BEN ROSE



Cripple Gate Lane, Hoghton

Offers Over £545,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached bungalow, occupying an impressive plot of approximately 0.8 acres in the picturesque surroundings of Samlesbury, Lancashire. Tucked away along a private country lane and enjoying beautiful countryside views, this property presents an exciting opportunity for buyers looking to undertake a substantial renovation project and create a truly individual home. With generous accommodation, an established garden and considerable scope to modernise, reconfigure or potentially extend, subject to the necessary planning permissions, this is a rare opportunity to unlock the full potential of a home in a wonderfully peaceful setting. Despite its rural feel, the property remains conveniently positioned for access to Preston, Blackburn and the surrounding Lancashire villages, with a range of shops, supermarkets, schools and everyday amenities available in nearby communities. The A59 and A677 provide useful road connections, while the M6 and M65 are accessible for wider travel across the North West. Nearby train stations, including Preston and Blackburn, offer services to destinations further afield, making this an appealing prospect for those seeking a countryside lifestyle without becoming completely disconnected from local amenities and transport links.

Upon entering the bungalow, the entrance hall leads directly into the spacious lounge, where a fireplace provides a natural focal point and sliding doors offer access out to the garden, creating an opportunity to make the most of the surrounding greenery. The lounge flows through into a formal dining room, providing a dedicated space for entertaining and family meals, which in turn opens into a bright and airy conservatory overlooking the beautiful gardens. From here, doors lead out to a raised patio seating area, offering the perfect starting point for enjoying the peaceful setting. The kitchen is positioned separately and benefits from a useful adjoining utility room, providing practical space for household tasks and additional storage. Moving towards the opposite side of the property, the bedroom wing comprises three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or a home office. The principal bedroom benefits from a walk-in wardrobe, an en-suite shower room and further sliding door access to the garden. Completing the internal accommodation is a four-piece family bathroom. While the existing layout offers a generous foundation, the property would benefit from modernisation, presenting buyers with the chance to put their own stamp on the accommodation and create a home tailored to their individual tastes and requirements.

Externally, the property is approached via a private country lane, immediately establishing the sense of privacy and seclusion that makes this setting so appealing. The lane leads to a driveway providing parking for multiple vehicles, together with access to the garage, while the extensive grounds extend around the bungalow and offer an exceptional amount of outdoor space. To the rear, generous expanses of lawn are interspersed with mature trees, creating a tranquil garden with plenty of room for landscaping, outdoor entertaining or simply enjoying the surrounding countryside. The gardens continue around the side of the property, where a pond adds further character to the grounds, while open field views beyond enhance the picturesque setting. With such a substantial plot, there is considerable scope to redesign the gardens, introduce dedicated seating and entertaining areas or explore other potential uses, subject to any relevant consents. Offered for sale with NO CHAIN, this is an exciting opportunity for renovators, developers or buyers with vision to transform a detached bungalow in a beautiful rural location. Combining generous existing accommodation, a sizeable plot and significant potential to add value, this property offers the chance to create something truly special in the heart of the Lancashire countryside.

T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB










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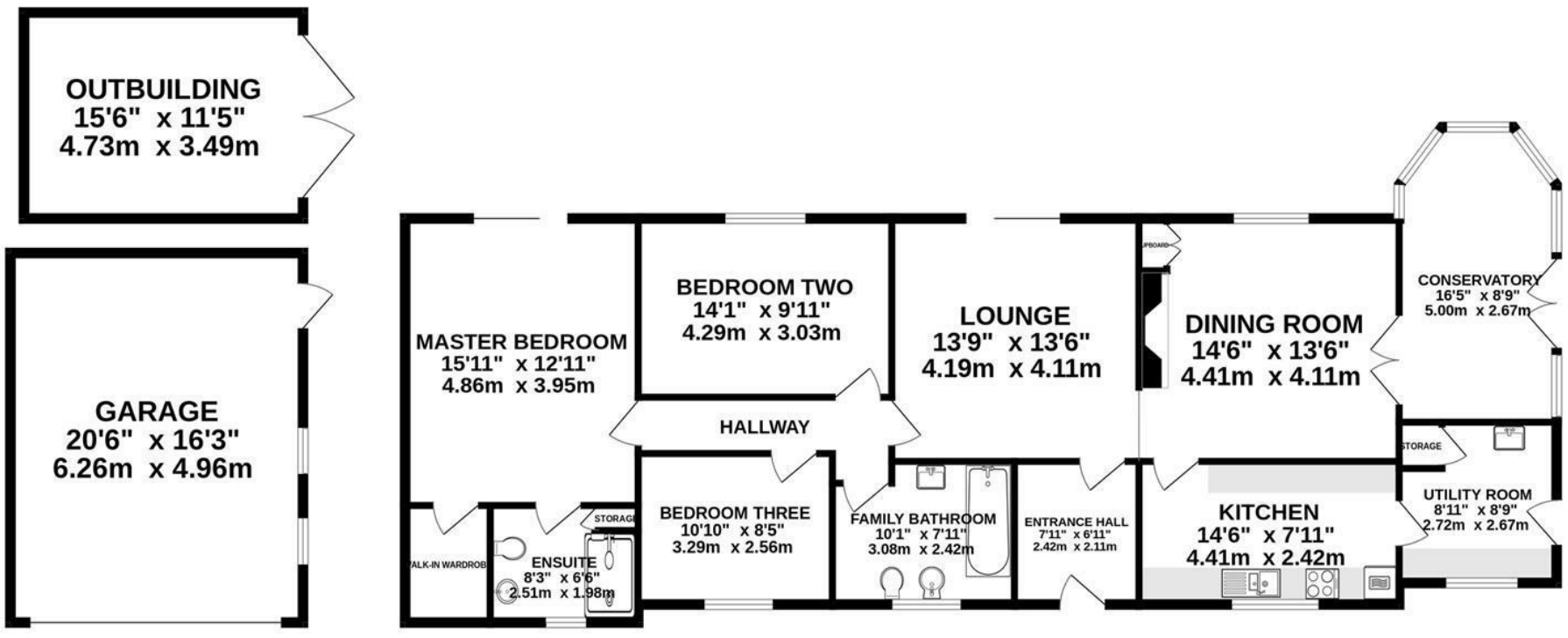




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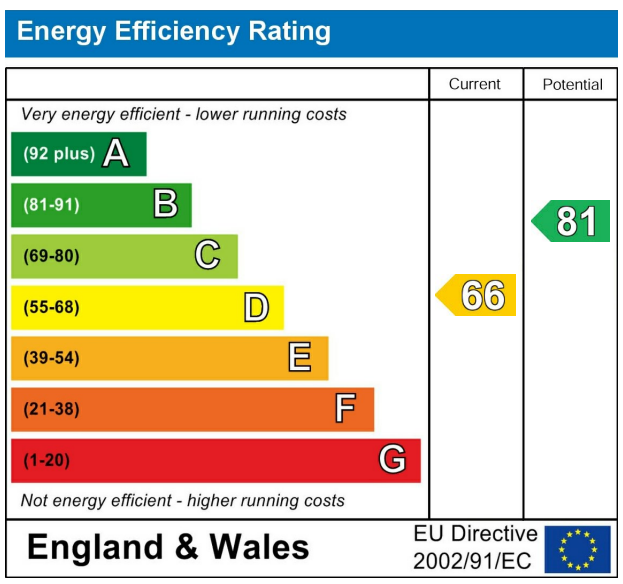
GROUND FLOOR
1914 sq.ft. (177.8 sq.m.) approx.

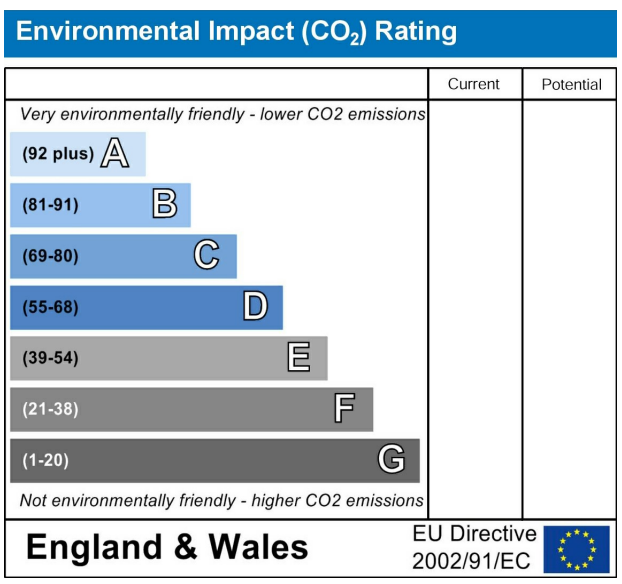


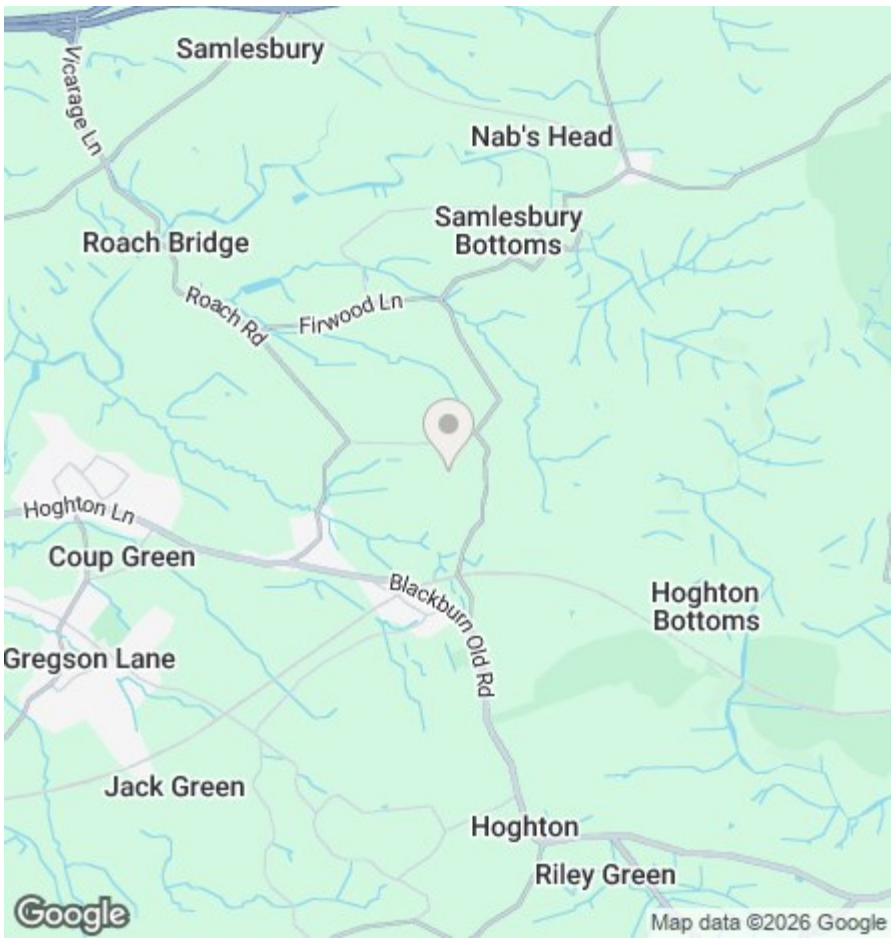
TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.

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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