



Broad Oak Lane, Penwortham, Preston

Offers Over £524,950

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached historical home, ideally positioned in the highly sought-after area of Penwortham. Offering substantial living accommodation set over three floors, generous gardens, a gated entrance and significant scope for renovation and enhancement, this distinctive property provides an exciting opportunity for families looking to create a truly individual home. The property is offered with NO CHAIN, allowing for a potentially smoother onward purchase. Penwortham is renowned for its excellent combination of convenience and community, with a wide selection of highly regarded schools, local shops, supermarkets, cafés, restaurants and everyday amenities all close by. There are excellent transport links into Preston city centre, with Preston railway station providing regular services towards Manchester, Liverpool, Blackpool and beyond, while road connections give easy access to the A59, M6 and surrounding motorway network. The nearby River Ribble, Penwortham's parks and open green spaces also provide plenty of opportunities for family walks and outdoor recreation.

Stepping inside, the welcoming reception hall immediately sets the tone for the spacious accommodation, with the staircase rising to the first floor and access leading into the principal rooms. To the right is the generous lounge, enjoying an abundance of natural light from its dual-aspect windows, including an impressive bay-fronted window overlooking the front garden, while a feature fireplace provides an attractive focal point. Across the hall is the versatile family room, again benefiting from a large bay-fronted window and offering plenty of flexibility for modern family life, whether utilised as a playroom, home office, second sitting room or formal dining space. The good-sized kitchen is positioned towards the rear and enjoys views across the garden, whilst a useful store room and WC complete the main ground floor accommodation. A particular feature of the property is the cellar level, providing a substantial amount of additional storage and offering considerable potential for conversion into a variety of uses, subject to the necessary permissions and regulations.

Continuing to the first floor, the property provides four well-proportioned bedrooms, making this an ideal layout for a growing family. The master bedroom benefits from fitted wardrobes, providing useful built-in storage, while the remaining bedrooms offer flexibility for children, guests or home-working requirements. The accommodation is served by a three-piece family bathroom comprising a bath with shower over, wash hand basin and WC. With the property extending over three floors, there is considerable scope for future owners to reconfigure, modernise or enhance the accommodation to suit their individual requirements, creating an exceptional family home whilst retaining the character and charm of this historic property.

Externally, the property is approached via a secure gated driveway which runs down the side of the home and provides parking for up to six cars, a particularly valuable feature for a substantial family property. There is also a separate gated footpath leading around the beautifully established front garden and towards the main entrance. The home sits within generous grounds, with mature trees and shrubs providing a wonderful degree of privacy and creating a leafy, secluded setting. To the rear is a spacious open garden featuring a large lawn and patio seating area, providing an excellent environment for children to play, entertaining guests or simply enjoying the outdoors. Combining character, generous proportions, an enviable setting, extensive parking and huge renovation potential, this impressive Penwortham home represents a rare opportunity for families seeking a property they can truly make their own.











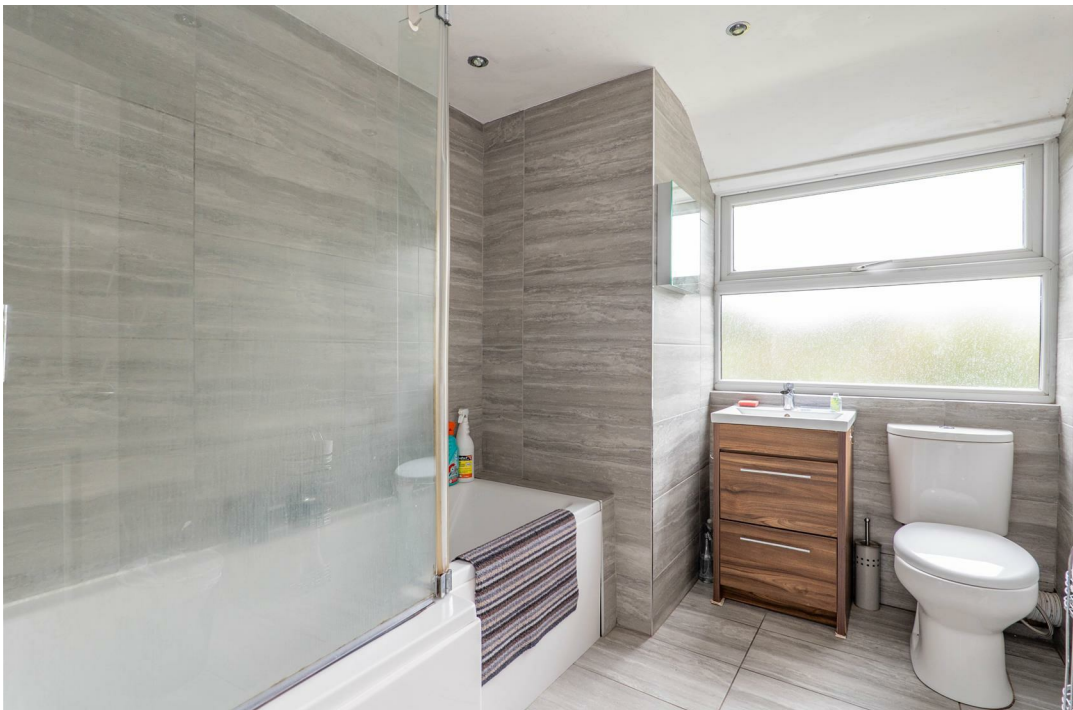












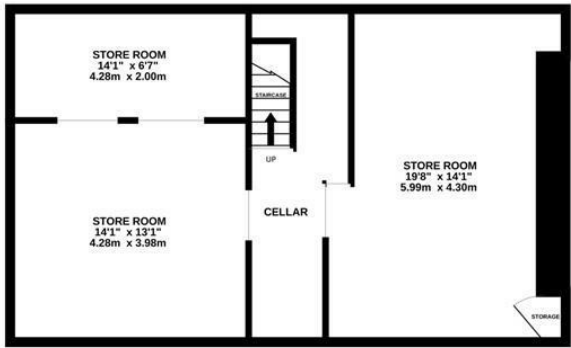




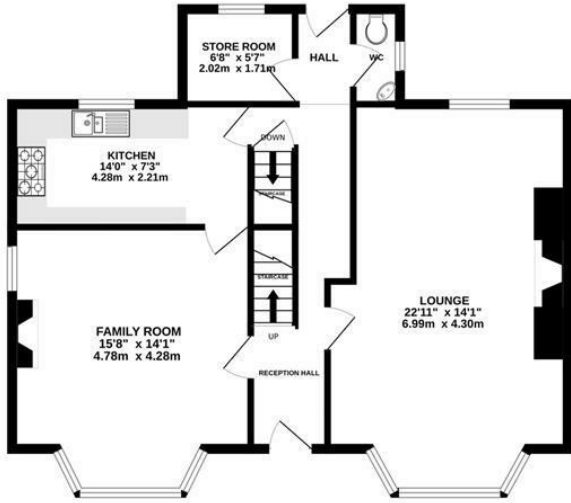


BEN ROSE

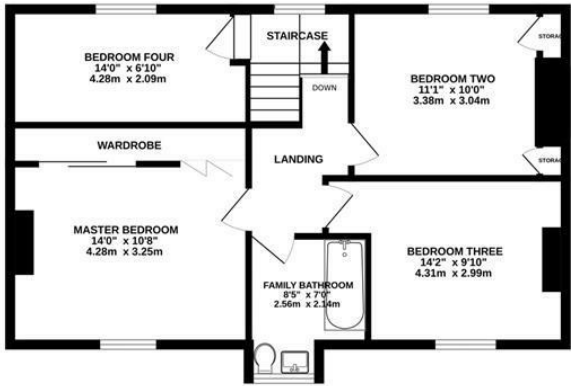
BASEMENT
621 sq.ft. (57.7 sq.m.) approx.



GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	74
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 	

