



## Priory Lane, Penwortham, Preston

Offers Over £649,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, set over three floors and located in the highly sought-after area of Penwortham. This stunning property blends traditional features with modern design, offering versatile living spaces that are perfectly suited to family life. Situated in an excellent location, the home benefits from being within easy reach of local shops, restaurants, and reputable schools. Excellent travel links are also close by, with Preston Train Station just a short drive away, as well as convenient access to the M6, M61, and M65 motorways for travel across the North West. The area also boasts excellent bus routes and is only a short distance from Preston city centre, while the beautiful Avenham and Miller Parks and the popular Penwortham Golf Club are also nearby.

As you step into the home, you are greeted by a welcoming reception hall, complete with a staircase leading to the upper floors. Directly off the hall is a contemporary shower room for added convenience. Towards the front of the home lies the spacious lounge, featuring a traditional fireplace as its focal point. This room is currently arranged as a bedroom, highlighting the flexibility of the home's layout. Moving to the rear, you are met with the heart of the property – a spectacular open plan kitchen, breakfast, and family room. The kitchen itself is generously sized, with ample storage, extensive worktop space, and a sizeable central island with a breakfast bar. Adjoining this space is the family room, complete with a charming log burner and impressive floor-to-ceiling bi-folding doors that flood the room with natural light and seamlessly connect the interior to the garden beyond.

Ascending to the first floor, a gorgeous landing with stained glass windows sets the tone for the character of this level. Three of the home's four bedrooms are found here, each offering generous proportions. Bedrooms two and three both feature extensive fitted wardrobe space, while the third bedroom also benefits from a bright and airy feel. A well-appointed three-piece family bathroom serves the floor, completing the accommodation at this level.

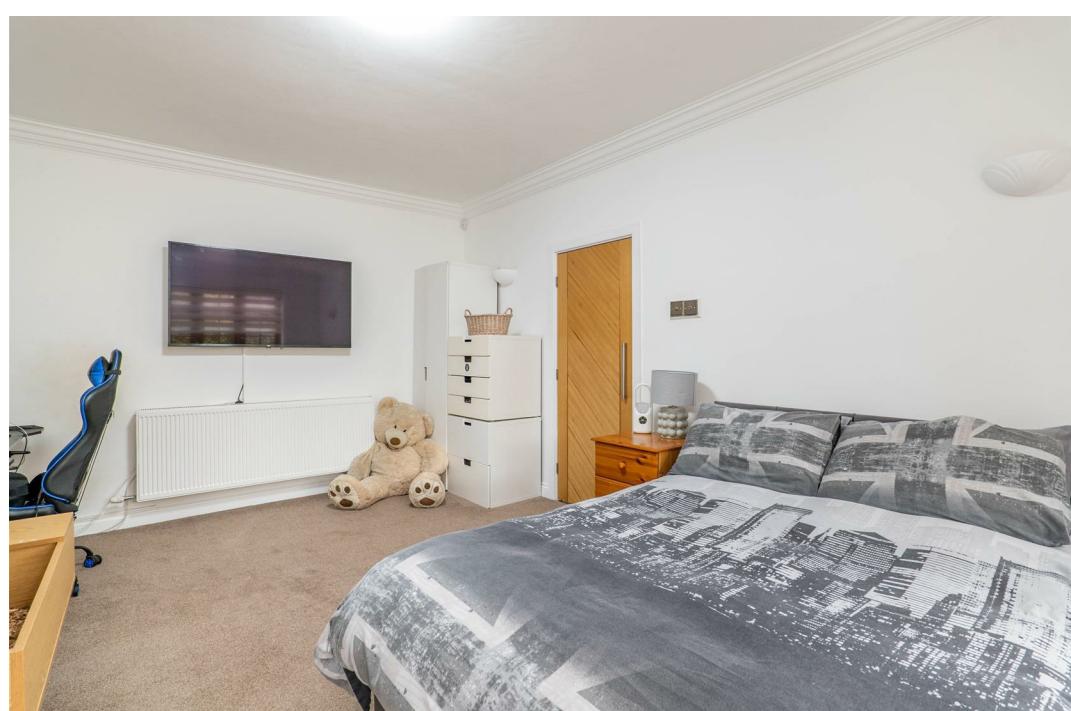
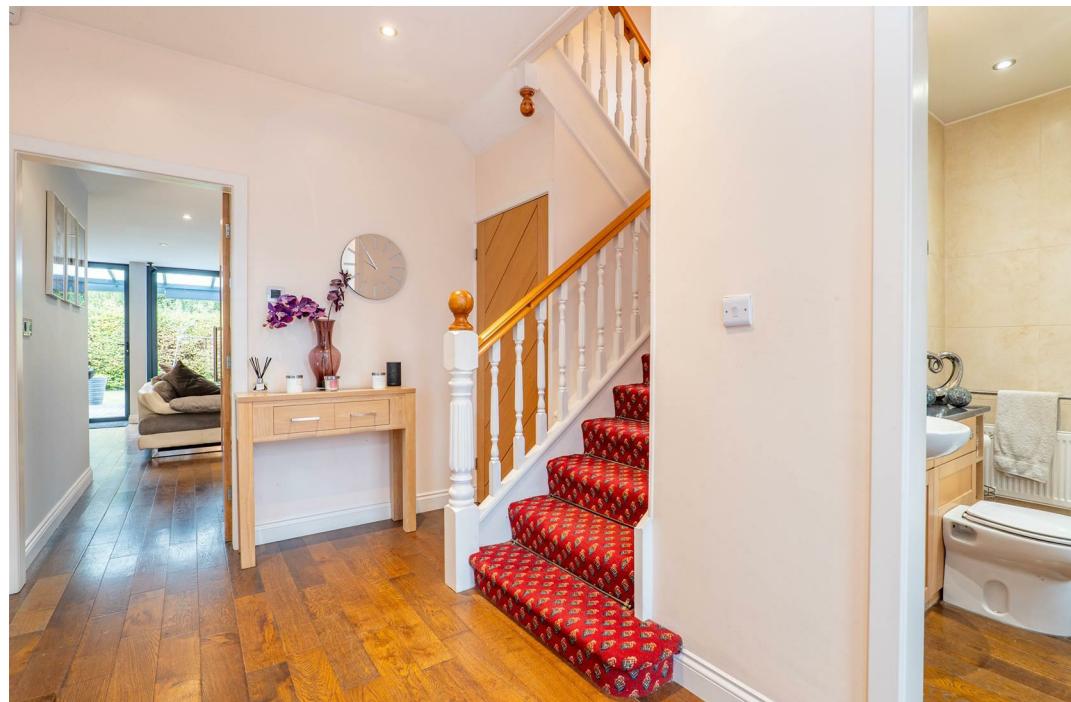
The top floor is entirely dedicated to the luxurious master suite, occupying the majority of the space and creating a private sanctuary for homeowners. This bedroom boasts a unique circular window overlooking the rear garden, fitted wardrobes, and its own three-piece en-suite shower room. Adding an additional touch of luxury, this floor also features a sauna – a rare and unique addition that further elevates the property's appeal.

Externally, the home continues to impress. To the front, a gated driveway provides parking for up to three cars, with additional parking leading to a detached garage positioned at the rear. The rear garden is beautifully landscaped, beginning with a covered decked patio area ideal for outdoor dining and entertaining. Beyond this lies a well-kept lawn, bordered by mature hedging that provides both charm and privacy.

Altogether, this home offers a perfect blend of character and modern convenience, making it an exceptional choice for families seeking a spacious and versatile property in one of Penwortham's most desirable areas.









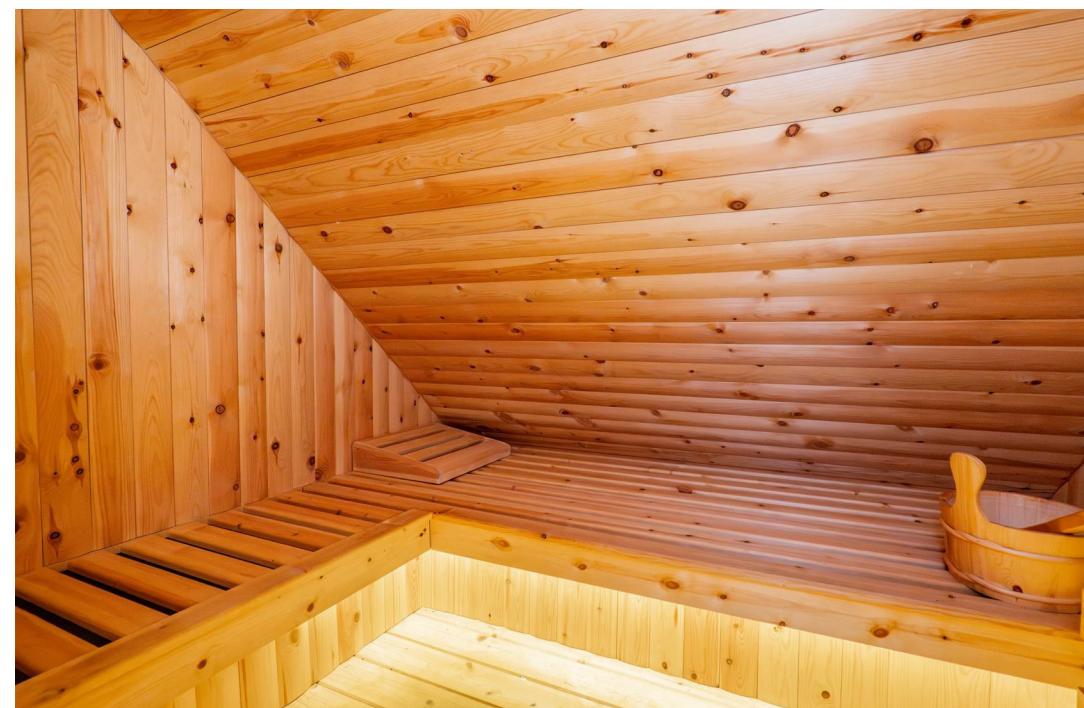
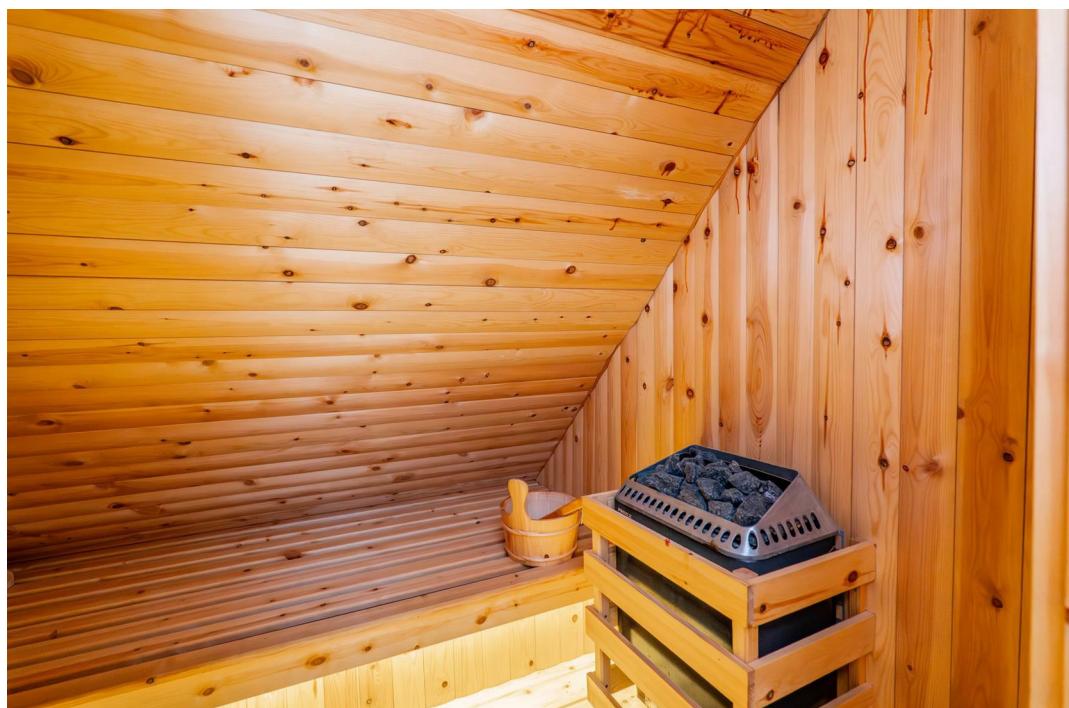










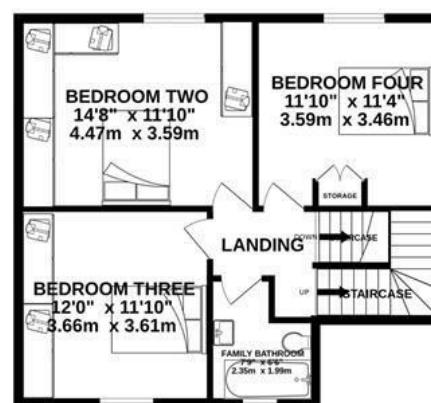
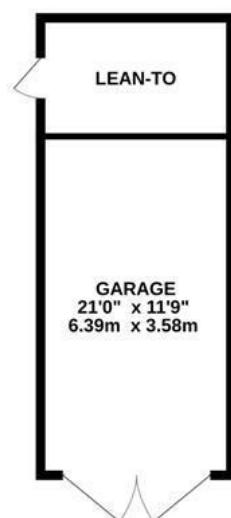
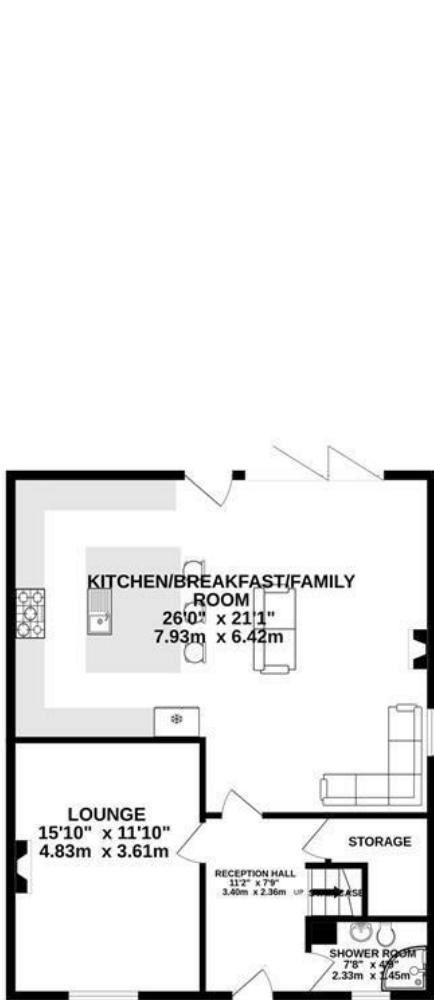


# BEN ROSE

GROUND FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

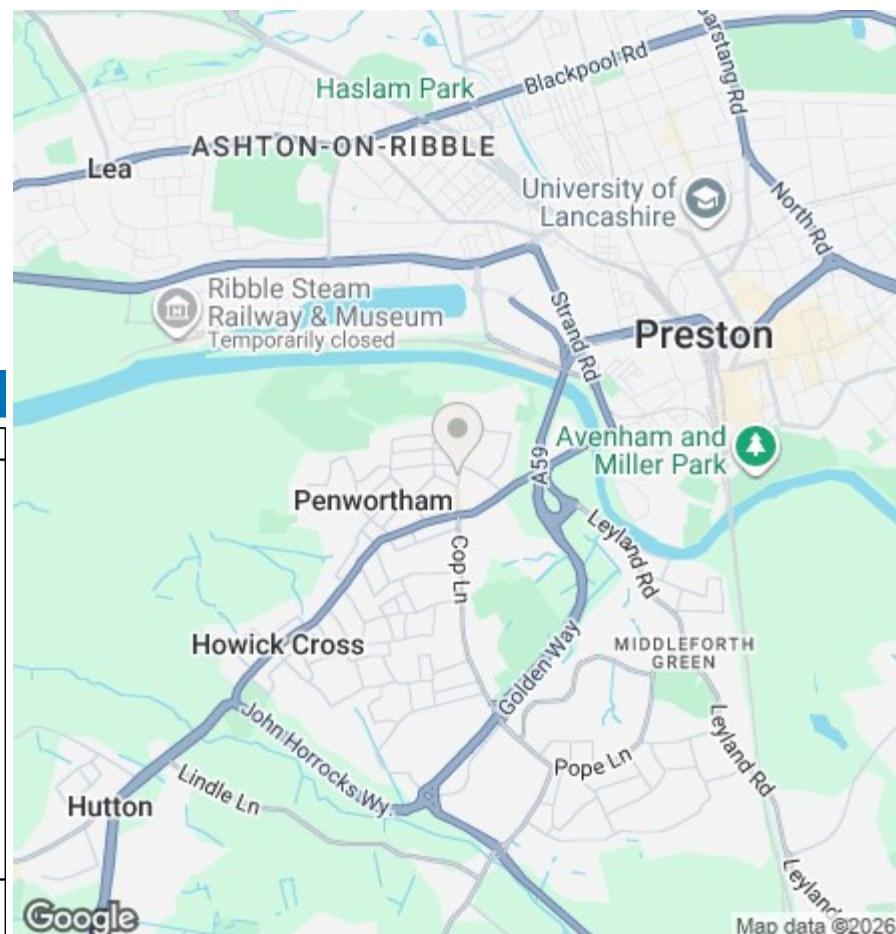


TOTAL FLOOR AREA : 2122 sq.ft. (197.2 sq.m.) approx.

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		
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	