



## Marsh Lane, Longton, Preston

Offers Over £1,299,950

\*\*The marketing outline of plot boundary is an approximate and to only be used as a guide \*\*

Ben Rose Estate Agents are pleased to present to market this truly exceptional seven-bedroom detached residence, set on an expansive circa 5-acre plot in the picturesque village of Longton, Lancashire. Surrounded by open countryside and privately nestled to the end of Marsh Lane, this luxurious family home offers an outstanding opportunity for those seeking multi-generational living in a peaceful yet accessible location. The home's versatile layout, combined with its impressive interior spaces and outdoor acreage, makes it ideal for families looking for space, privacy, and rural charm. Despite its tranquil setting, the property is perfectly positioned for travel and commuting needs — with excellent access to the M6 and M65 motorways, as well as Preston City Centre just a short drive away. Longton itself offers a charming village atmosphere with well-regarded schools, shops, eateries, and recreational facilities, while nearby train stations in Preston and Croston provide swift connections across the North West.

As you enter through the front door, you're welcomed into the first of two impressive open-plan zones on the ground floor. The reception hall sets the tone with its sense of space and flow, leading seamlessly into a stunning dining and games area, as well as a stylish lounge and bar space — perfect for both family living and entertaining guests. This entire section of the home is bathed in natural light thanks to two sets of double doors that open out to the rear garden. Moving further through the home, you'll find a spectacular kitchen, breakfast and family room — a true heart of the home — fitted with high-spec integrated appliances and centred around a contemporary L-shaped breakfast island. This space also boasts a large set of bi-folding doors that fully open to connect the indoors with the outdoors. Just off the family area, a private study and a well-equipped utility room add further practicality to this already versatile ground floor. To the opposite end of the property lies the ground floor bedroom wing, featuring two generously sized double bedrooms and a luxurious three-piece family bathroom complete with a jacuzzi bath. This area also benefits from a secondary spiral staircase and internal access to the double garage.

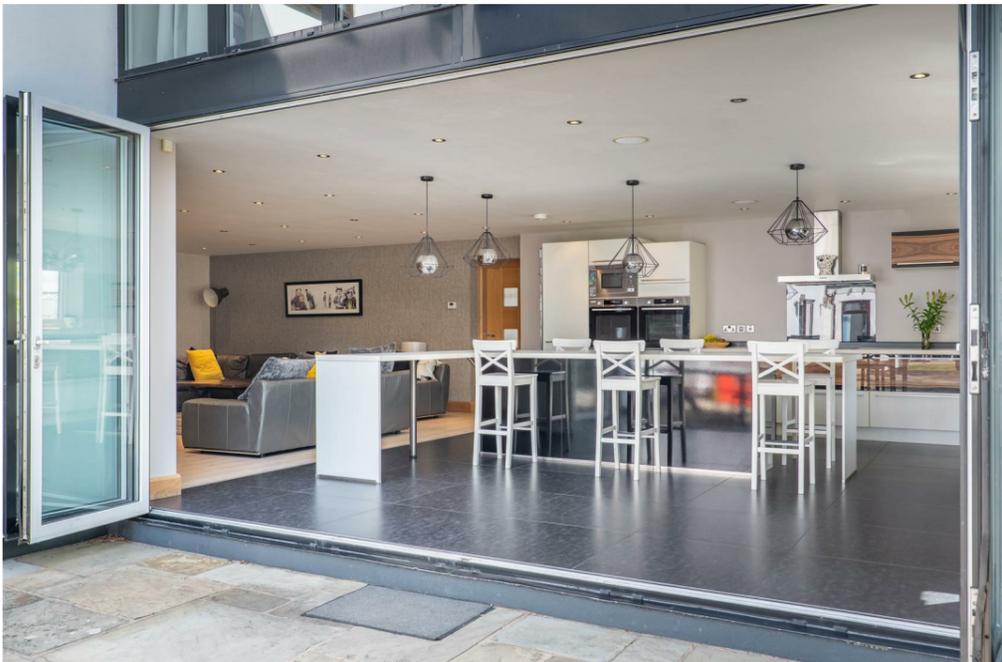
Upstairs, the main staircase rises to a spacious and light-filled landing which connects four of the home's bedrooms. The master suite is a serene retreat, offering a walk-in wardrobe, a private en-suite, and large windows that frames the picturesque view over the rear of the home. Bedroom two benefits from a Jack & Jill en-suite, making it ideal for siblings or guests. Continuing down the hallway, you arrive at an additional reception room complete with skylights and a charming log burner — a perfect setting for relaxation. This room flows effortlessly into a bright and airy first-floor sunroom, which opens out onto a superb balcony that overlooks the rear garden and surrounding fields. The final bedroom is located just off this reception area and includes its own en-suite, making it ideal for extended family or older children seeking more privacy.

Externally, the home makes a striking impression with its gated entrance opening onto a driveway that offers ample parking for multiple vehicles, alongside a spacious double integrated garage. To the rear, a large and secluded garden awaits, offering a generous lawn bordered by tall mature trees for maximum privacy. Directly off the rear of the property is a spacious paved seating area, ideal for alfresco dining or entertaining, with steps leading up to the elevated balcony. A conveniently located outdoor shower room is also accessible from here. Surrounding the home are four expansive fields, included in the sale, which make up the stunning 6-acre plot. Whether for equestrian use, recreational activities, or simply enjoying the tranquil countryside setting, this land significantly enhances the lifestyle on offer.

This is a truly rare opportunity to acquire a prestigious family home that offers space, flexibility, and an idyllic rural lifestyle — all within easy reach of key amenities and transport links.





















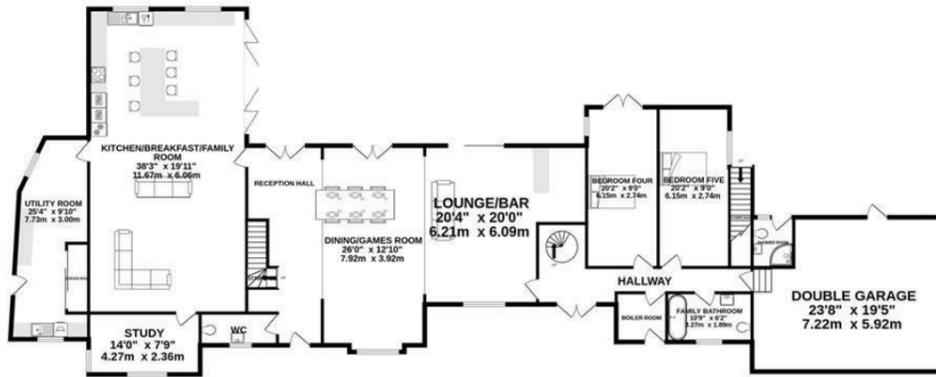




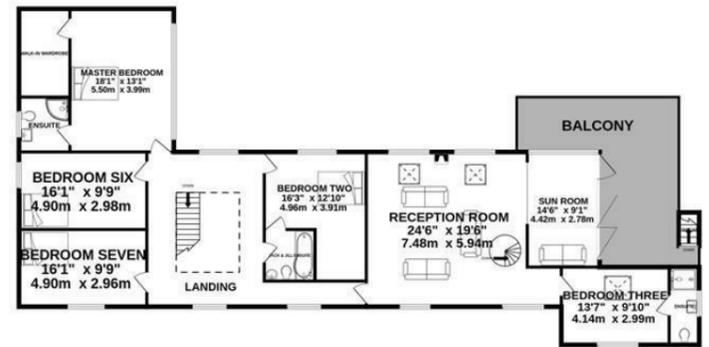




GROUND FLOOR  
3126 sq.ft. (290.4 sq.m.) approx.



1ST FLOOR  
1930 sq.ft. (179.3 sq.m.) approx.

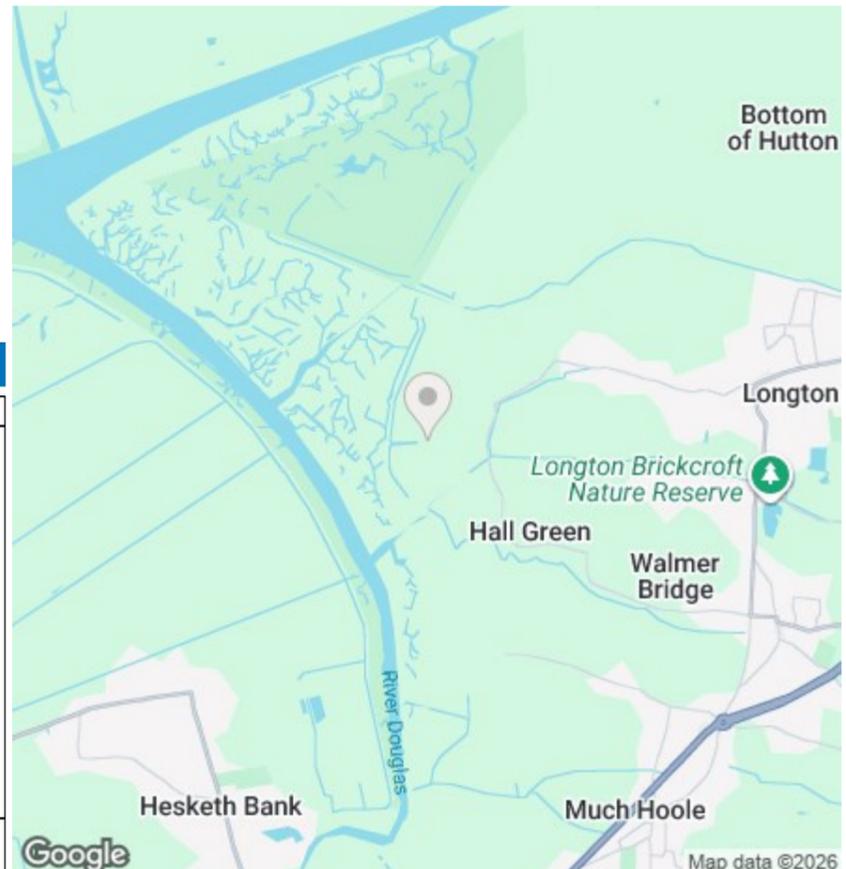


TOTAL FLOOR AREA : 5056 sq.ft. (469.7 sq.m.) approx.

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                                   |                         | 72      | 78        |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| 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) 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 |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |