



The Gravel, Mere Brow, Preston

Offers Over £649,995

Ben Rose Estate Agents are pleased to present to market this exceptional three-bedroom detached residence, originally dating back to circa 1880 and having been completely renovated throughout to an outstanding standard with no expense spared. Beautifully blending timeless character with luxurious contemporary finishes, this remarkable home has undergone an extensive programme of refurbishment, including all new electrics, beautifully appointed new bathrooms, a new Bosch boiler with app-controlled smart heating, a fully rendered exterior, elegant cast iron radiators throughout and attractive flagstone flooring spanning the entire ground floor. The result is a home that perfectly balances period charm with modern comfort, making it an ideal purchase for growing families seeking a property ready to move straight into. Situated in the picturesque Lancashire village of Mere Brow, the property enjoys a peaceful semi-rural setting whilst remaining conveniently positioned for everyday amenities. Nearby Tarleton and Banks provide a selection of supermarkets, independent shops, cafés, pubs and well-regarded schools, with larger towns including Southport, Ormskirk and Preston all within easy reach. Excellent transport links include nearby rail services from Rufford and Burscough, offering connections across the region, whilst the A59 provides straightforward access towards Preston, Liverpool and the wider motorway network including the M6 and M58. The surrounding countryside, local walking routes and the renowned Martin Mere Wetland Centre further enhance the appeal of this desirable location.

Stepping through the entrance vestibule, you are welcomed by a practical space with room for coats and shoes, along with a stylish downstairs WC, one of the beautifully fitted bathrooms found throughout the home. From here, the property opens into an impressive dining room, offering ample space for a large family dining table and creating an excellent central hub for everyday living and entertaining. French doors flood the room with natural light whilst providing direct access to the rear garden, and the staircase rises elegantly from this space. The attractive flagstone flooring continues seamlessly throughout the ground floor, complementing the character of the home and creating a wonderful sense of continuity. Moving through to the generously proportioned dual-aspect lounge, you'll find an inviting space centred around a striking feature fireplace with a multi-fuel burner. A further set of French doors opens directly onto the rear garden, allowing indoor and outdoor living to blend effortlessly. Completing the ground floor is the beautifully appointed kitchen/breakfast room, thoughtfully designed to remain in keeping with the property's heritage whilst offering every modern convenience. Finished with luxurious granite worktops, integrated appliances and a substantial central island with breakfast bar seating, it is perfectly suited to modern family life. The central island can also double up as a workspace with convenient sockets located here for laptops or computers, providing a highly versatile setup for those who work from home. A separate utility room provides additional practicality and storage, with external access leading towards the detached garage and workshop.

The first floor continues to impress with a bright central landing giving access to three generously proportioned double bedrooms, each finished to an exceptional standard. The principal suite is a true highlight, benefiting from its own private balcony overlooking the beautifully maintained rear garden, creating the perfect place to enjoy a morning coffee or unwind in the evening. Its luxurious boutique-style en-suite has been newly fitted and designed as an elegant wet room, finished to an exceptional standard. The remaining two double bedrooms are equally spacious and are served by a stunning Jack and Jill en-suite, also newly installed and finished in the same high-quality style, complete with a beautiful freestanding bath to create a luxurious retreat for family members or guests alike. Traditional cast iron radiators feature throughout the first floor, perfectly complementing the property's period origins whilst providing modern comfort.

Approached through remote-controlled electric gates, the property boasts a substantial driveway providing off-road parking for up to six vehicles, leading to a detached double garage which has been thoughtfully reconfigured to incorporate a useful workshop and utility space to the rear, ideal for hobbies, storage or those working from home. The attractive front garden is enclosed by mature hedging, providing an excellent degree of privacy whilst the newly rendered exterior gives the home a crisp, elegant finish. To the rear, the immaculately presented garden provides a peaceful and private outdoor sanctuary, complete with beautifully established planting, a rockery, generous lawn, a tranquil pond with a water feature and multiple seating areas, offering the perfect setting for family life and outdoor entertaining. Combining the character of a Victorian cottage with the quality of a contemporary renovation, this exceptional home offers a rare opportunity to acquire a truly turnkey family residence in one of West Lancashire's most desirable semi-rural locations.























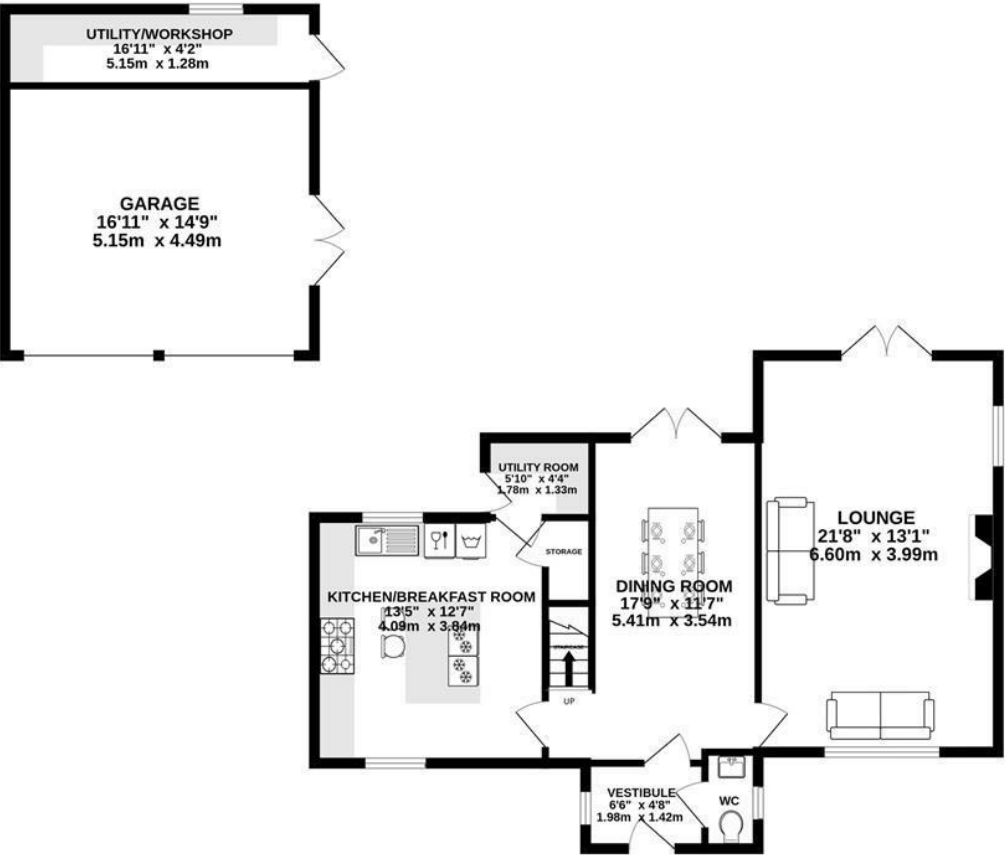




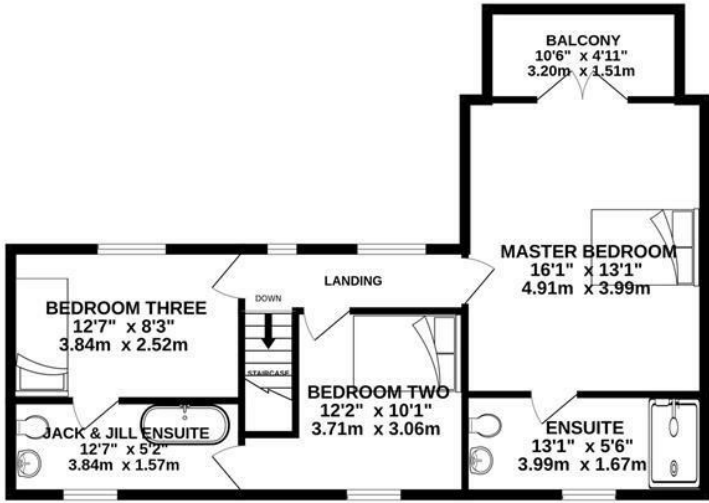


BEN ROSE

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1845sq.ft. (171.4 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.
Made with Metropix ©2026



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
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	

