



Station Road, Little Hoole, Preston

Offers Over £499,950

Ben Rose Estate Agents are pleased to present to market this beautifully positioned four-bedroom, double-fronted detached property, located on a generous corner plot in the sought-after village of Little Hoole. This charming family home enjoys open rear views across farmland and offers the perfect blend of countryside tranquillity and modern convenience. Little Hoole itself is a welcoming community, well-served by local amenities including shops, cafes, and well-regarded schools, whilst also offering a true semi-rural feel. Excellent travel links are close at hand, with easy access to the A59 and nearby M6 and M65 motorways for commuting across the North West. Preston, Southport, and Leyland are all within a short drive, while the neighbouring villages of Longton and Walmer Bridge provide additional facilities. For outdoor pursuits, the surrounding countryside offers plenty of walking routes and nature trails, making it an ideal setting for families.

Stepping through the front door, you are welcomed into a spacious reception hall with the staircase immediately in view, setting the tone for the home's generous proportions. To the right-hand side lies the expansive lounge, stretching the full length of the property and filled with natural light thanks to its dual aspect windows. This room also benefits from glorious views across the rear garden and open countryside. Moving through the hallway to the left-hand side, you'll find the kitchen/breakfast room. Designed in a bespoke style that perfectly complements the rural setting, this space also features a breakfast bar for informal dining. Just off here, the formal dining room sits to the front of the home, ideal for entertaining. Towards the rear, a practical laundry room provides access to the garden, while the adjoining utility room includes a convenient WC.

The first floor is centred around an open landing, providing access to four well-proportioned bedrooms, three of which are comfortable doubles. Each bedroom enjoys countryside views, enhancing the home's sense of space and setting. The master bedroom benefits from a private three-piece en-suite, whilst the remaining rooms are served by a large five-piece family bathroom, complete with a separate bath, walk-in shower, and bidet – a thoughtful addition for family living.

Externally, the home is equally impressive. To the front, a driveway offers parking for two cars and leads to a double integrated garage. The rear of the property boasts a beautifully landscaped plot with a variety of zoned areas. Immediately behind the home, a patio seating area flows onto a large lawn with open views of the fields beyond - dotted with further decked seating areas to take in the view. A substantial outbuilding and chicken coop offer excellent versatility, with potential for conversion into a sizeable workshop. Further into the garden, an idyllic pond is framed by a grass walkway and mature planting, creating a perfect retreat. There is also a more private kitchen garden tucked away, ideal for those looking to grow their own produce.

This home offers not only generous living space and breathtaking views but also exceptional extension potential (subject to planning), making it a truly versatile and desirable family home.









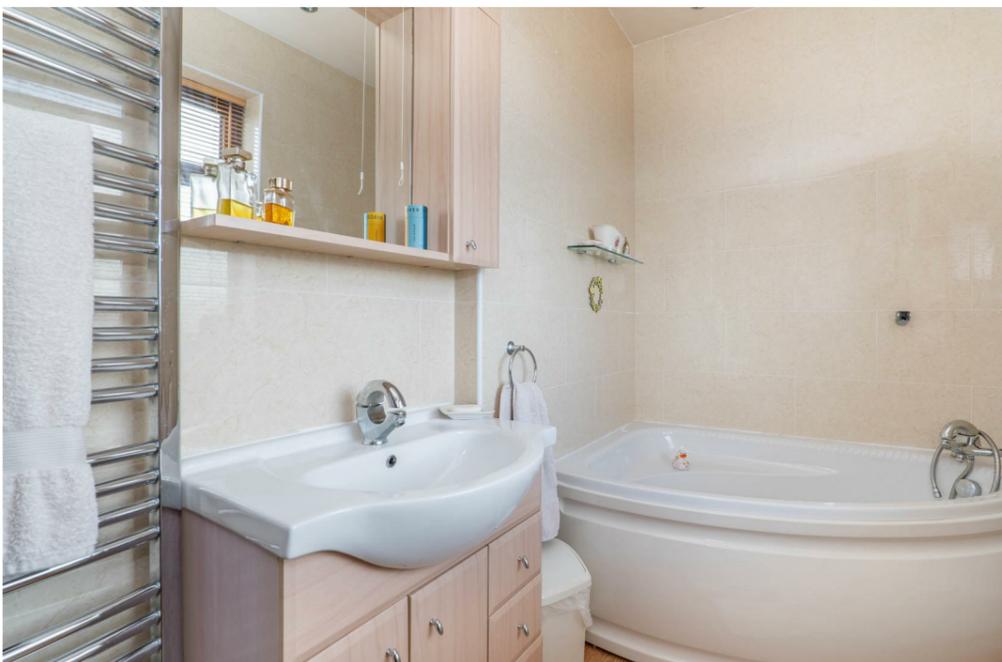














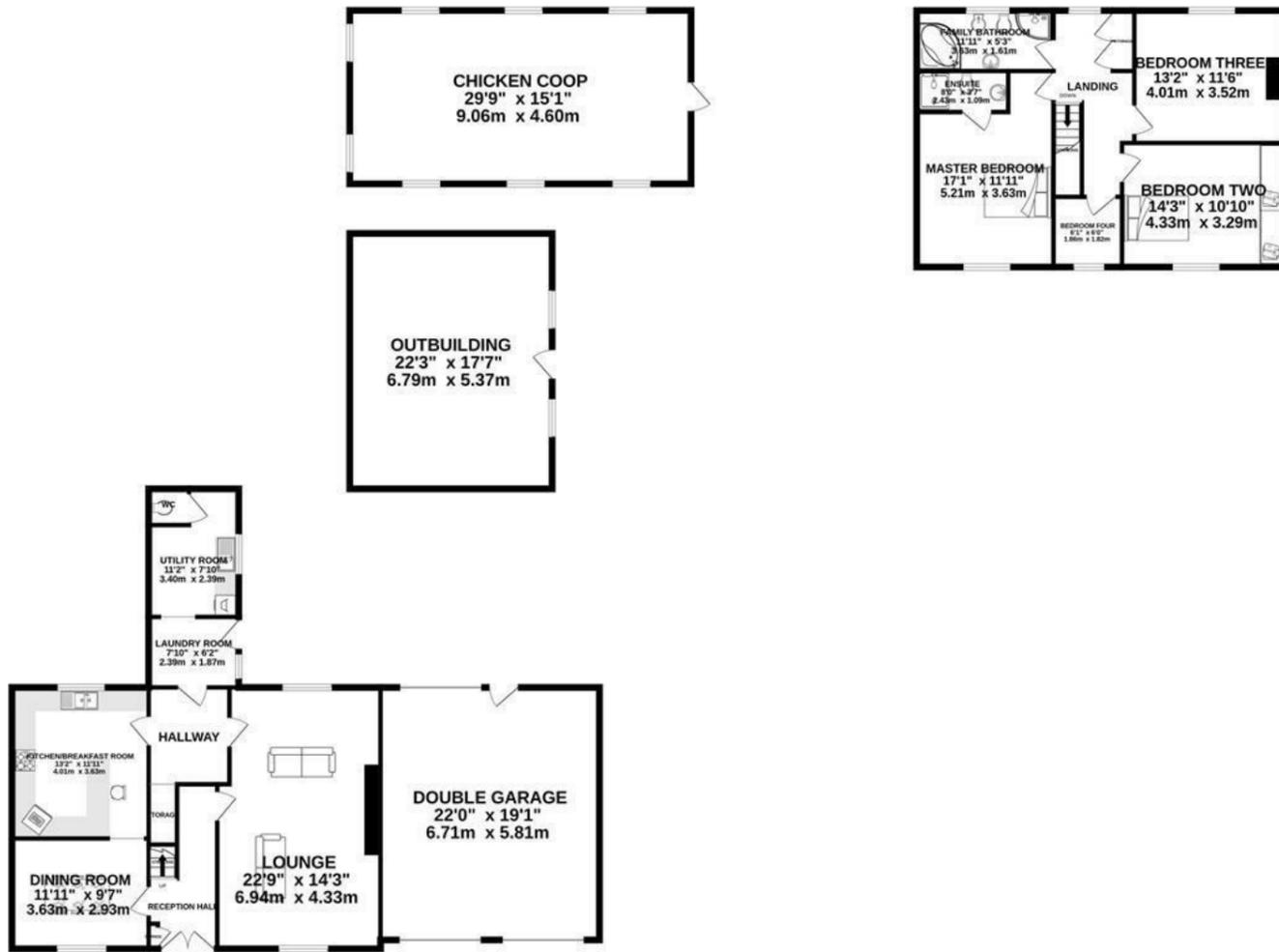






GROUND FLOOR
2118 sq.ft. (196.8 sq.m.) approx.

1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.

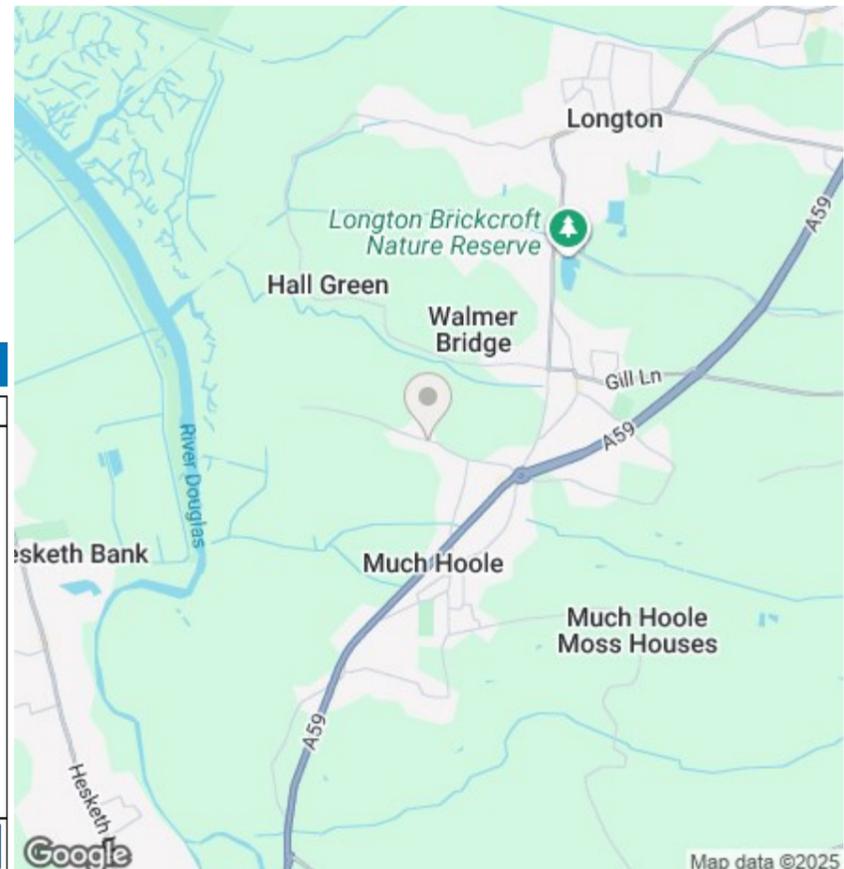


TOTAL FLOOR AREA : 2830 sq.ft. (262.9 sq.m.) approx.

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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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		
	60	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	