



**Valley Road, Penwortham, Preston**

**Offers Over £699,950**

Ben Rose Estate Agents are pleased to present to market this truly exceptional five-bedroom detached residence, set within an exclusive and secluded development in the heart of Penwortham. Situated on an expansive plot of approximately four acres, including circa 3.7 acres of additional land to the rear, this property offers a rare combination of privacy, elegance, and versatility – perfect for growing families or those seeking multi-generational living. Tucked away and surrounded by mature woodland, the home enjoys a tranquil setting while remaining within easy reach of local amenities. The vibrant centre of Penwortham is just a short drive away, offering a range of boutique shops, restaurants, and excellent schools. Convenient transport links include easy access to the A59, M6 and M65 motorways, with Preston city centre and its mainline train station offering direct links to Manchester, Liverpool, and London, all within close proximity.

Upon entering the home, you're welcomed into a grand reception hall, enhanced by a split staircase that immediately sets the tone for the elegant interiors found throughout. Integrated storage has been cleverly built beneath the staircase, with one section thoughtfully designed to store wine. To the left, the spacious lounge is beautifully appointed with a bay-fronted window and a feature fireplace, while patio doors open directly onto the rear garden, allowing natural light to pour in. The formal dining room seamlessly flows into the rear conservatory – a peaceful retreat with views over the garden and a charming log burner, ideal for cosy evenings. The heart of the home lies in the stunning kitchen/diner, complete with a central island, sleek modern cabinetry, and ample space for family dining and entertaining. A separate utility room provides added practicality. Leading from the hallway is the versatile right-wing annex, ideal for guests or relatives, offering its own private bathroom, patio access, and the potential to add a kitchen, creating a fully self-contained living space. Finishing the ground floor is a cosy family room, offering an additional space away from the main lounge.

To the first floor, a light-filled open landing guides you to five generously sized bedrooms, each offering its own distinct character. The luxurious master suite is a true sanctuary, featuring a private balcony that boasts picturesque views over the expansive plot, along with a dressing room, fitted wardrobes, and a stylish en-suite. Bedrooms two and three both benefit from their own en-suite shower rooms, making them perfect for older children or visitors. The remaining two bedrooms are serviced by a well-appointed family bathroom, which includes a jacuzzi bath – ideal for relaxing at the end of the day.

Externally, the property continues to impress. A substantial driveway to the front provides parking for multiple vehicles and leads to a double garage with a remote-controlled door. The rear garden is a peaceful haven, featuring a spacious lawn, patio seating areas, and a backdrop of mature trees that offer privacy and beauty throughout the seasons. Beyond the main garden lies approximately 3.7 acres of additional land, bordered by woodland – a perfect space to explore or for those seeking further development potential (subject to relevant planning).

This remarkable property offers a rare blend of space, sophistication, and seclusion, making it an ideal forever home for the modern family.



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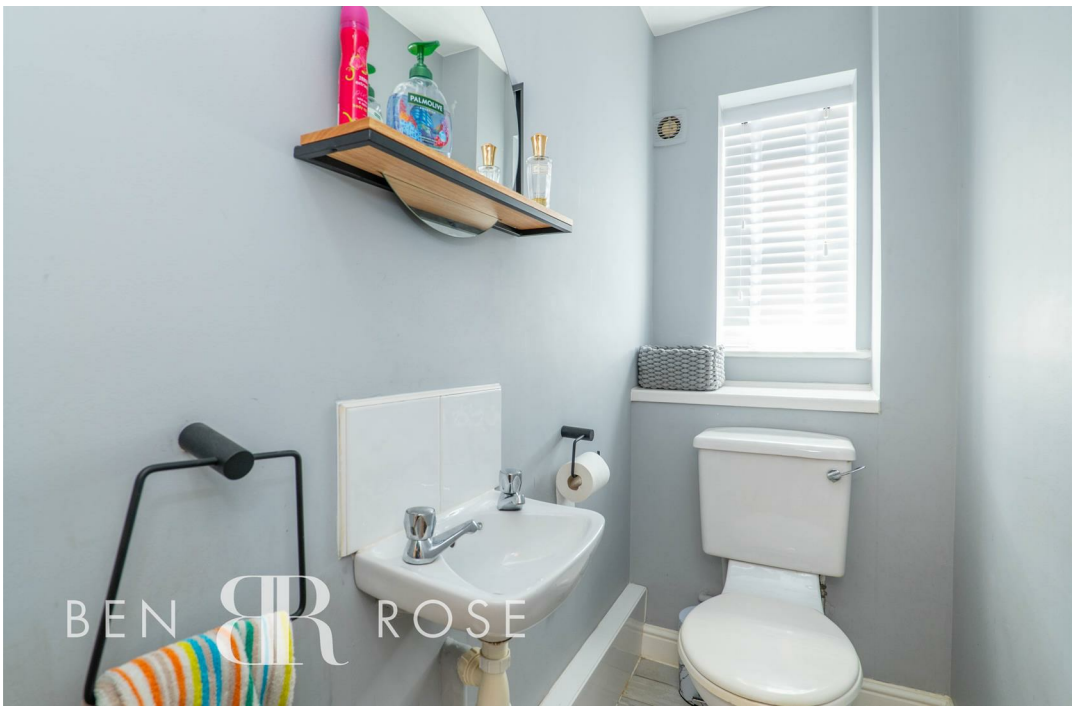


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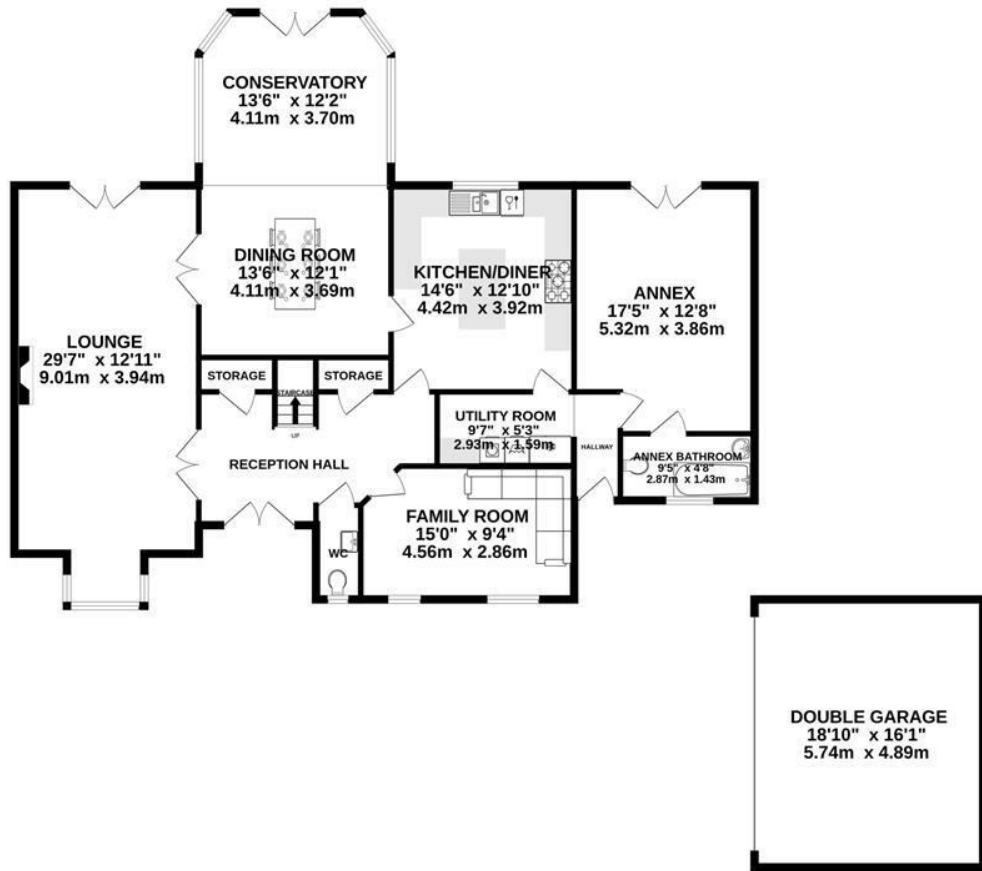




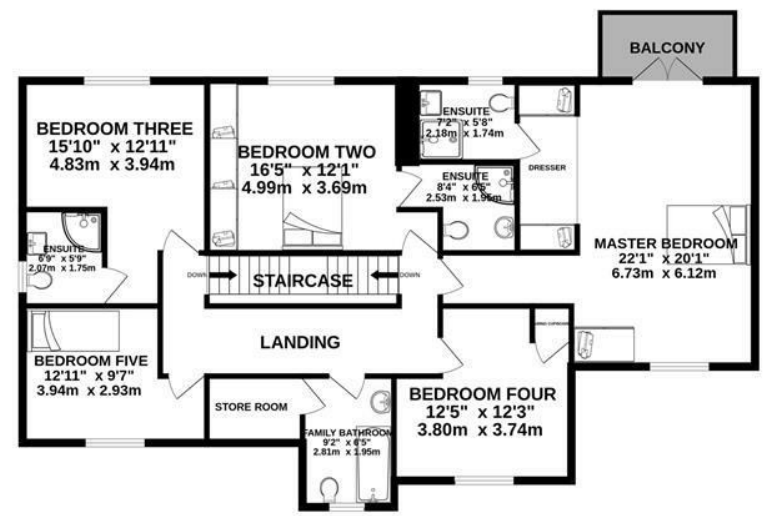


# BEN ROSE

GROUND FLOOR  
1814 sq.ft. (168.5 sq.m.) approx.



1ST FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.

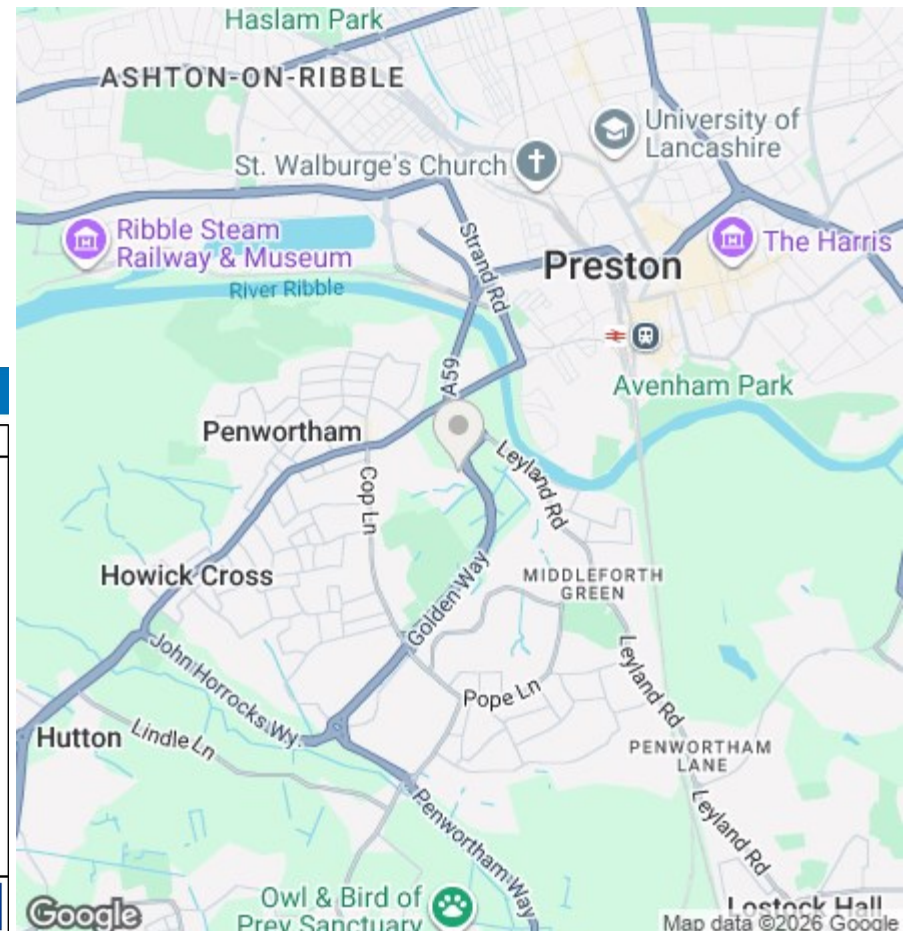


TOTAL FLOOR AREA : 3107 sq.ft. (288.7 sq.m.) approx.

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			
(55-68) D		74	78
(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		