



**Lea Lane, Lower Bartle, Preston**

**Offers Over £950,000**

Ben Rose Estate Agents are pleased to present to market this exceptional four/five-bedroom detached residence, set within the charming and highly sought-after hamlet of Lower Bartle, Lancashire. Surrounded by open fields and rolling countryside, the property offers an enviable blend of rural tranquillity and outstanding connectivity. Located within easy reach of the A582, M55 and M6 motorways, as well as convenient bus links and nearby train stations in Preston and Kirkham, it provides direct access to surrounding towns and cities, including Preston, Lytham St Annes, and Blackpool. A wealth of local amenities, schools, and leisure facilities are close by, while the property's secluded position ensures complete privacy. With expansive grounds, versatile outbuildings, and even its own traditional pub, this home is truly one-of-a-kind.

Stepping into the home, you are welcomed by a reception hall with a staircase to the first floor, setting a warm and elegant tone. From here, a cosy snug with fitted display and storage units provides the perfect space for quiet evenings. The utility room and WC offer practicality, while a secondary entrance hall accessed from the courtyard leads you into the heart of the home. The dining room flows seamlessly into the kitchen/breakfast room, which has been thoughtfully styled to complement the countryside aesthetic. Featuring an Everhot cooker, central island with breakfast bar, and charming cabinetry, it's a true hub for family living. From the dining area, a door takes you into the main lounge, where a striking fireplace can be found and dual-aspect windows that bathe the room in natural light. French doors then lead into the garden room, which in turn boasts bi-folding doors opening to a covered seating area at the rear — perfect for year-round entertaining. The garden room also flows into an additional family room, offering further versatility for modern family life.

The first floor hosts four generously sized double bedrooms, each beautifully appointed. The master suite is a true retreat, complete with a walk-in wardrobe, luxurious four-piece ensuite featuring a freestanding bath, and a Juliette balcony overlooking the gardens and countryside beyond. Bedroom two is particularly unique, set across two levels — with a lower dressing room/potential living space, fitted storage, and access to an ensuite wet room, plus stairs leading up to the main sleeping area. The family bathroom mirrors the elegance of the master ensuite, with another freestanding bath perfectly positioned to take in serene views through its own Juliette balcony.

Externally, an electronic gated entrance opens onto a sizeable courtyard framed by a collection of impressive outbuildings. There is parking for multiple vehicles, including space for larger cars or recreational vehicles, and a selection of garages. Beyond, a covered seating area adjoins the main house, leading out to a lawned garden bordered by mature trees and shrubs, offering a peaceful and private setting for relaxation. The outbuildings themselves provide exceptional versatility, including a large double garage, a single garage, workshop, office, and a gym with stairs to a loft room above — ideal for business use, hobbies, or conversion into a self-contained annex (subject to planning). Completing the picture is 'The Ivy' — your very own traditional-style pub, complete with wooden ceiling beams, stone flooring, bar area, cloakroom, and WC — a rare and remarkable addition that brings undeniably charm and character to the property.

Altogether, this is a home that offers endless possibilities for family living, entertaining, and working from home, in an idyllic yet well-connected countryside setting.

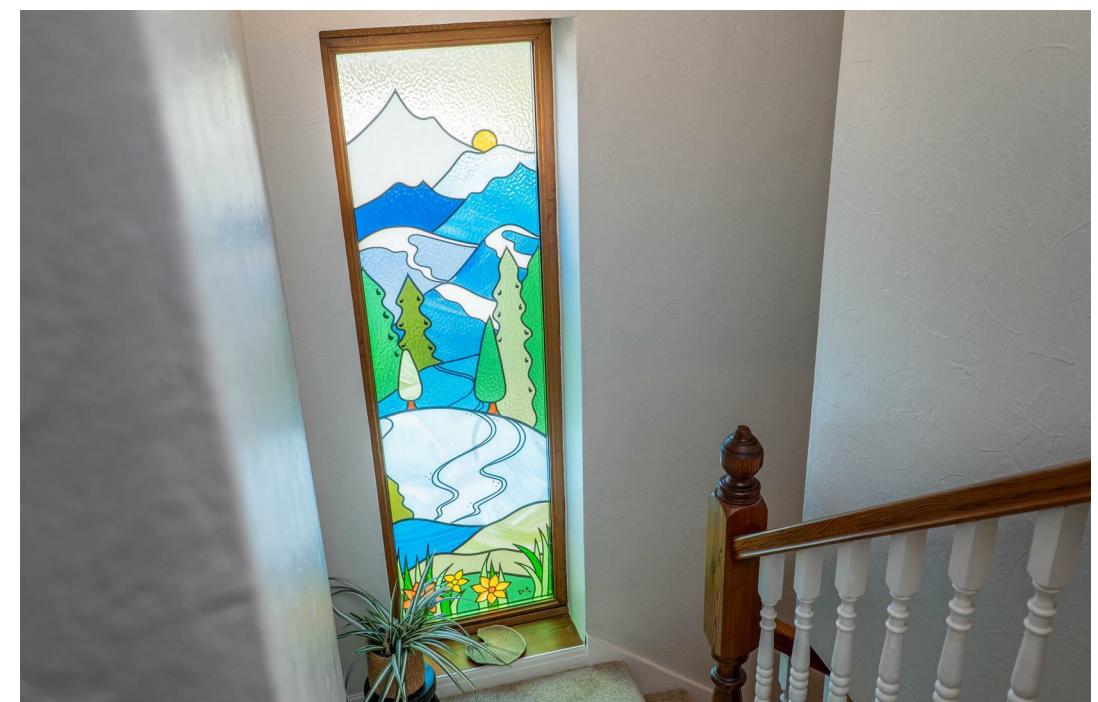


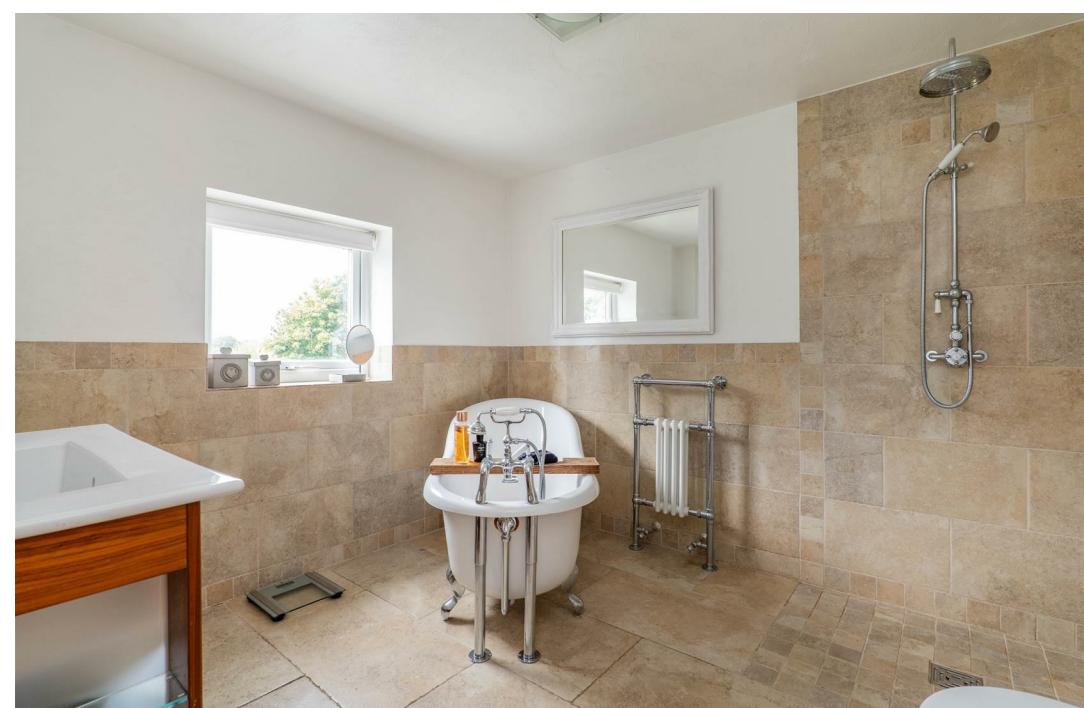
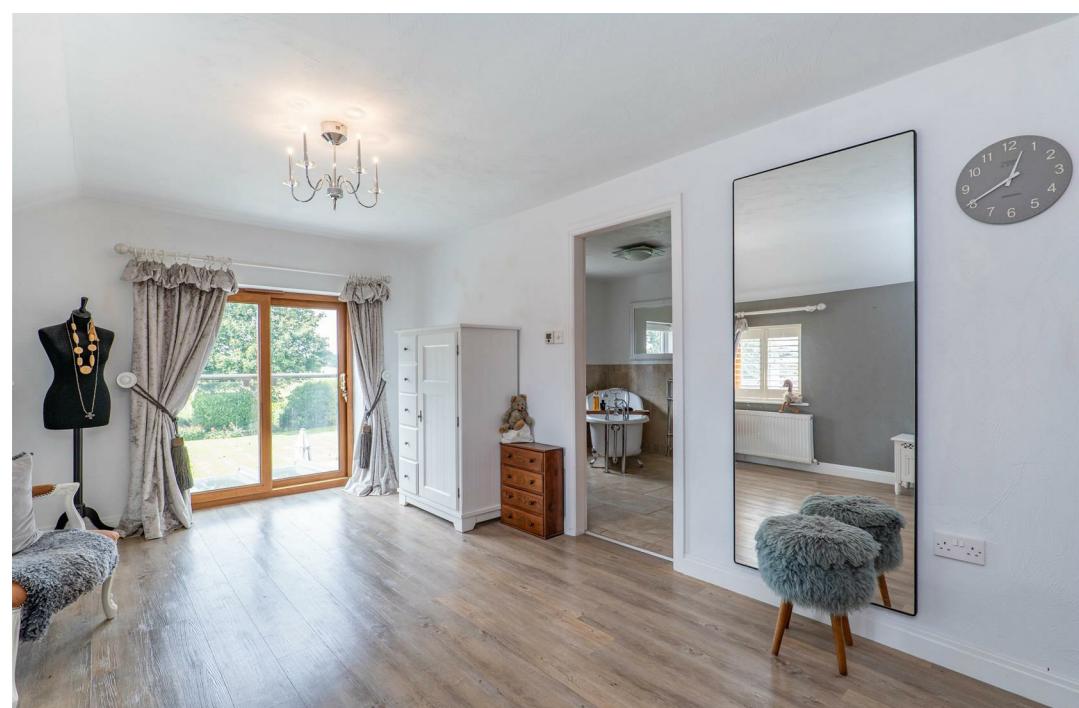
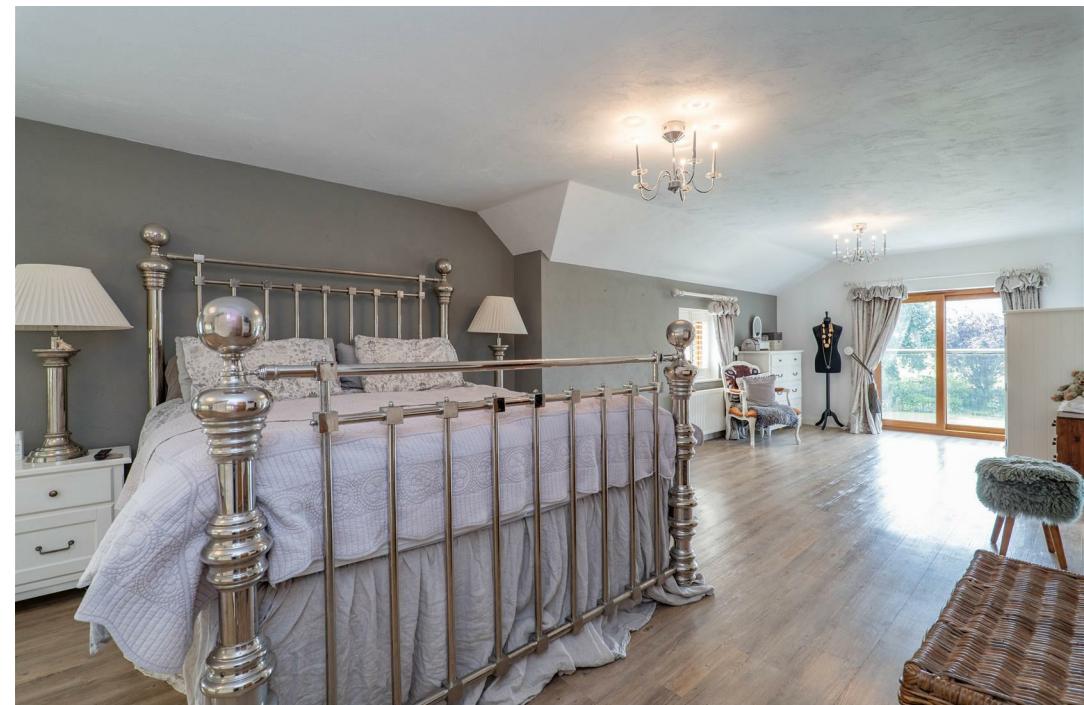




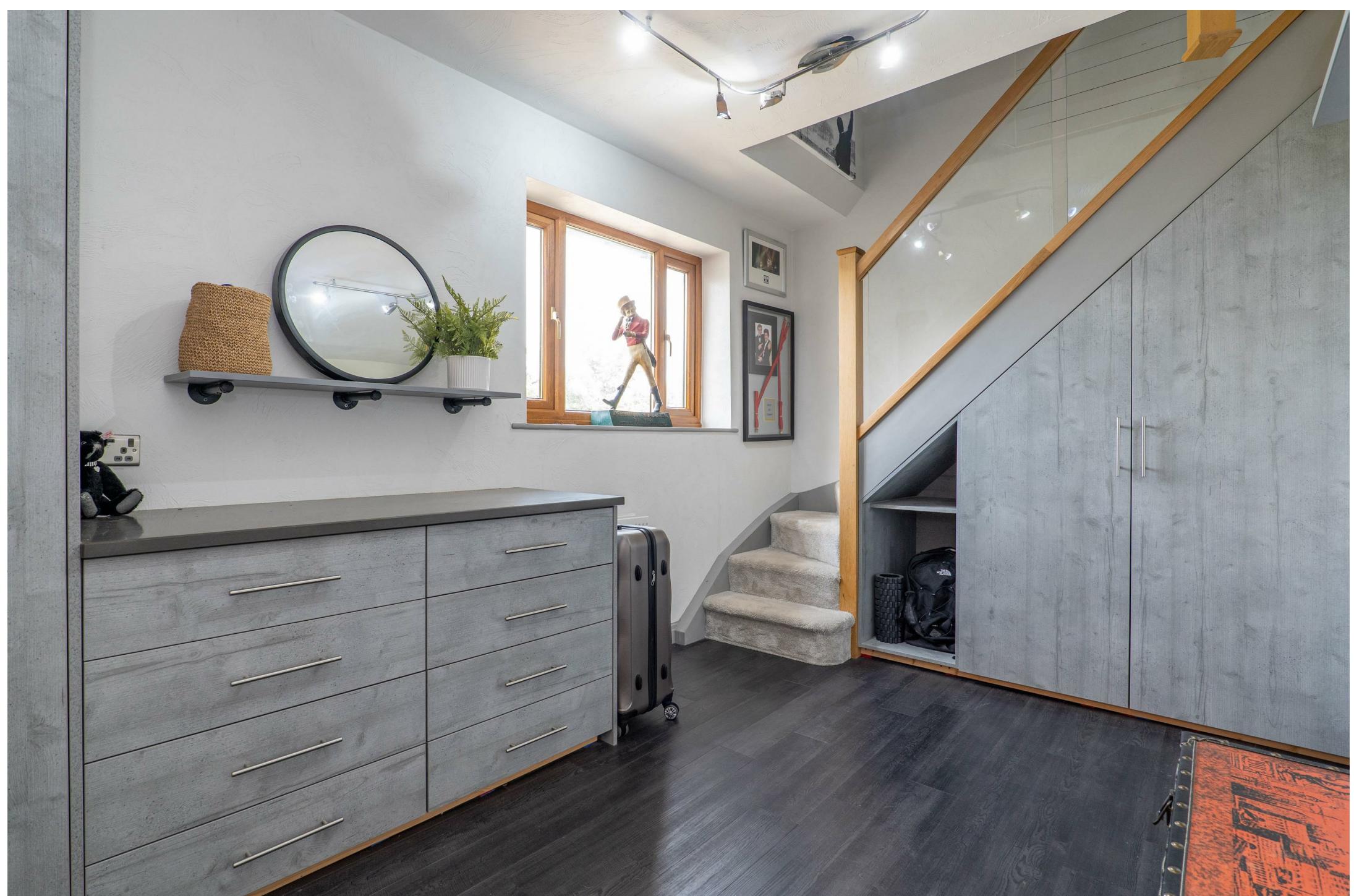




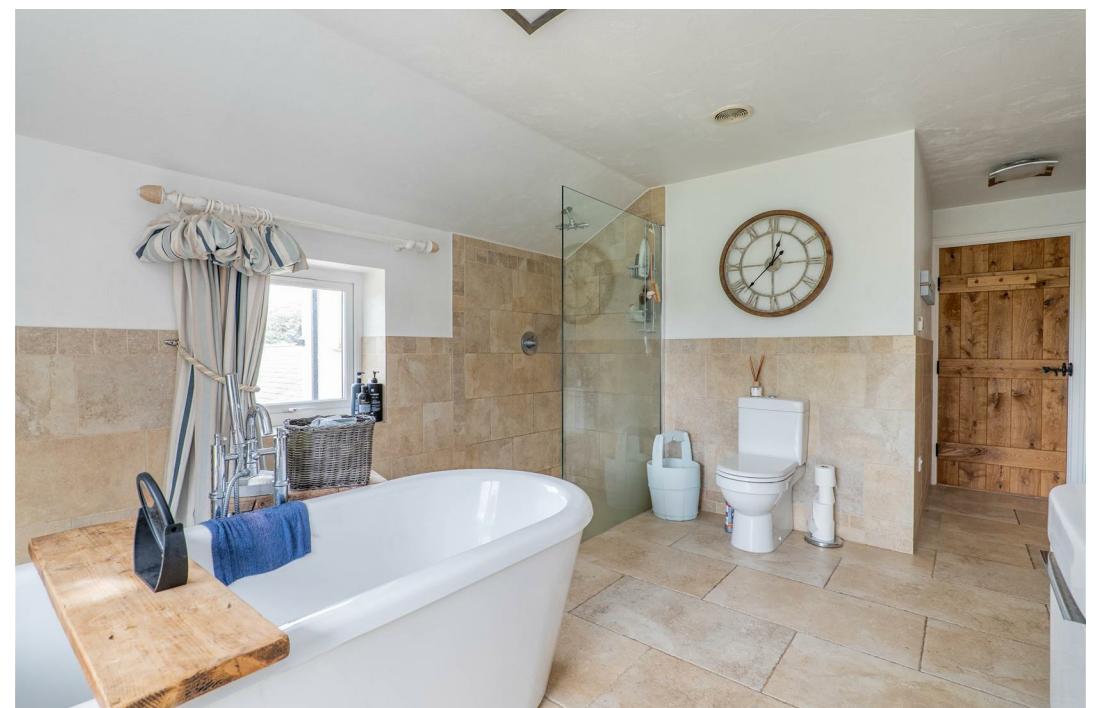










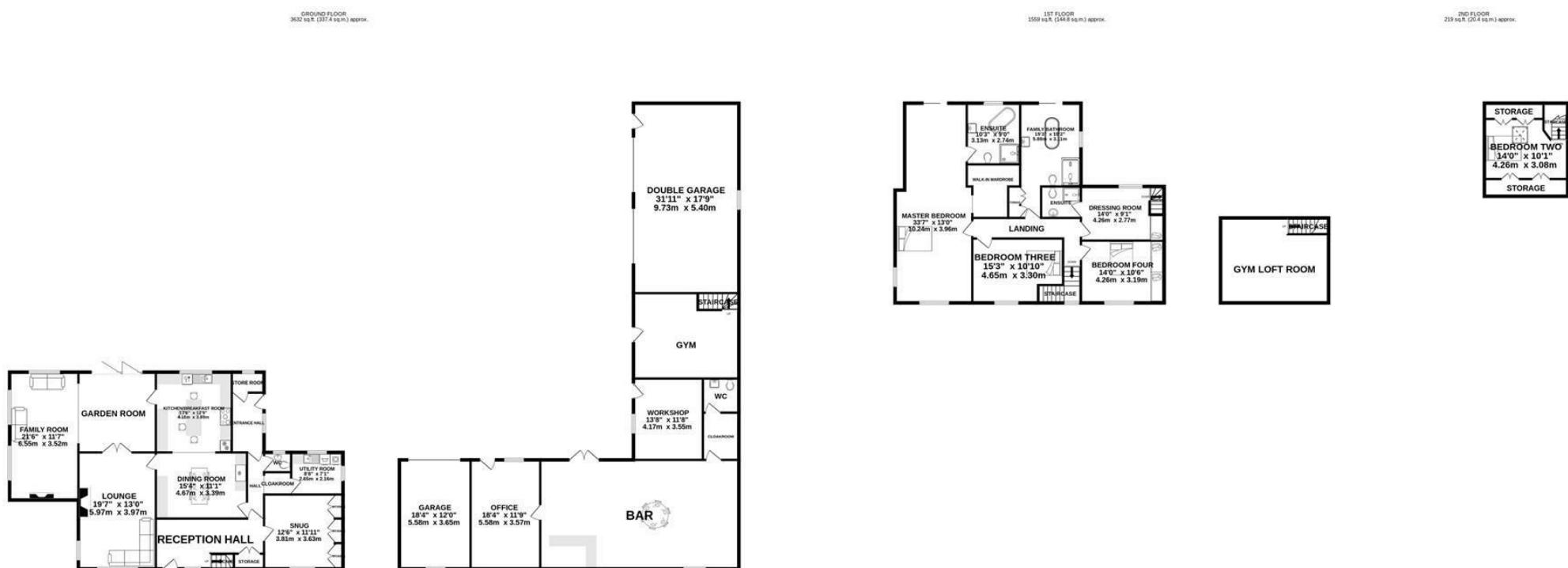








# BEN ROSE



TOTAL FLOOR AREA : 5410 sq.ft. (502.6 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	58	66
(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	

