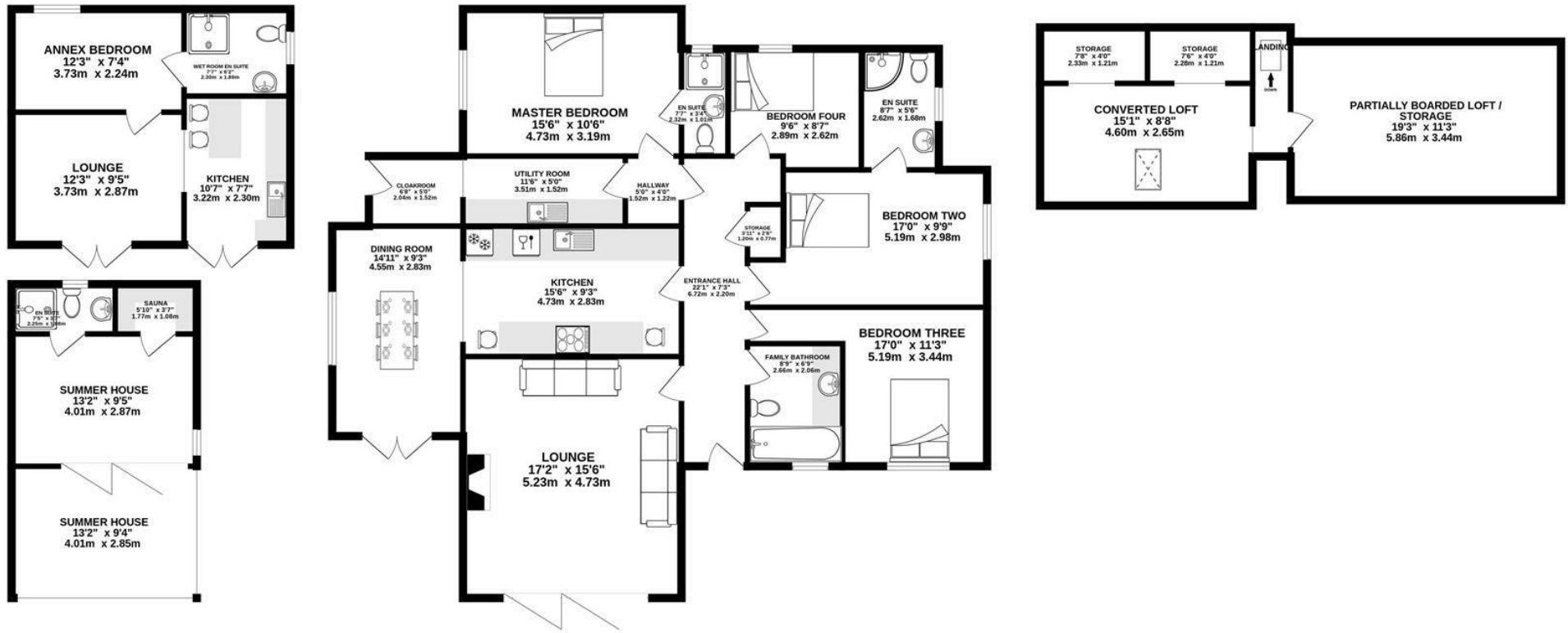




# BEN ROSE

GROUND FLOOR  
2055 sq.ft. (191.0 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 2488 sq.ft. (231.2 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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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) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	78

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

