



## Holker Lane, Leyland

Offers Over £750,000

Ben Rose Estate Agents are pleased to present to market this exceptional four bedroom, detached dormer bungalow, set on circa 1/2 acre of land within a beautiful countryside position in Leyland, Lancashire. Fully renovated throughout and significantly enhanced by both side and first-floor extensions, this superb family home seamlessly blends characterful country styling with high-quality contemporary finishes. Despite its semi-rural setting, the property remains ideally placed for everyday convenience, with Leyland town centre close by offering a wide range of shops, cafés and leisure facilities. Excellent transport links are within easy reach, including Leyland Train Station providing direct services to Preston, Manchester and Liverpool, along with strong bus links and quick access to the M6, M61 and M65 motorways. Well-regarded schools, scenic countryside walks and nearby towns such as Chorley and Preston further add to the appeal for growing families seeking space, lifestyle and connectivity.

Entering the home via the welcoming reception hall, you are immediately met with a sense of space and flow, with the staircase positioned just off and access to multiple ground floor rooms. Towards the front of the property sits an elegant lounge, flooded with natural light from dual aspect windows and centred around a feature fireplace with a multi-fuel burner, creating a warm and inviting retreat. Moving through the hall, the heart of the home is revealed in the stunning kitchen/dining/snug extension. The country-style kitchen is beautifully appointed with a ceramic Belfast style sink, central island, wine fridge and a striking Aga cooker, perfectly complementing the home's rural surroundings. This opens into the impressive dining and snug area within the side extension, a sociable space ideal for family living and entertaining, complete with a further multi-fuel burner and bi-folding doors opening directly onto the garden. Completing the ground floor is a generous sitting room offering excellent versatility as an additional reception room, home office, gym or formal dining space, alongside two well-proportioned bedrooms, both benefitting from their own en-suite shower rooms for added comfort and convenience.

The first floor continues to impress, hosting the remaining two bedrooms, each offering ample fitted wardrobe space. The principal bedroom is particularly noteworthy, enjoying peaceful rear-facing views across open fields and complemented by a luxurious en-suite bathroom featuring a bath, creating a private and relaxing retreat. This floor provides excellent separation between sleeping accommodation and living areas, making it ideal for family life or accommodating guests.

Externally, the property is approached via a substantial driveway providing off-road parking for up to ten vehicles, ideal for larger households and visiting guests. The driveway then extends further around to the rear of the property with even more parking found here. To the side, a beautifully arranged garden unfolds, with a flagged patio area wrapping around the property before stepping down to a generously sized lawn, complemented by a children's play area and tall hedging that ensures a high level of privacy. Adding to the home's impressive outdoor offering is an outdoor cooking area leading to a dedicated bar and socialising area, perfect for entertaining, which in turn opens into a large games room complete with lighting and electrics, offering exceptional versatility for leisure, work or hobbies.

This remarkable home combines space, style and setting, making it a truly outstanding opportunity for families seeking a high-quality lifestyle in a desirable Lancashire location.

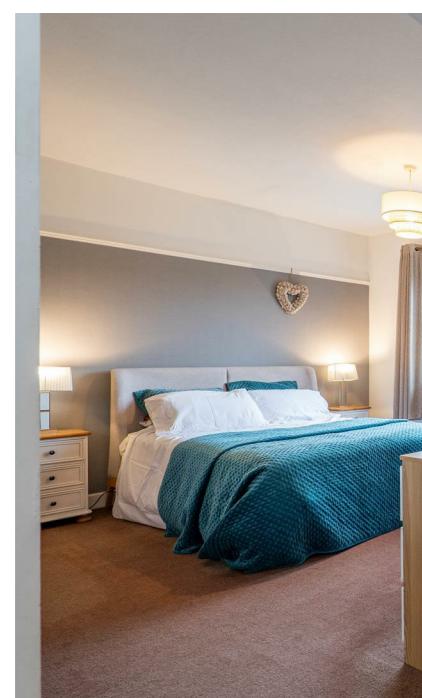


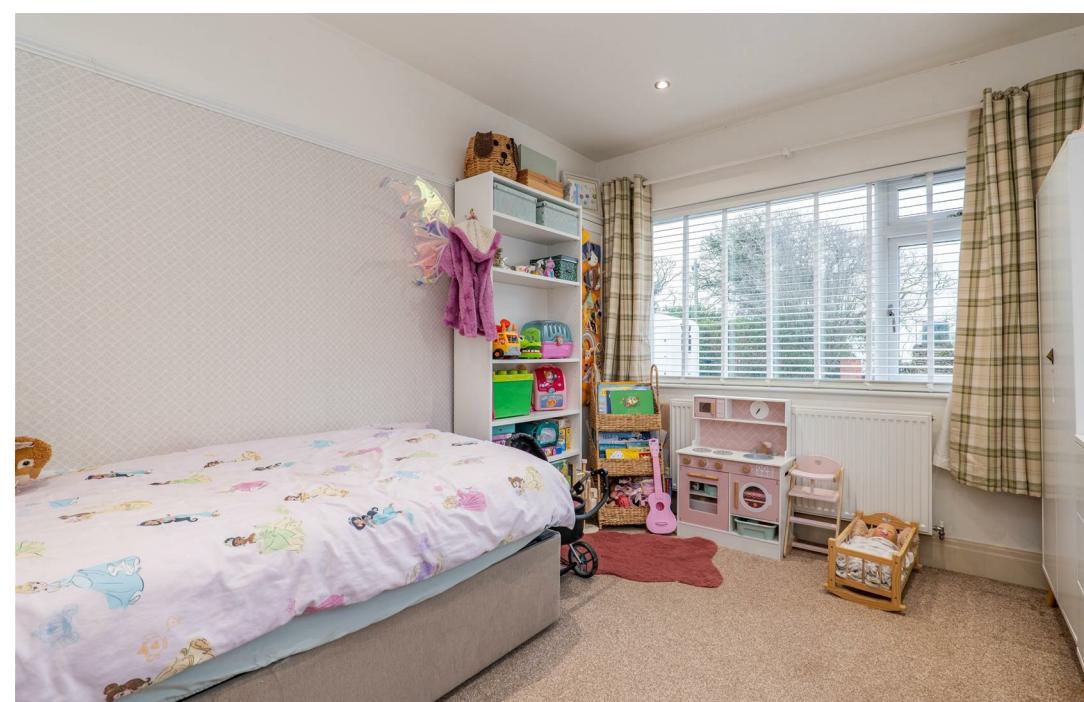




















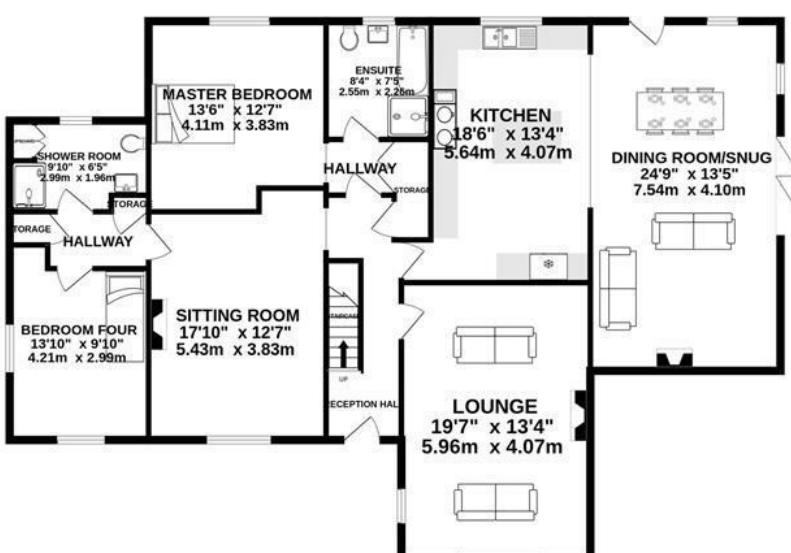






# BEN ROSE

GROUND FLOOR  
1982 sq.ft. (184.1 sq.m.) approx.



GAMES ROOM  
23'2" x 17'4"  
7.05m x 5.28m

1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 2539 sq.ft. (235.9 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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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		
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	

