



Coupe Green, Hoghton, Preston

Offers Over £425,000

Ben Rose Estate Agents are delighted to present to the market a rare opportunity to acquire this charming stone-built detached cottage, nestled in the highly desirable area of Hoghton. Offered with no onward chain, this unique home is set on a generous plot and offers an abundance of versatile living space throughout, making it an ideal choice for a growing family. While the property would benefit from some modernisation, it is brimming with character and traditional features, and presents an exciting opportunity to create a truly stunning residence.

Enjoying a prime location with excellent connectivity, the cottage is perfectly positioned for travel to nearby towns and cities via the M61 and M65 motorways. The cottage is located near to a very highly rated primary school just 200 yards away. Leyland and Chorley are also just a short drive away, offering a wealth of amenities, schools, and shops, all within convenient reach.

On entry, the home opens into a welcoming entrance hall which provides access to both the staircase and the kitchen/breakfast room. This charming space exudes warmth and character, featuring a bay window, a range of wall and base units, a fireplace, and ample room for freestanding appliances. There is also enough space to accommodate a small dining table, making it a perfect spot for casual family meals. From here, a doorway leads to a well-proportioned store room, ideal for outdoor belongings and offering direct access to the garden.

Continuing through the property, a spacious utility room provides additional functionality, conveniently located next to one of the family bathrooms, which features a three-piece suite with an over-the-bath shower.

Back through the entrance hall lies the expansive lounge/diner, a generously sized and light-filled space thanks to its dual aspect windows. The room is rich in traditional features, with ceiling beams, a central open live fireplace, and a second fireplace, offering plenty of space for a large sofa set, dining table, and additional furnishings. Open to this area is a versatile room that would make an ideal home office or library, seamlessly integrated into the flow of the home.

From the lounge, you are led into the family room or library, another spacious and adaptable area, again benefitting from dual aspect windows that flood the room with natural light. This room also includes an under-stairs storage cupboard and grants access to the sunroom—a bright, versatile space with direct access to the side of the property. Two staircases—one in the entrance hall and the other in the family room—lead to the first floor where four double bedrooms await.

The master bedroom is particularly generous in size and includes integrated storage, while bedroom two boasts a traditional fireplace and dual aspect windows. A family bathroom with a three-piece suite serves bedrooms two and three, while a convenient WC is available for the master and fourth bedrooms.

Externally, the property continues to impress with a mature garden to the left of the house, bordered by well-established shrubs and trees for added privacy. A private gated entrance at the front leads along a pathway to the kitchen, enhancing the home's charming cottage appeal. To the rear of the property a beautiful lawned garden awaits which backs onto school playing fields with no other properties behind. A single detached garage sits nearby, accessed from the road and screened by tall hedging, offering both convenience and privacy.

This truly unique home offers a rare blend of space, charm, and potential in a highly sought-after location. Early viewing is strongly recommended to avoid disappointment.























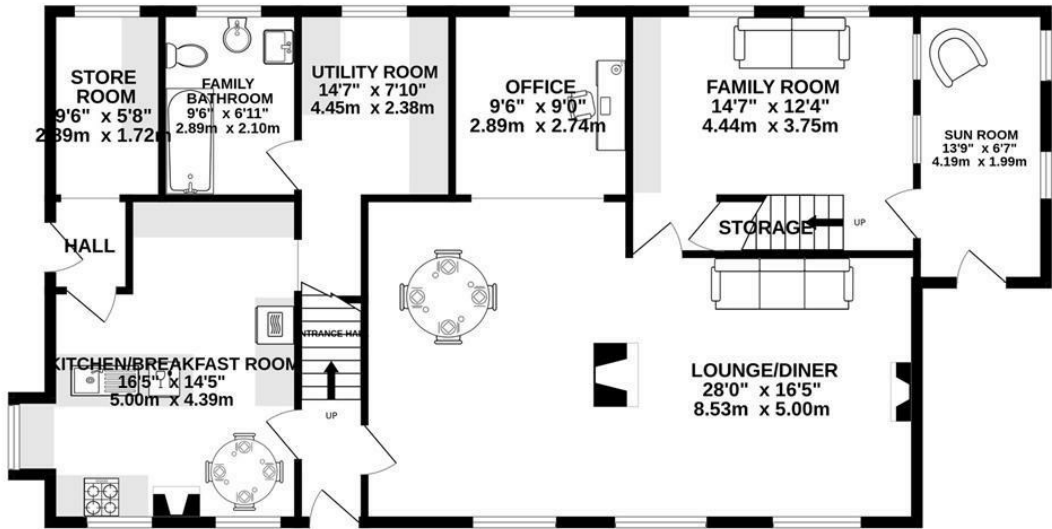




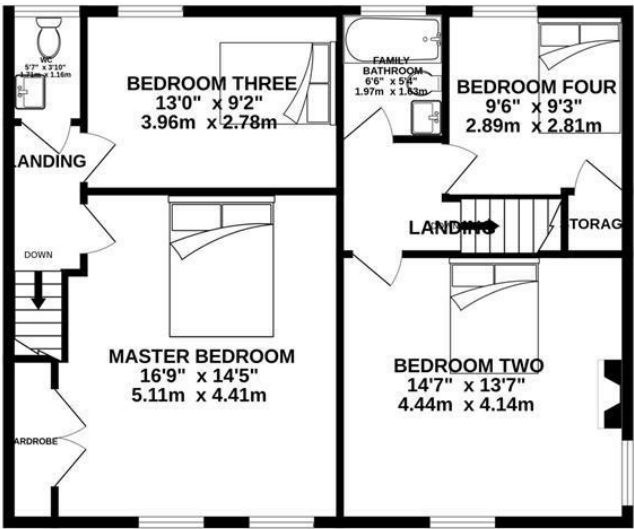


BEN ROSE

GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	
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		

