



## Grange Lane, Hutton, Preston

**Offers Over £674,950**

Ben Rose Estate Agents are pleased to present to market this exceptional three-bedroom detached family home, occupying an enviable and highly secluded rural position within the sought-after village of Hutton. Set within circa three acres of land, the property offers a rare combination of privacy, extensive outdoor space and genuine equestrian potential, with an existing stable block, tack room and menage already in place. Surrounded by open fields and countryside, yet remaining conveniently positioned for access to the amenities and transport links of Hutton, Longton, Penwortham and Preston, this is a home that offers an increasingly rare lifestyle opportunity for families seeking space and versatility. Hutton itself provides a range of local amenities, schools and recreational facilities, whilst Longton and Penwortham offer further shopping, dining and everyday conveniences. The A59 provides excellent road connections towards Preston, Southport and Liverpool, with Preston railway station and Lostock Hall railway station providing wider rail connections, while the M6 and M65 motorway networks are accessible for commuting throughout Lancashire and the wider North West.

Entering the property from the rear, you are welcomed into the extended portion of the home where the spacious dining room provides an excellent introduction to the accommodation. This room enjoys a pleasant connection with the surrounding grounds and provides ample space for family dining, with direct access leading through to a useful utility room and separate WC. Continuing through, the dining area opens naturally into the impressive open-plan kitchen/diner, creating a sociable heart to the home. The kitchen is fitted with a range of integrated appliances and benefits from a breakfast bar, while the adjoining dining area provides further space for entertaining and family meals. Views across the surrounding fields add to the sense of openness and reinforce the property's enviable rural setting. From here, the spacious lounge provides a more relaxed setting, featuring a dual-aspect layout that allows plenty of natural light into the room, together with a fireplace housing a log burner which creates a warm focal point. French doors then open directly onto the garden, making it particularly easy to enjoy the extensive outdoor space during the warmer months.

To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for a growing family. The master bedroom and bedroom two both benefit from fitted wardrobes, offering useful built-in storage, while the third bedroom provides further flexibility for a child, guest or home office depending on the requirements of the new owners. Completing the first floor is a three-piece family bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

Externally, the property is approached via a long, sweeping driveway which winds through the grounds towards the house, immediately enhancing the sense of privacy and seclusion. There is parking for around six cars directly at the property, with considerable additional parking available further along the driveway, making the home well suited to those requiring space for multiple vehicles, guests or equestrian equipment. A lawned garden wraps around approximately two thirds of the property, while immediately behind the house is the established stable block, comprising three stables together with a large storage room and separate tack room. From here, the grounds lead directly onto a dedicated menage and onwards to the substantial area of open field. With circa three acres in total and this combination of existing equestrian facilities, extensive land and exceptional privacy, the property offers considerable scope for those wishing to pursue an equestrian lifestyle, create additional recreational space or simply enjoy the freedom and tranquillity that such a sizeable plot provides. Overall, this is a truly individual family home offering an exceptional balance of comfortable accommodation, rural seclusion and outstanding outdoor potential, with the land and existing facilities making it a particularly exciting opportunity in this desirable part of Lancashire.



































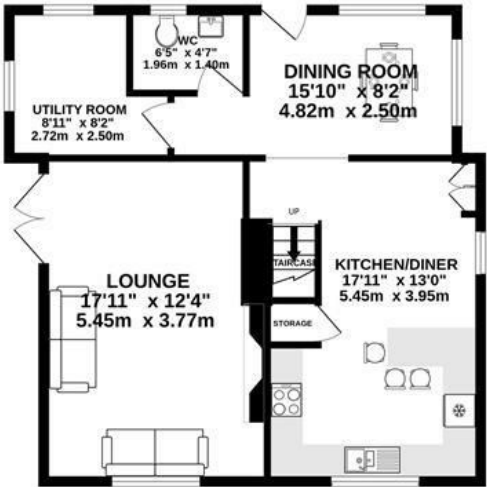
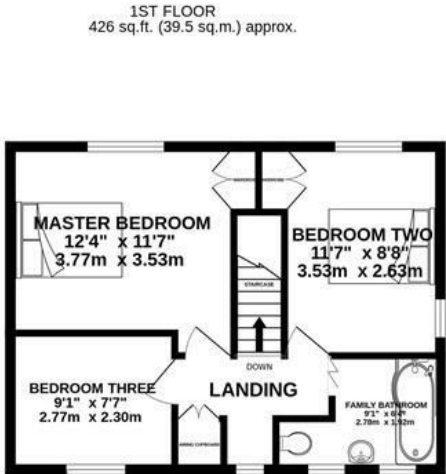
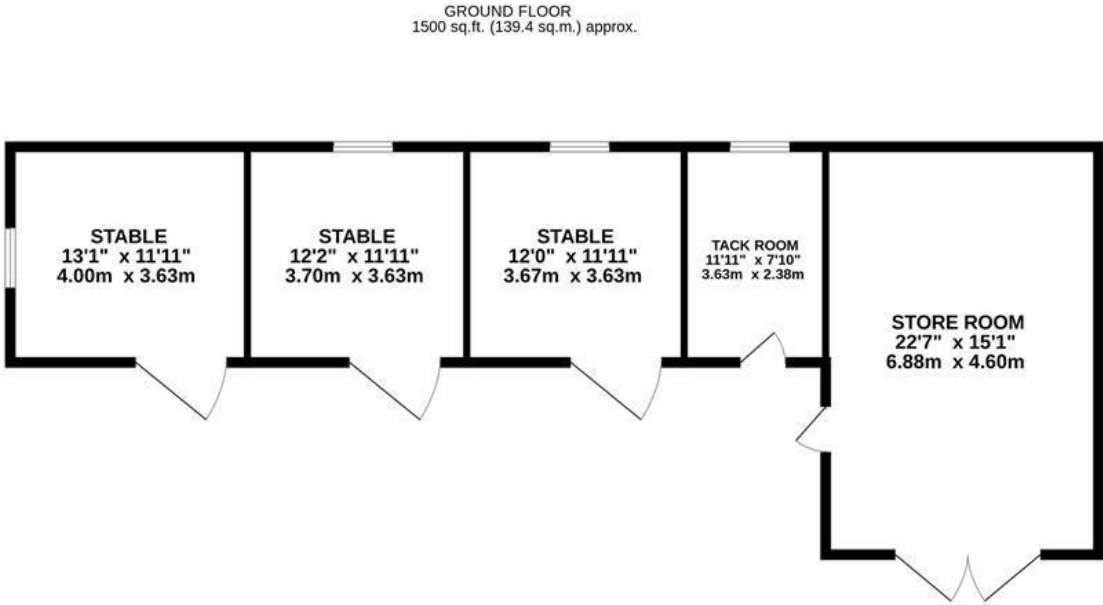








# BEN ROSE



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

