



Moss House Lane, Much Hoole, Preston

Offers Over £369,950

Ben Rose Estate Agents are pleased to present to market this charming and beautifully presented four-bedroom semi-detached cottage, occupying a delightful rural position in the sought-after village of Much Hoole, Preston. Offering a fantastic blend of traditional character and generous modern family accommodation, this appealing home retains a wealth of original features throughout, including exposed wooden ceiling beams and attractive areas of bare brick, whilst enjoying wonderful open-field views to the front. The surrounding countryside provides a peaceful backdrop and a wealth of opportunities for walking and outdoor pursuits, while Much Hoole itself offers a selection of everyday amenities including local shops, schools, pubs and eateries. The property is also well placed for commuters, with convenient access to the A59, M6 and M55 providing excellent road links towards Preston, Chorley, Southport, Blackpool and Manchester. Nearby railway stations including Croston and Bamber Bridge offer further transport options, whilst Preston city centre is within easy reach for an extensive range of shopping, leisure and entertainment facilities.

Entering the property, the welcoming entrance hall provides access to both the lounge and dining room. The lounge is an impressively sized reception room, with multiple windows allowing an abundance of natural light to fill the space, while a feature log burning stove creates a warm and inviting focal point for relaxing with family and friends. Useful understairs storage adds further practicality. Moving through to the dining room, this versatile space enjoys a lovely connection with the cottage-style kitchen, with a useful pass-through opening linking the two rooms and creating an excellent layout for entertaining. The kitchen itself provides ample cupboard and worktop space, complemented by a five-ring Rangemaster cooker, while the adjoining utility room offers further storage and practical workspace. Character features, including the exposed wooden beams, continue throughout both floors of this home, adding to its considerable charm and individuality.

Heading upstairs, the landing provides access to three generously proportioned double bedrooms alongside a large single bedroom, offering an excellent level of accommodation for growing families, guests or those requiring dedicated rooms for home working. A particular highlight of the first floor is the outlook, with all front-facing rooms enjoying beautiful, open views across the surrounding fields and countryside, creating a wonderfully peaceful backdrop. The master bedroom is particularly impressive, boasting excellent proportions alongside the considerable benefit of a separate dressing room and a private shower en-suite, creating a comfortable and secluded retreat. The second and third bedrooms are both well-proportioned doubles, while the large single bedroom provides excellent flexibility and could be utilised as a child's bedroom, nursery or home office. The second bedroom further benefits from built-in wardrobes. Completing the first floor is a well-appointed three-piece family bathroom, conveniently positioned to serve the remaining bedrooms.

Externally, the property enjoys an exceptionally attractive frontage, with decorative pebbles, flower pots and hanging baskets creating a wonderfully welcoming first impression, while the open fields to the front further enhance the property's peaceful rural setting. The frontage also provides access to a large garage and a driveway, with the garage comfortably accommodating a car alongside ample space for use as a workshop, whilst also providing valuable additional storage. There is also an excellent amount of on-road parking available directly outside the property, with space for several vehicles and easy parking on the quiet country lane.

To the rear is a well-sized garden, comprising a mixture of paved areas, lawn and established flower beds, providing an excellent outdoor space for children, entertaining and enjoying the surrounding tranquillity. A useful summer house is also situated within the garden and is currently utilised as a home gym, offering excellent versatility for modern family life. Overall, this is a truly characterful and versatile family home, combining three double bedrooms, a large single bedroom, generous living accommodation, valuable garage and workshop space, excellent parking and an impressive garden with a wonderfully peaceful rural setting and beautiful open-field outlook, whilst remaining conveniently positioned for local amenities and excellent transport connections.









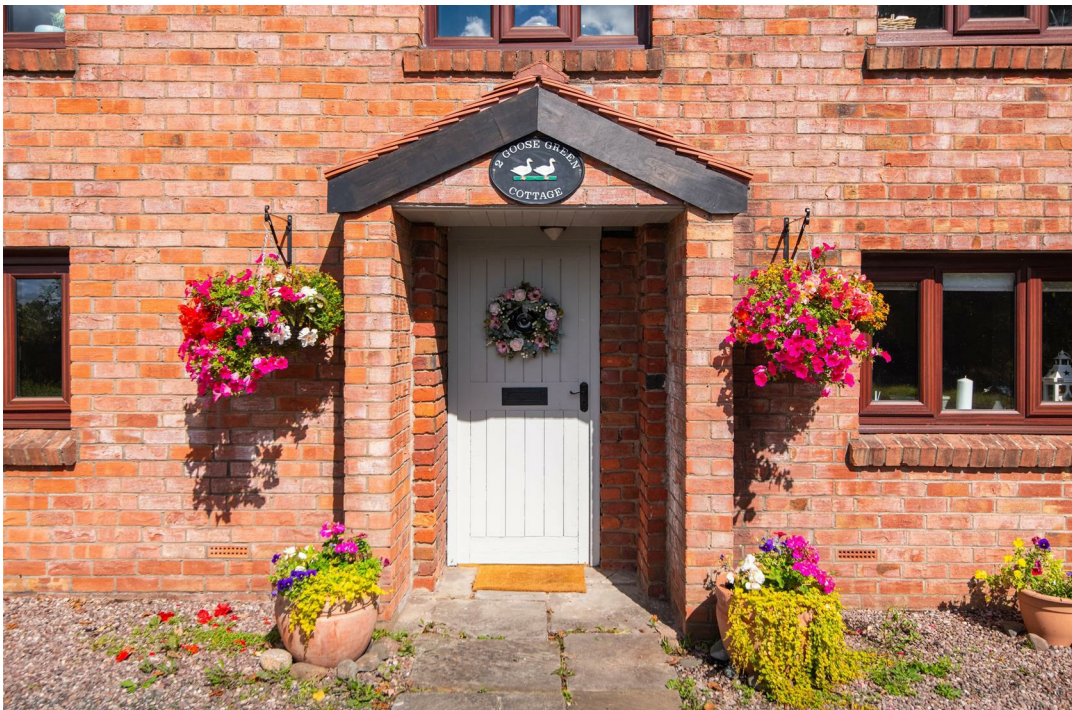






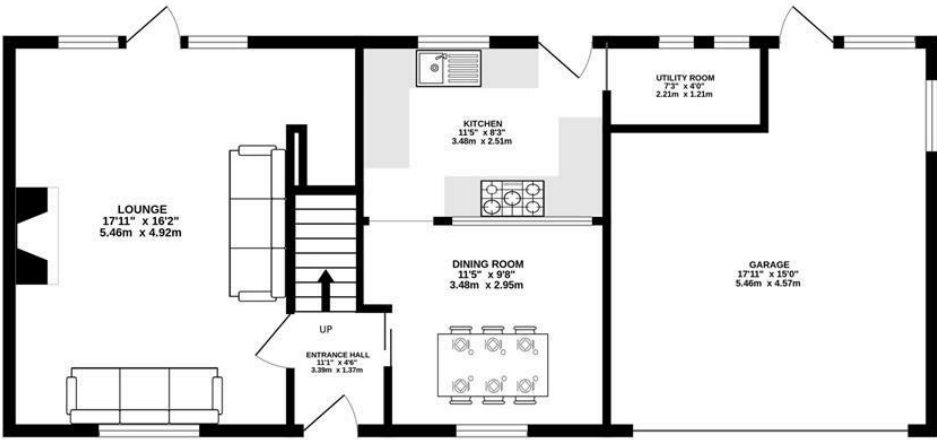




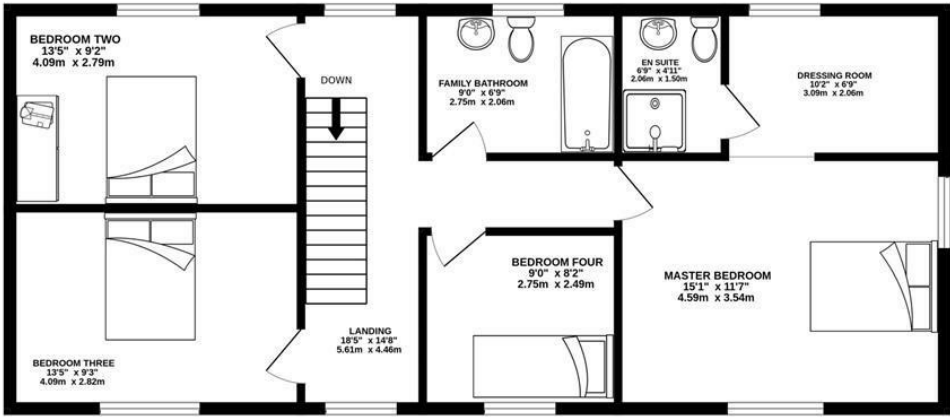


BEN ROSE

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



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	84
(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 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	

