



## Liverpool Road, Tarleton, Preston

£499,950

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, set on a generous and secluded plot in the sought-after village of Tarleton, Lancashire. Boasting an idyllic countryside backdrop with uninterrupted field views and no neighbouring properties, this beautiful family home offers the perfect balance between peaceful rural living and modern convenience. Located directly across the road from an Aldi and Costa Coffee, everyday amenities are just steps away, while the property is also well-placed for commuters, with excellent bus links and easy access to the nearby towns of Southport, Preston and Ormskirk. The M6 and M65 motorways are within a short drive, providing swift access to Manchester, Liverpool and beyond, making this an ideal home for families seeking tranquillity without isolation.

As you enter the home, you are welcomed into a spacious reception hall that immediately sets the tone for the high standard found throughout. The hall features a staircase to the first floor and convenient WC located just off to one side. Moving through, the generously sized lounge is bathed in natural light from the charming bay-fronted window, creating a warm and inviting space perfect for relaxation. To the rear of the home, the open plan layout brings together the family dining room, garden room, and modern kitchen, making it the heart of the home and ideal for entertaining. The dining area flows seamlessly into the garden room, where French doors open directly onto the rear garden, offering stunning views of the surrounding countryside. The spacious kitchen/breakfast room is fitted with contemporary units and offers ample room for casual dining while enjoying views over the open fields. A separate utility room is accessed from the dining area, adding further practicality to the layout.

Upstairs, the home continues to impress with four generously sized double bedrooms, each benefitting from built-in wardrobes for optimal storage. The master bedroom and second bedroom both feature stylish three-piece en-suite shower rooms, providing added comfort and privacy for family members or guests. The remaining two bedrooms are equally spacious and share access to a well-appointed family bathroom, complete with a three-piece suite and an over-the-bath shower.

Externally, the home is approached via a gated driveway offering secure off-road parking for up to five cars. The driveway is bordered by tall, mature hedging, enhancing the privacy of the property. To the rear, the expansive garden is a true haven for outdoor living, backing directly onto open fields and offering unspoiled countryside views. A raised decked area closest to the house is perfect for alfresco dining or evening relaxation, with steps leading down to a spacious lawn adorned with established trees and plants.

Altogether, this is a remarkable family home that combines luxury, space and seclusion in a superbly convenient location.







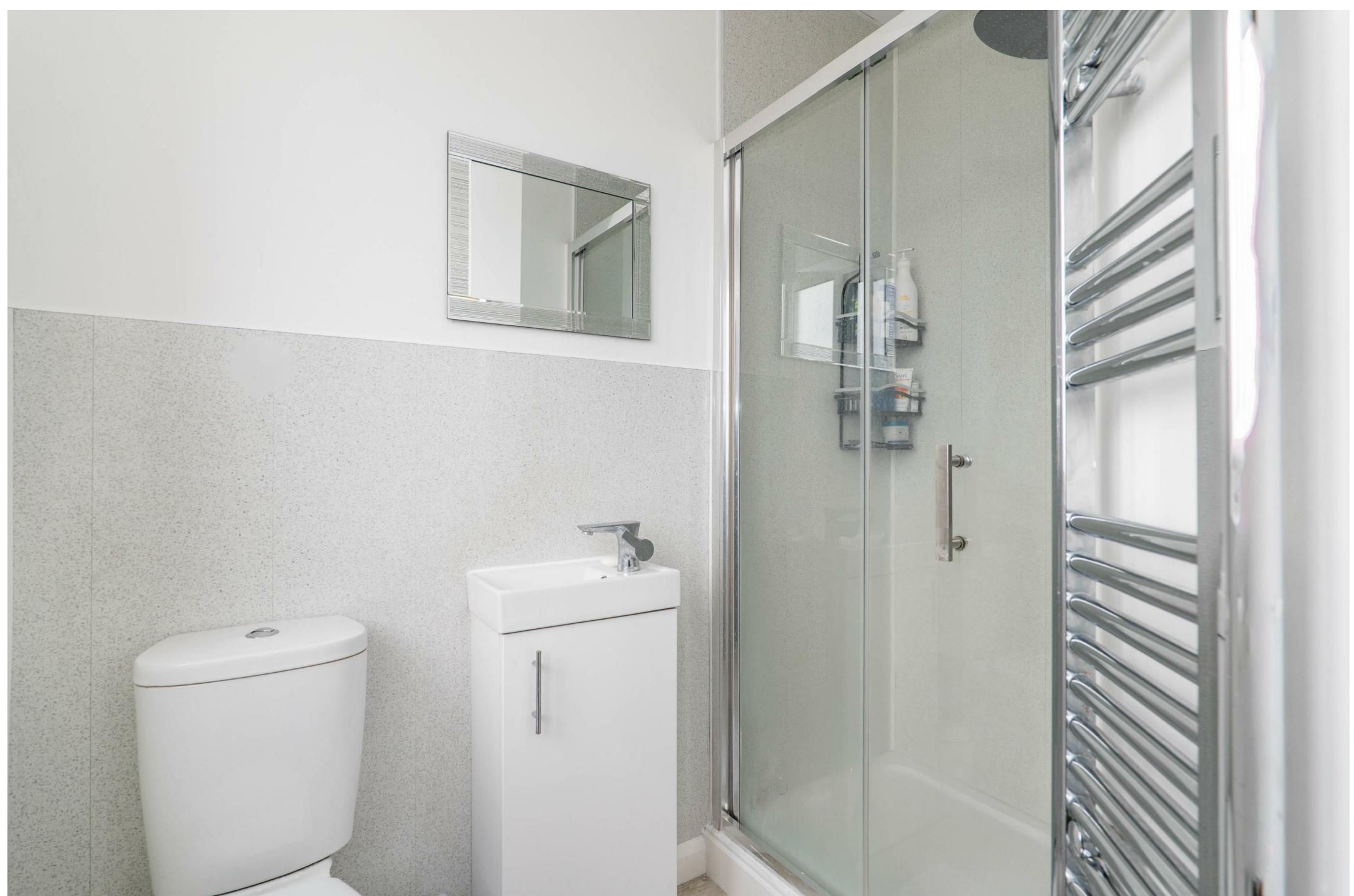


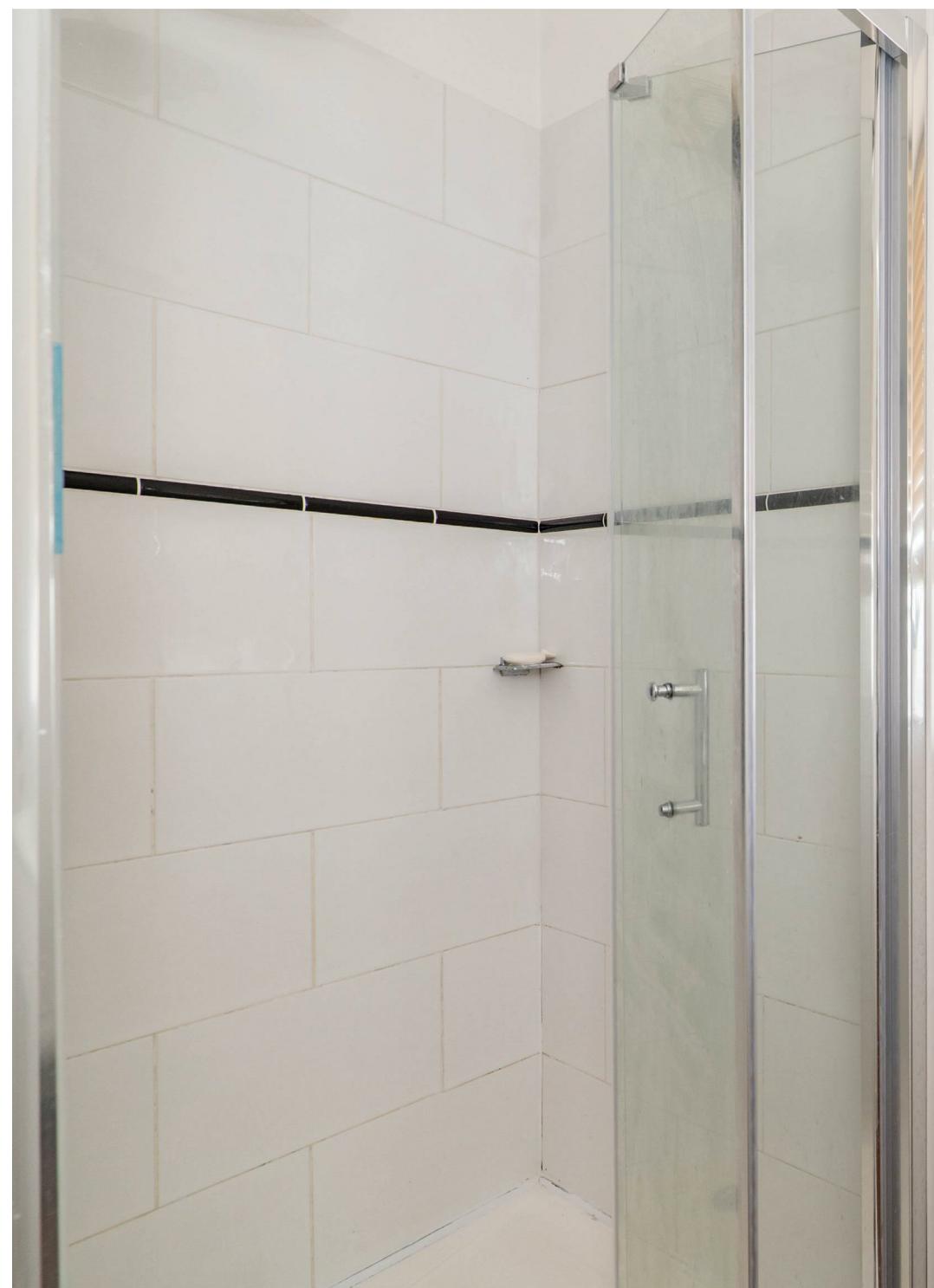


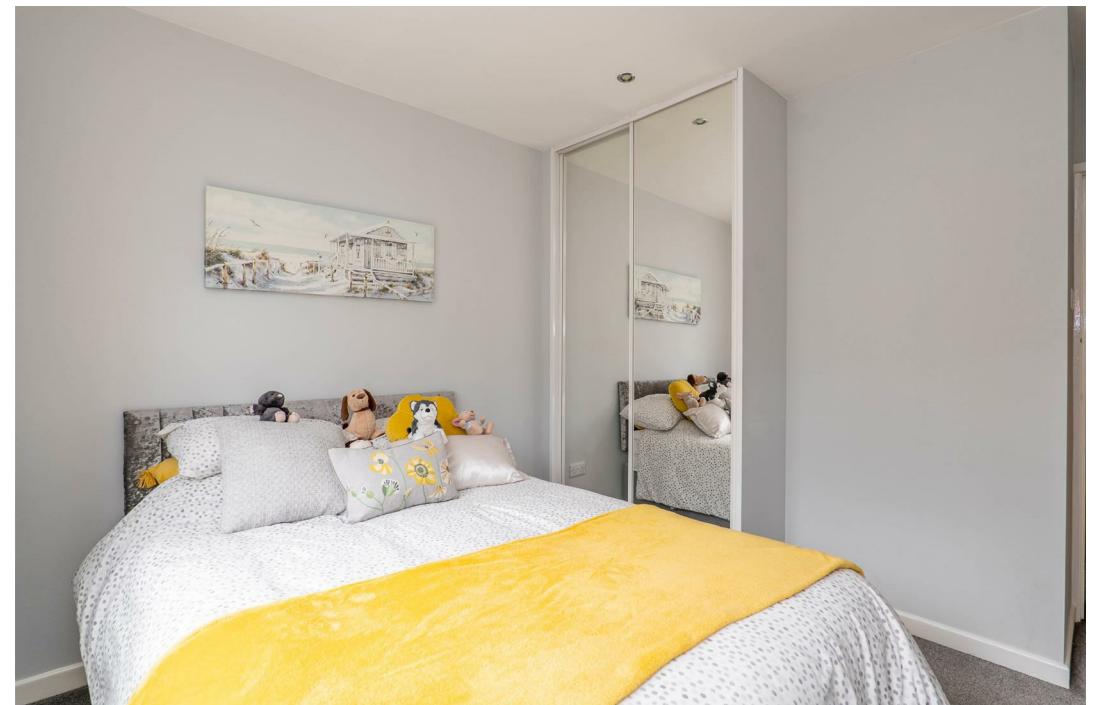












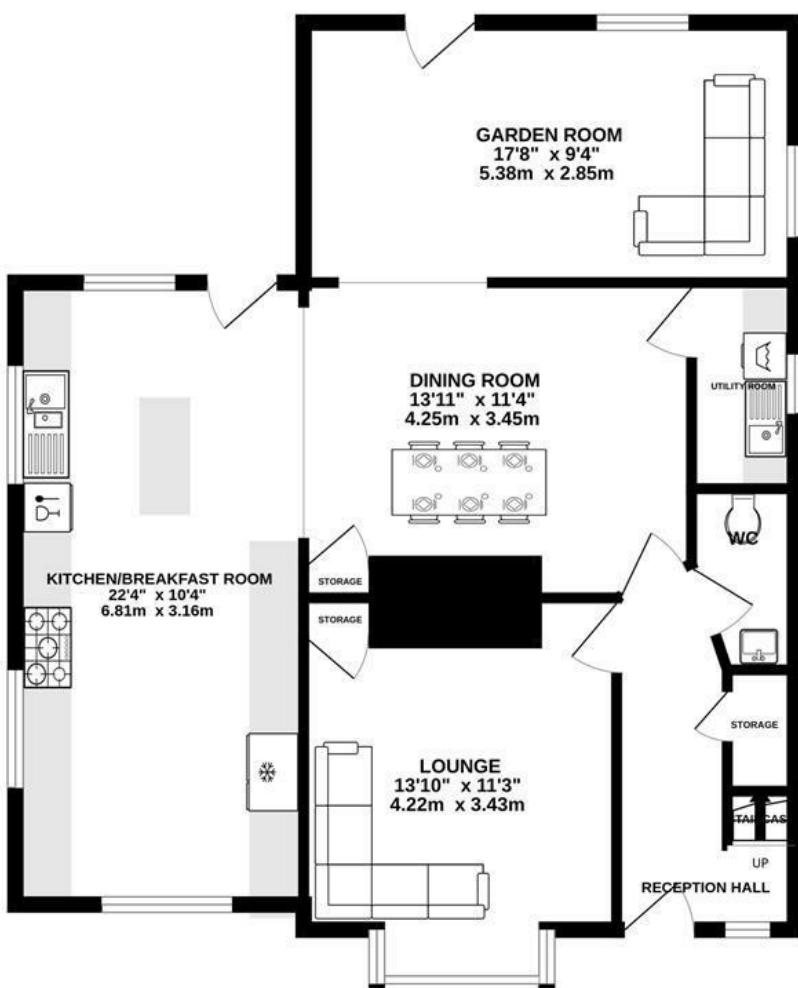




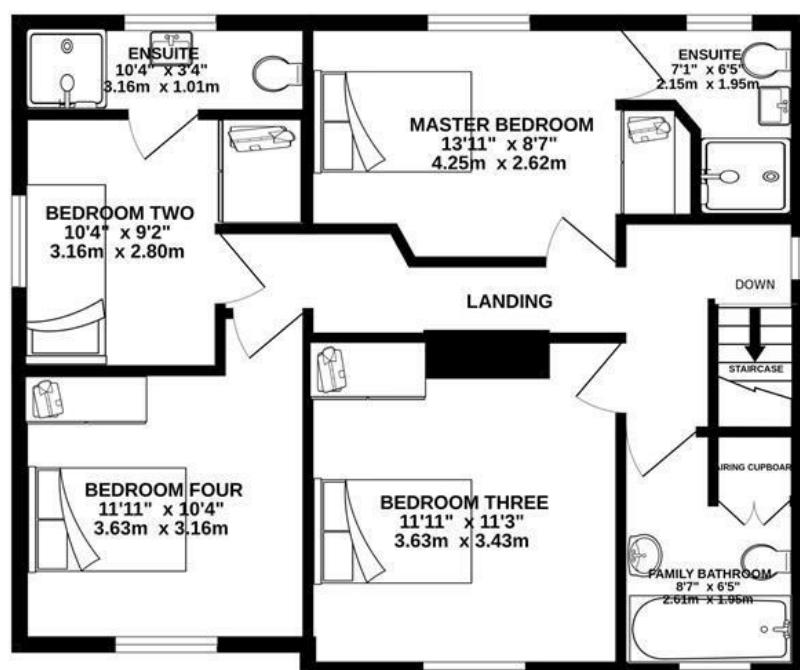


# BEN ROSE

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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		96
(81-91) B		
(69-80) C	72	
(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	

