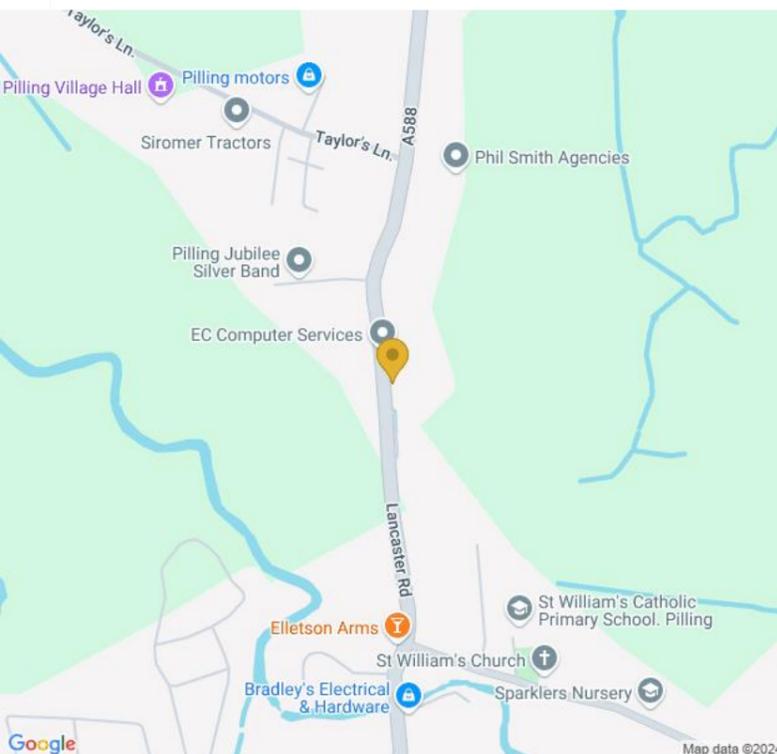


£659,000

Lancaster Road, Pilling,
Preston PR3



- **FANTASTIC EQUESTRIAN PROPERTY ON PLOT OF 1.7 ACRES (APPROX)**
- **Five Bedroom House, Stables, Paddock & Flood Lit Riding Arena**
- **Kitchen/Family Room, Dining Room, Lounge, Bathroom & Shower Room**
- **Ample Parking , Large Detached Garage & Superb Sized Rear Garden**
- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****



**Garstang
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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Situated in a delightful semi rural village location and occupying a fantastic sized plot of approximately 1.7 acres, this is an opportunity to purchase a generously proportioned, individual detached house the size and configuration of which can only be fully appreciated by internal inspection.

Internally the accommodation comprises: Entrance hallway, shower room, double bedroom/sitting room, lounge, family room opening into an extensive modern fitted breakfast kitchen which in turn opens to a great sized dining room with French doors accessing the rear garden, utility room. To the first floor, there are four further double bedrooms and a modern four piece family bathroom.

Externally, there is ample off road parking for several vehicles at the front and gated access to the side leading to the larger than average detached garage incorporating a home office. To the rear, there is a superb sized rear garden, triple stable block with tack room and flood lit all weather riding arena.

Properties of this nature are rarely available to the open market and therefore immediate inspection comes highly recommended in order to avoid the disappointment of missing out.

Tenure: Freehold
Council Tax: Band F

