BEN ROSE



Francis Meadow, St Michaels, Preston

Offers Over £624,995

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom detached residence, forming part of an exclusive development of just three prestigious homes in the highly sought-after rural village of St Michael's on Wyre, near Preston. Offering a bespoke modern finish throughout whilst remaining sympathetic to its picturesque countryside surroundings, this impressive family home enjoys stunning open views across the surrounding fields and provides an enviable balance between luxury living and peaceful village life. Perfectly suited for growing families, the property offers an abundance of versatile living accommodation, finished to a high standard with thoughtfully designed interiors and spacious rooms throughout. St Michael's on Wyre is well regarded for its peaceful rural setting and beautiful surrounding countryside, whilst offering excellent access to nearby amenities, with Garstang, Poulton-le-Fylde, Lytham St Annes and Preston all within easy reach. There are convenient transport links nearby, with access to the A6 and M6 motorway network providing excellent connections across Lancashire and beyond, whilst rail services are available from nearby stations including Preston, offering direct connections to Manchester, London and other major UK cities. Families will also appreciate the nearby schools, village amenities, country pubs, farm shops and an abundance of scenic countryside walks, with the Fylde Coast and its popular coastal attractions also easily accessible.

Entering the home through the grand reception hall, you are immediately welcomed by a sense of space and quality, with the staircase positioned elegantly to one side and access leading to the majority of the ground floor accommodation. To the front of the home are the sizeable lounge and separate study room, both benefiting from attractive bay-fronted windows that flood the rooms with natural light whilst offering ample space for furnishings and family living. Continuing through the hallway, you'll find the practical and convenient WC which is located under the stairs. To the rear of the property sits the true heart of the home - a stunning open plan kitchen and dining space designed perfectly for modern family life and entertaining. Featuring French doors opening directly onto the garden, this expansive room enjoys beautiful views and a seamless indoor-outdoor feel. The bespoke kitchen has been carefully designed in keeping with the country aesthetic and incorporates a range of integrated appliances, a large pantry cupboard and a central island with breakfast bar seating. Just off the kitchen is the useful utility room with access through to the integrated garage.

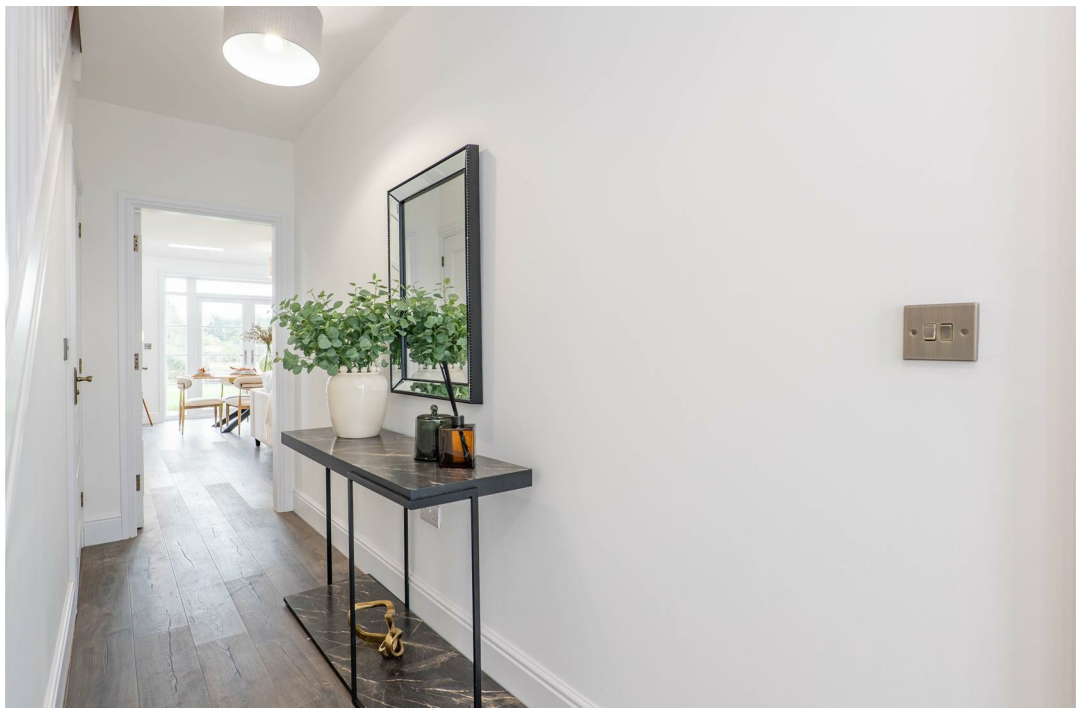
To the first floor, the spacious open landing leads to four well-proportioned bedrooms, all of which enjoy picturesque countryside or field views. Positioned to the front of the property, the magnificent master suite takes full advantage of the stunning outlook and further benefits from a luxurious en-suite shower room creating a true retreat for homeowners. The remaining bedrooms are all generously sized and are served by a beautifully appointed boutique-style family bathroom, complete with a stunning freestanding roll-top bath, separate shower and high-quality four-piece suite.

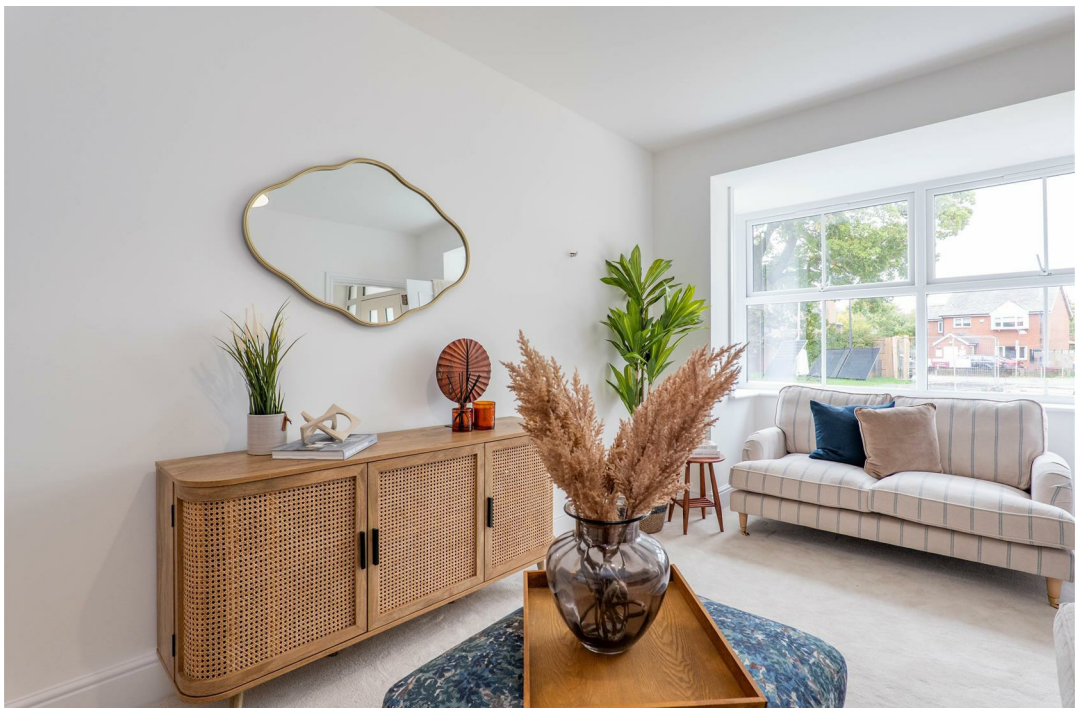
Externally, the property continues to impress with a substantial driveway providing parking for up to two vehicles, alongside access to the integrated garage. The front garden is well presented, creating an attractive front aspect. To the rear, the garden features a generously sized lawn that is ideal for children and family to enjoy. Combining luxurious modern living with an idyllic rural setting, this outstanding bespoke home offers a rare opportunity for families seeking space, privacy and beautifully finished accommodation in one of Lancashire's most desirable semi-rural locations.





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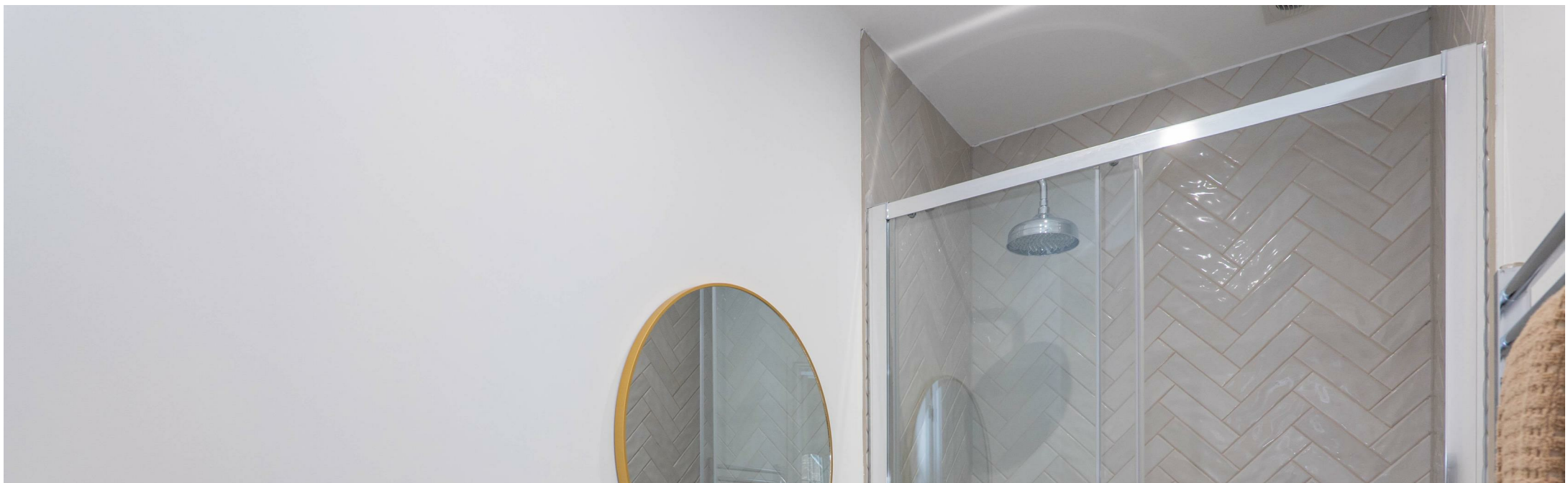




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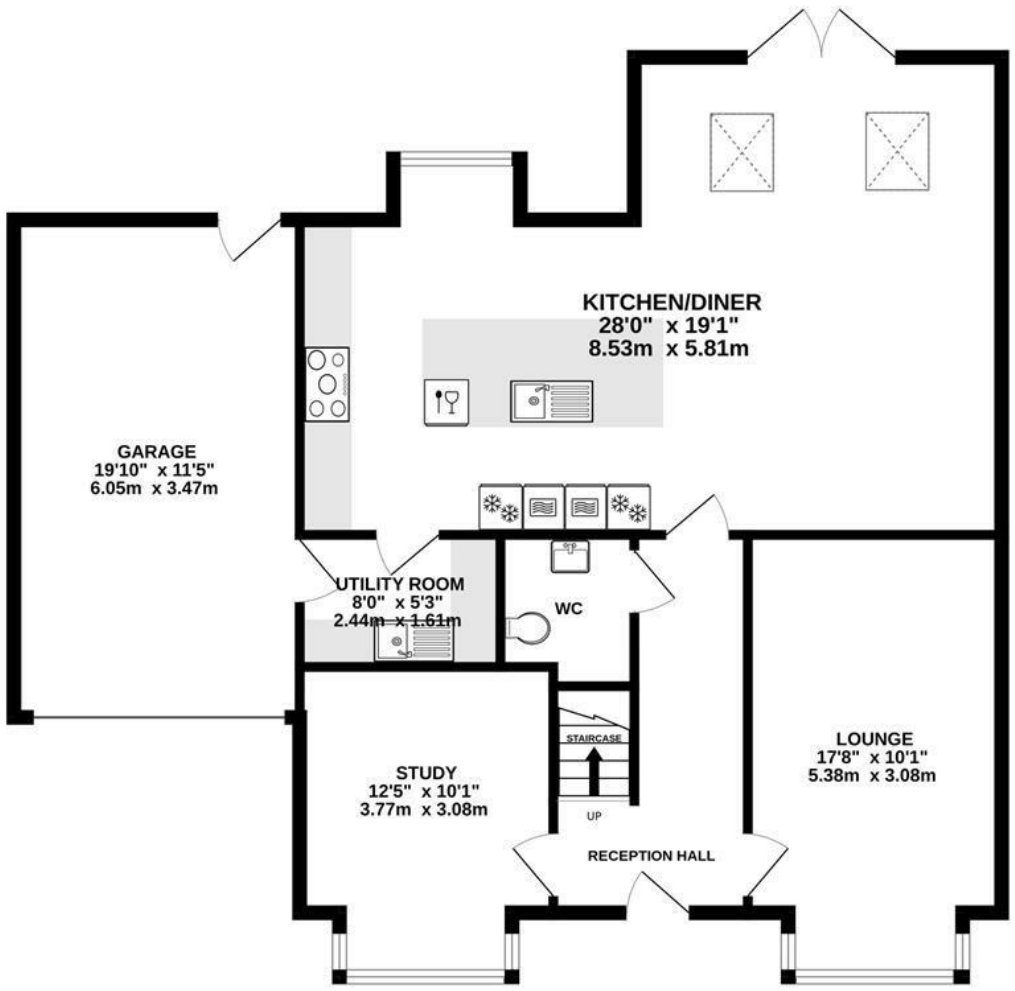




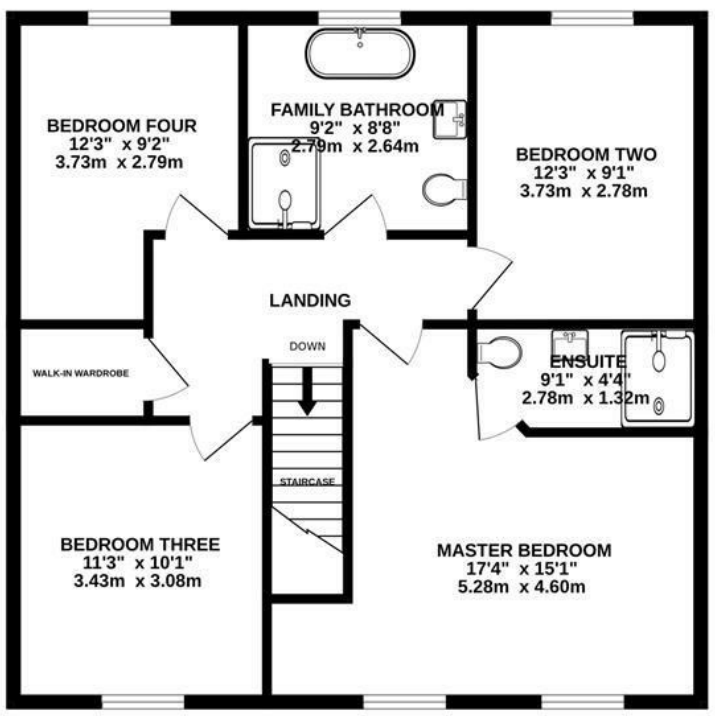


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GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.

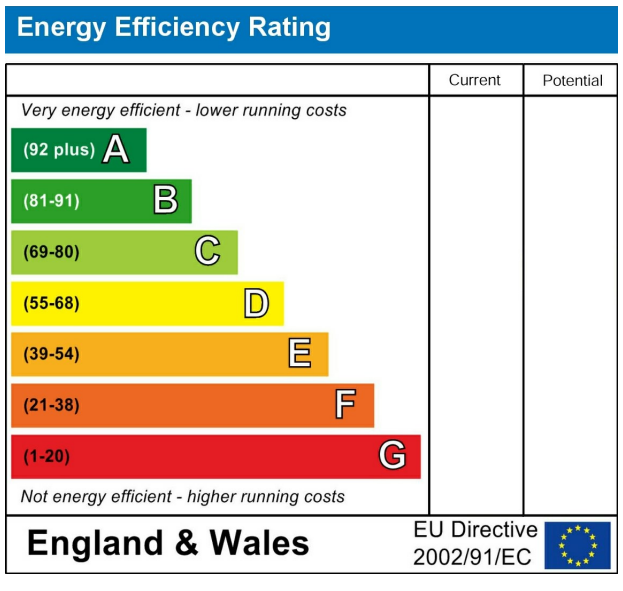


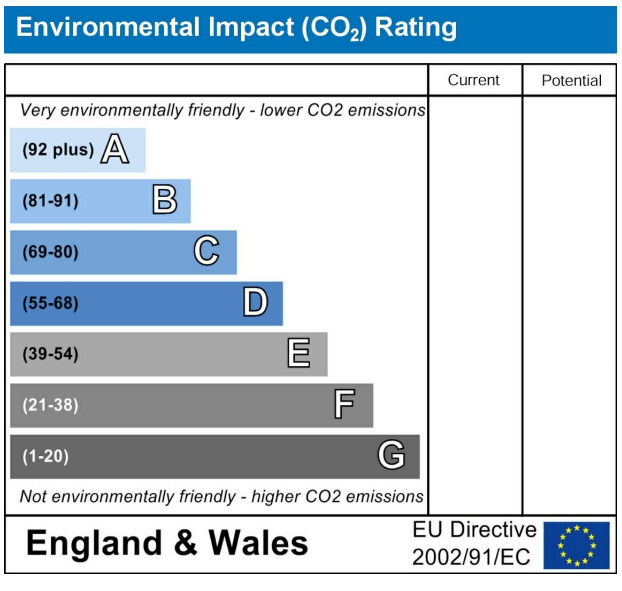
TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

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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