



## Wham Lane, Whitestake, Preston

**Offers Over £229,950**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom end cottage, perfectly positioned in the sought-after semi-rural village of Whitestake. Blending charming traditional features with modern comforts, this delightful home offers an inviting setting ideal for couples seeking character and tranquillity. Whitestake provides a peaceful lifestyle while remaining well connected, with convenient access to the nearby towns of Penwortham and Preston, as well as excellent commuter links via the A59 and A582. Local bus routes service the surrounding areas, and Preston train station is just a short drive away, offering direct connections to major cities. You'll also find a selection of countryside walks, reputable pubs, and everyday amenities close by, making this a superb location for those who enjoy both convenience and rural appeal.

Stepping inside, the entrance leads directly into the spacious front lounge, where original stone flooring and exposed features immediately set the cottage's charming tone. A striking Esse cast iron range stove acts as the centrepiece of the room, bringing warmth and character, while the staircase rises neatly from this space. Moving through, the well-equipped kitchen offers an integrated oven and ample work surfaces, with direct access into the wonderful garden room at the rear—an ideal spot for dining, relaxing, or simply enjoying views across the outside space.

To the first floor, you'll find two well-proportioned bedrooms, each thoughtfully presented. The master bedroom benefits from extensive fitted wardrobes, ensuring excellent storage without compromising floor space. Completing the floor is the contemporary three-piece family bathroom, finished to a high standard and featuring an over-the-bath shower for added convenience.

Externally, the property has a front driveway with space for two cars, offering sought-after off-road parking for a cottage-style home. A gate then opens to reveal the sizeable rear garden—one of the true highlights of this property. Immediately off the house sits a generous seating area, perfect for outdoor dining, which then extends onto a long, well-kept lawn stretching towards the far boundary. Tall hedging and mature shrubs line the edges, providing superb privacy. The garden also features a large summer house with lighting and electric sockets, offering a versatile space for a home office, hobby room, or relaxing retreat.

Altogether, this charming cottage presents a wonderful opportunity for couples looking for a characterful home with modern touches and an impressive outdoor space.





































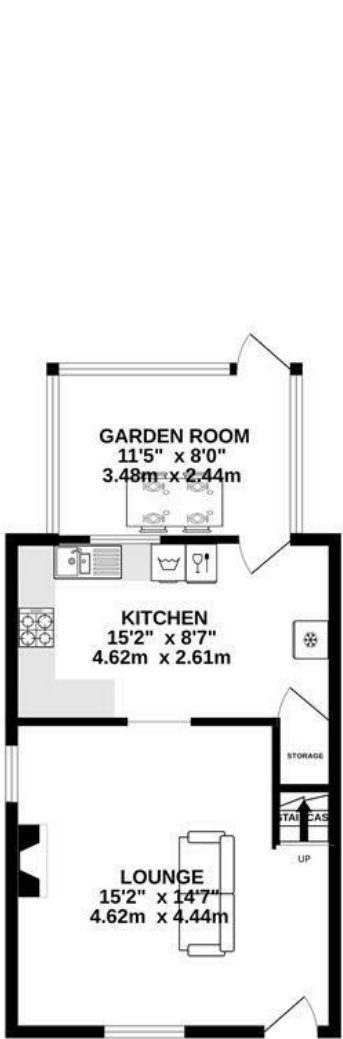




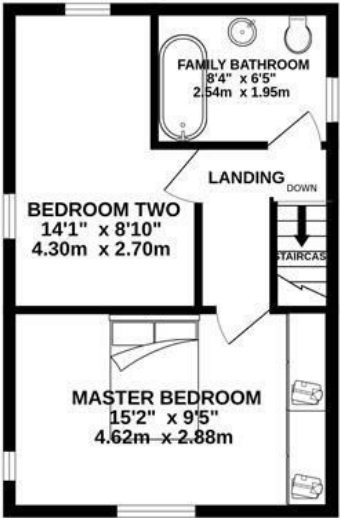


# BEN ROSE

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 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		88
(81-91) B		
(69-80) C		
(55-68) D	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 

