



## Cottam Lane, Ingol, Preston

**Offers Over £375,000**

Ben Rose Estate Agents are pleased to present to market this stunning and highly unique four-bedroom detached property, known locally as Bridge House, set in an enviable position alongside the picturesque Lancaster Canal in Ingol. Steeped in history and brimming with character, this exceptional family home offers spacious accommodation set across three floors, beautifully blending period charm with versatile modern living. The property enjoys breathtaking canal-side views, extensive landscaped gardens and even the potential for private mooring, creating a truly rare lifestyle opportunity. Situated in a highly convenient location, the home benefits from excellent access to nearby amenities including supermarkets, schools, leisure facilities and local shops, while Preston city centre is only a short drive away. Excellent travel links are close by, with regular bus routes, Preston Train Station offering direct routes to major cities, and easy access to the M55 and M6 motorways, making this an ideal home for commuting families.

Entering through the welcoming reception hall you are immediately greeted by a home full of character and individuality. From here, there is access to all three floors of the home. To the rear of the property is the spacious lounge, centred around a beautiful multi-fuel fireplace and enjoying stunning views over the landscaped garden and canal beyond, creating a warm and relaxing family space. Just off the lounge is bedroom four, an incredibly versatile room that could serve as guest accommodation, a home office or even an annex thanks to its own independent access from the side yard, along with a kitchen area and separate WC. Moving down to the garden level, you'll find the impressive family dining room alongside a practical utility room. The open plan kitchen/diner has been thoughtfully designed and fitted with integrated appliances including a fridge, freezer and dishwasher, while the central island creates the perfect social hub for family living and entertaining. The kitchen also enjoys direct access out to the garden, perfectly connecting the indoor and outdoor spaces.

The first floor hosts the remaining three bedrooms, all well-proportioned and filled with natural light. The master bedroom particularly benefits from the spectacular views overlooking the garden and Lancaster Canal, providing a peaceful retreat. The landing itself is a standout feature, enhanced beautifully by a striking arched feature window positioned above the staircase, adding further charm and character to the home. Completing this floor is the spacious three-piece family bathroom, fitted with both a separate bath and shower, alongside an additional separate WC for added practicality for growing families.

Externally, the property continues to impress. Vehicle access is from both ends of Cottam Lane (Ingol and Ashton) via a roadway restricted to residents and their visitors, the home enjoys a wonderfully private setting. To the front is a gated driveway providing parking for up to two cars, alongside a detached double garage offering excellent storage or workshop potential. The side yard features a lovely decked seating area with steps leading up to bedroom four, enhancing the flexibility of the home's layout. To the rear lies the true centrepiece of the property — the spectacular landscaped gardens that back directly onto the canal. Beautifully maintained lawn areas are complemented by a charming man-made stream that gently flows towards an eye-catching waterfall feature, creating a wonderfully tranquil atmosphere. A raised seating area provides a secluded spot to relax and admire both the home and gardens, while the wooden canal-side walkway offers the perfect opportunity for mooring a canal boat, adding an additional lifestyle element rarely found with homes of this kind. Combining character, versatility, stunning surroundings and exceptional outdoor space, Bridge House represents a truly one-of-a-kind family home.



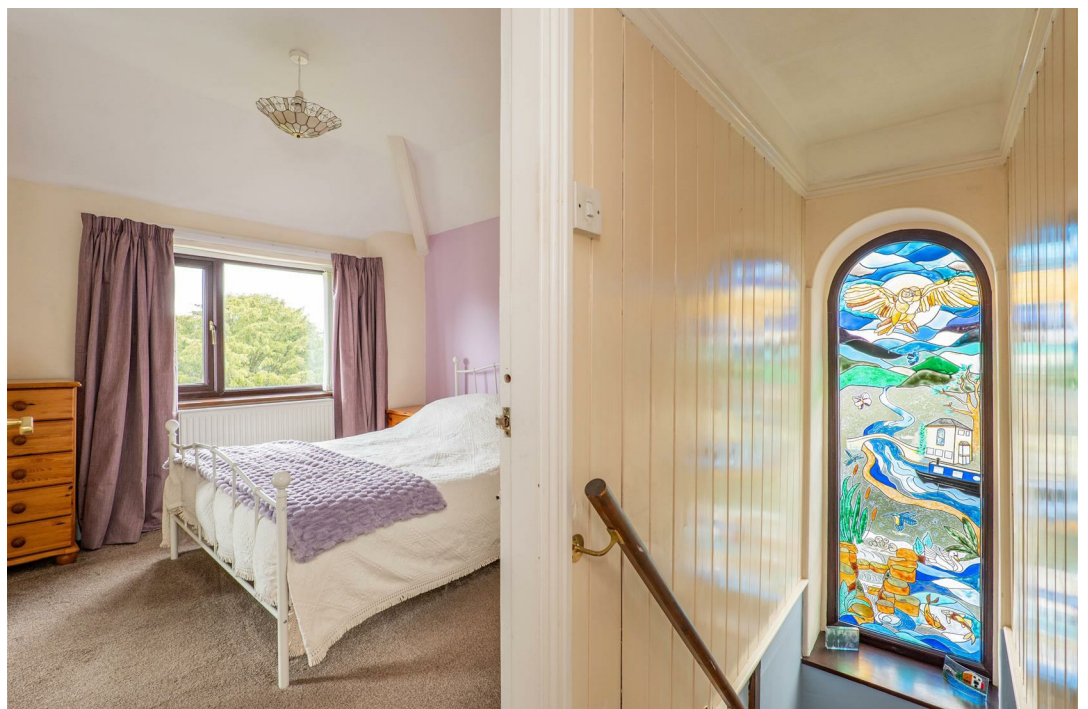














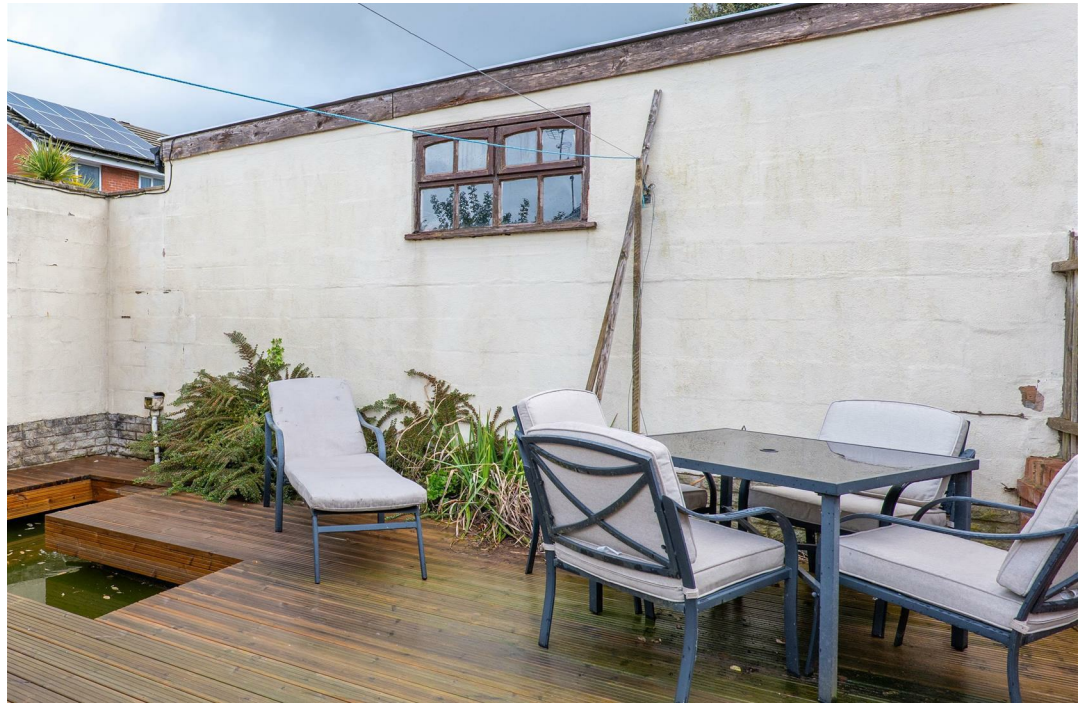




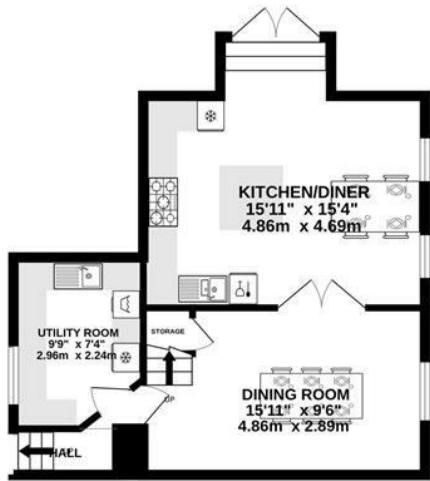




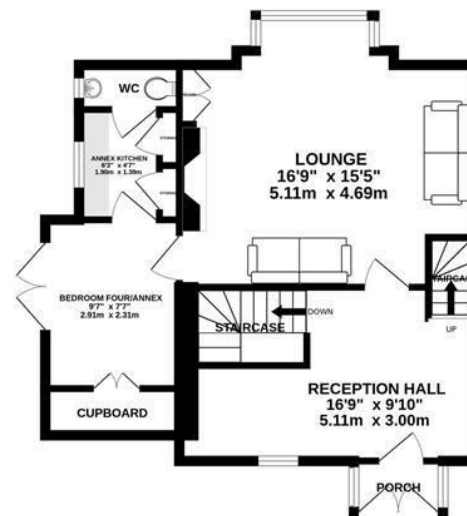
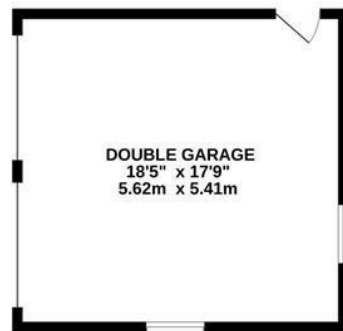




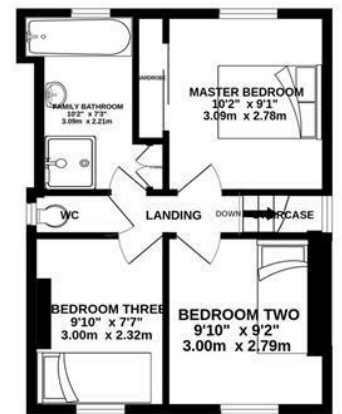
**BASEMENT**  
450 sq.ft. (41.8 sq.m.) approx.



**GROUND FLOOR**  
865 sq.ft. (80.4 sq.m.) approx.



**1ST FLOOR**  
365 sq.ft. (33.9 sq.m.) approx.

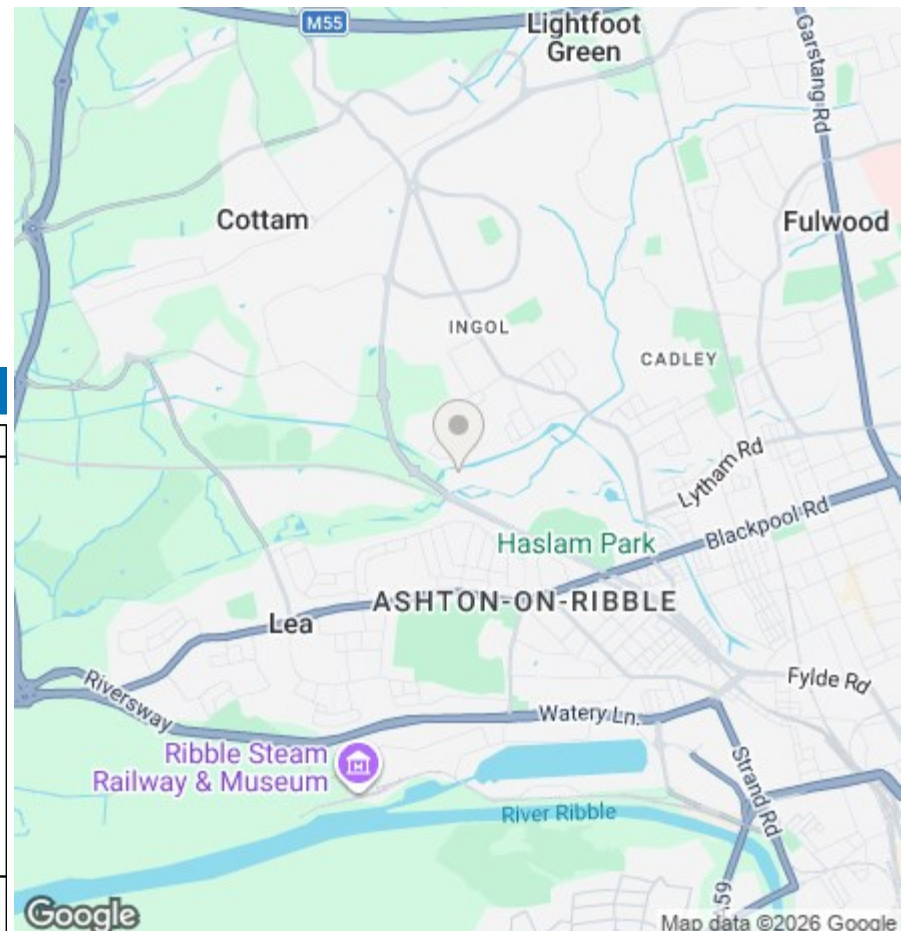


**TOTAL FLOOR AREA: 1681 sq.ft. (156.1 sq.m.) approx.**

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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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>	<b>74</b>	<b>78</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	