



## Uplands Farm, Spring Lane, Preston

**£679,950**

Ben Rose Estate Agents are pleased to present to market this beautiful traditional detached farmhouse, occupying an enviable semi-rural position in the highly sought-after village of Samlesbury. Set within approximately half an acre of beautifully maintained grounds, this charming family home perfectly blends character features with spacious, versatile living accommodation. Surrounded by picturesque countryside whilst remaining conveniently close to Preston, the property offers the best of both worlds. Preston provides an excellent range of shopping, dining and leisure facilities, along with rail services offering direct links to major cities including Manchester, Liverpool and London. Commuters will also appreciate the property's easy access to the M6 and M61 motorways, while nearby attractions such as Brockholes Nature Reserve, Samlesbury Hall and excellent local schools further enhance the appeal for growing families.

Stepping into the welcoming entrance hall, you are immediately greeted by the home's warmth and character. To the front are two generous reception rooms, both featuring attractive fireplaces with log-burning stoves, creating cosy yet elegant spaces for relaxing or entertaining. To the rear, a dedicated study provides the perfect home office, whilst the spacious handmade pine kitchen offers ample storage, a Rangemaster oven, dishwasher and plenty of room for family dining. The separate dining room enjoys views over the garden with direct access outside, while the large conservatory, accessed from the side of the property, offers an additional reception space with French doors opening onto the back garden. Completing the ground floor are a practical side entrance hall, utility room with plumbing for a washing machine, airing cupboard and a convenient WC.

The first floor hosts four well-proportioned double bedrooms. The impressive principal bedroom benefits from a Jack and Jill en-suite shared with the second bedroom, while bedrooms three and four continue the generous proportions found throughout the home. A stylish five-piece family bathroom, complete with a walk-in shower, serves the remaining bedrooms. The landing also benefits from a 24-hour fresh air ventilation system, while the loft is partially boarded, providing useful additional storage. Beneath the property is a substantial cellar currently utilised as a workshop, complete with its own manual air circulation system.

Approached through a five bar gate, the long gravel driveway leads to an extensive parking area with space for numerous vehicles, surrounded by mature trees, shrubs and planting. A detached double garage with electric up-and-over doors provides further practicality, while solar panels fitted to the garage roof offer added energy efficiency. The beautifully landscaped rear garden features expansive lawns, a patio seating area, mature borders and established planting, creating a wonderfully private outdoor setting. A summer house with power and lighting, together with a pergola housing a hot tub, completes this exceptional garden, making it ideal for both family life and entertaining. The property is also on LPG and has a newly installed wastewater treatment plant. This is a truly outstanding home offering charm, space and a superb lifestyle opportunity in one of Lancashire's most desirable semi-rural locations.

















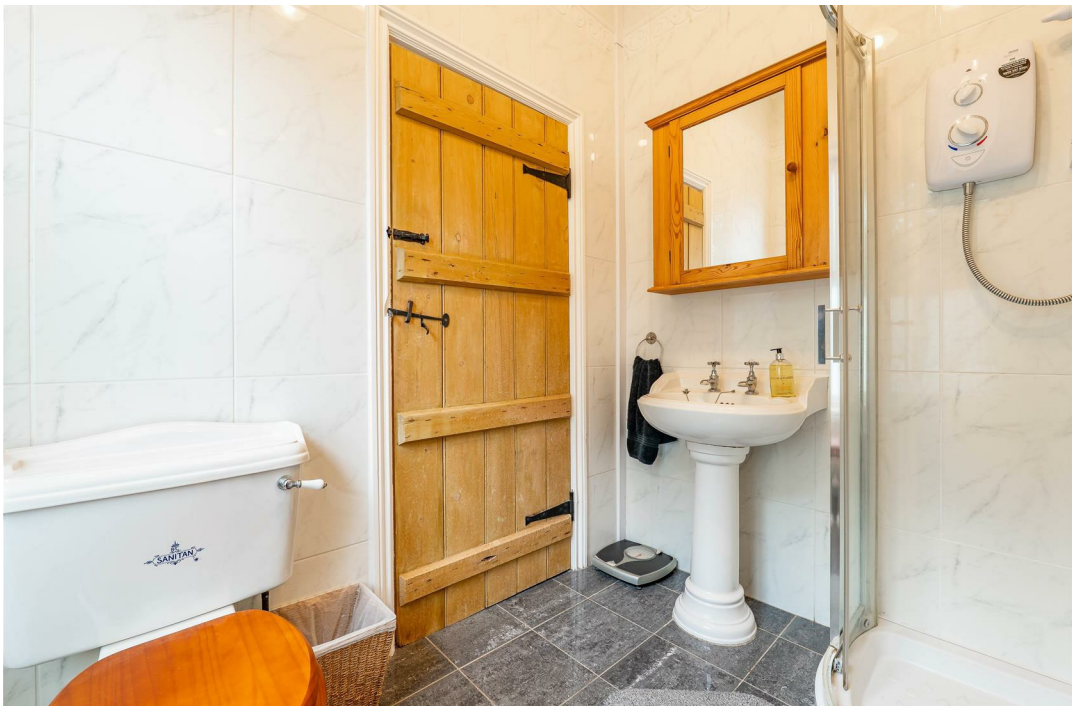












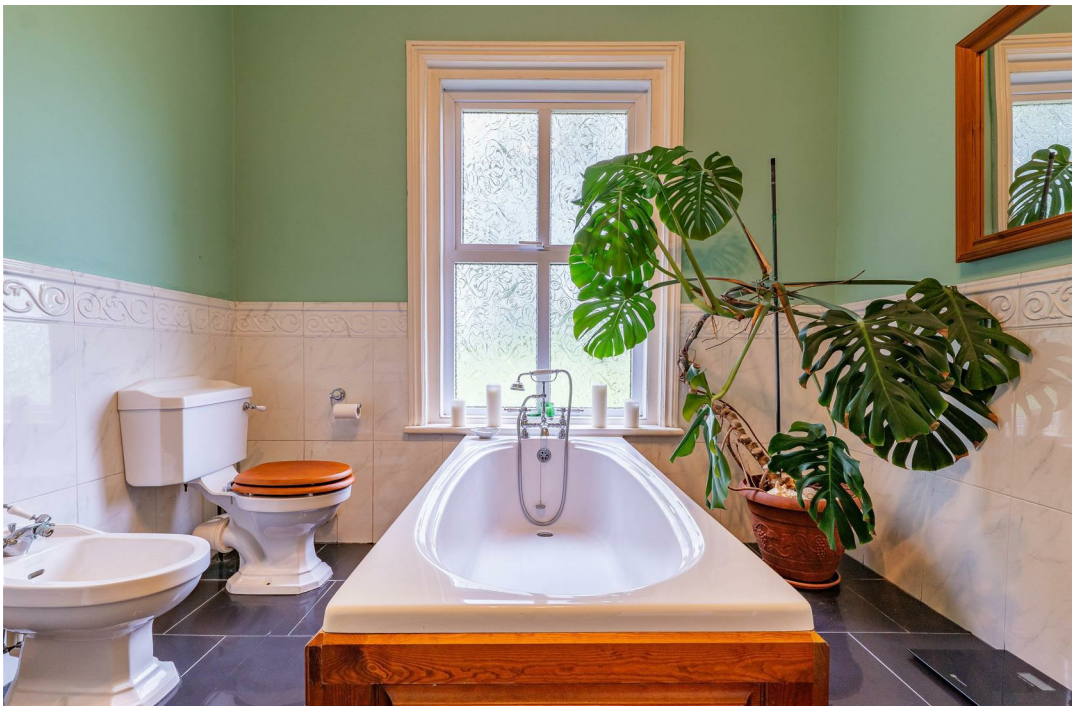






























# BEN ROSE



TOTAL FLOOR AREA : 2990 sq.ft. (277.8 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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         | 66        |
| (39-54) E                                   | 42                      |           |
| (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 |           |

