



## Bank Parade, Penwortham

**Offers Over £699,950**

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom detached property, set within a secluded and highly desirable location in the heart of Penwortham. This beautifully presented home seamlessly blends charming original character with high-quality modern finishes, creating a truly unique living space ideal for family life. Retaining striking features such as exposed brickwork and vaulted elements, the property offers both warmth and sophistication throughout. Situated just a short drive from Penwortham's vibrant centre, residents can enjoy a wide range of shops, cafes, and well-regarded schools, while excellent transport links including nearby bus routes, access to the M6 and M65 motorways, and train services from Preston station provide convenient connections to surrounding towns and cities such as Preston, Leyland, and beyond.

Upon entering the home, you are welcomed into a practical cloakroom offering ample space for coats and boots, leading through to the impressive main hallway. This central space immediately showcases the barn's heritage, with a striking exposed brick wall rising up to a Velux window above, creating a stunning first impression. From here, you can access most of the ground floor rooms. To the front sits the spacious lounge, centred around a beautifully hand-built fireplace with a log burner, perfectly complementing the character of the home, along with bi-folding doors that open out to the garden. Continuing through the hallway, you will find a convenient downstairs WC and a generously sized family dining room, complete with an open staircase to the first floor and bespoke fitted shelving beneath, as well as access to the garden. The ground floor also benefits from a modern and well-appointed utility room. To the rear of the property is the bespoke German kitchen/breakfast room, finished to a high standard with integrated appliances and a central island with breakfast bar, ideal for both everyday living and entertaining. This space flows effortlessly into the stunning orangery/cinema room, where a drop-down screen and integrated speaker system create a fantastic entertainment setting, all while enjoying views of the surrounding gardens and an abundance of natural light.

Ascending to the first floor, the property continues to impress with four well-proportioned bedrooms. The master suite offers a luxurious retreat, complete with a walk-in wardrobe and a stylish wet-room en-suite. Bedroom two also benefits from its own modern en-suite, making it ideal for guests or older children. The remaining bedrooms are all of a good size and are served by a contemporary four-piece family bathroom, finished with both a bath and separate shower, providing practicality for busy family living.

Externally, the property is accessed via a gated entrance leading onto a sweeping driveway that reveals the home and offers parking for up to eight vehicles, as well as access to a detached double garage with an additional workshop to the rear. The outdoor space wraps around the property, featuring a separate seating area perfect for relaxing, along with a garden area to the opposite side providing further space for outdoor dining. To the far side, a substantial lawned garden stretches out and backs onto a treeline, offering a high degree of privacy and a tranquil setting. This outstanding home perfectly combines character, space, and modern living, making it an ideal choice for families seeking something truly special.























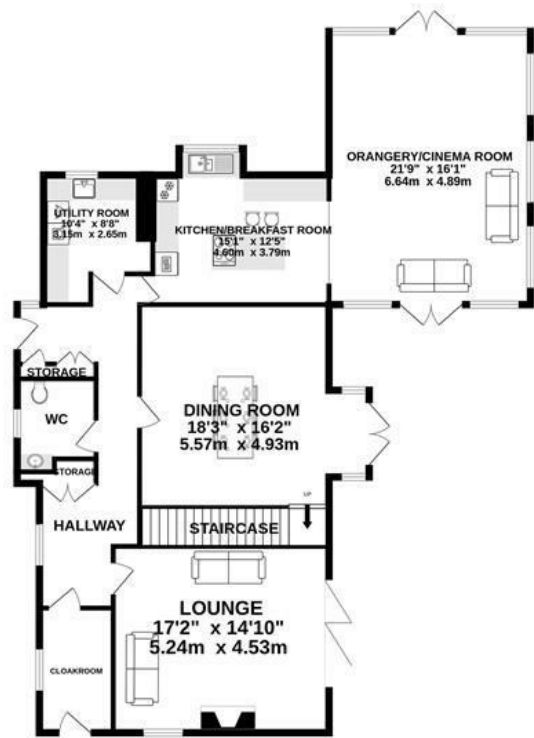




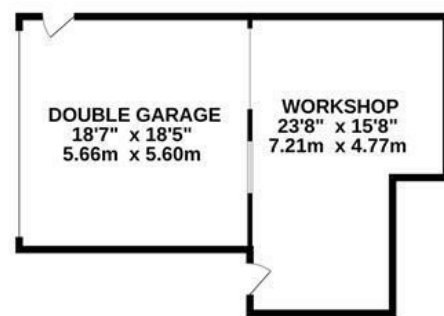


# BEN ROSE

GROUND FLOOR  
2081 sq. ft. (193.3 sq.m.) approx.



1ST FLOOR  
841 sq. ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 2922 sq. ft. (271.4 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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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>		
(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		
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