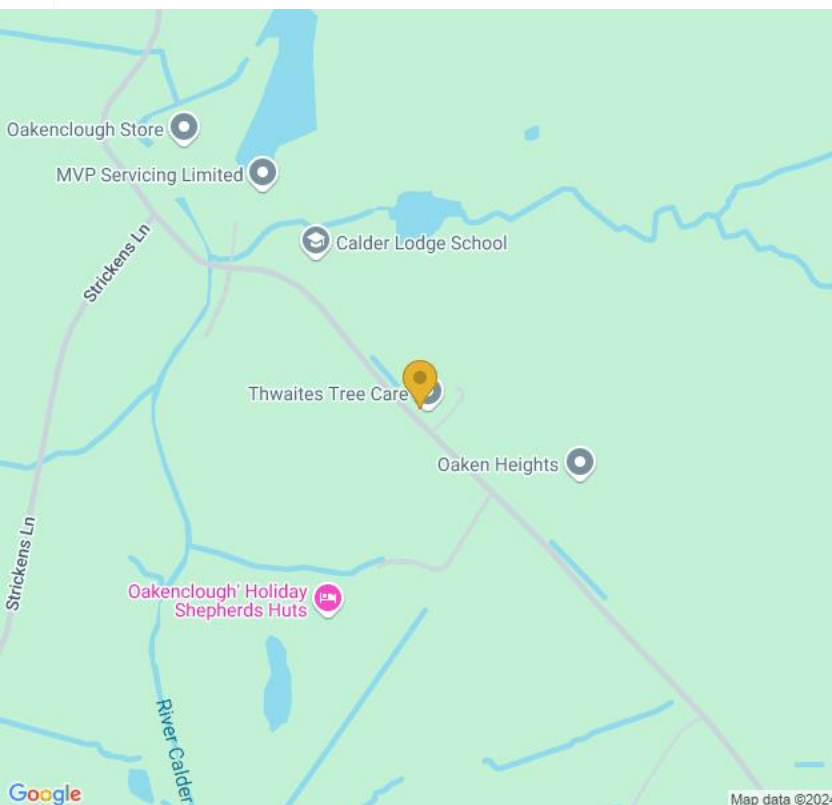


**£1,750,000**

Oakenclough House,  
Oakenclough, Preston PR3



**Garstang**  
**7 The High Street**  
**Garstang PR3 1FA**

**Tel: 01995 600666**

**Email: garstang@farrellheyworth.co.uk**

**https://www.farrellheyworth.co.uk/garstang**

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



- \*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- Stunning Executive Residence In Idyllic Rural Location**
- Five En Suite Double Bedrooms, Three Reception, Two Kitchens**
- Triple Car Garaging And Cinema Room, Stables, Shepherds Huts**
- Land In Excess Of Twenty Five Acres, An Amazing Lifestyle Home**

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.

**EPC F**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Situated in the Hamlet of Oakenclough on the edge of the Forest Of Bowland, an Area Of Outstanding Natural Beauty, this quite stunning property boasts gardens and land in excess of twenty five acres enjoying the ultimate privacy and ideal for those with equestrian interests.

The historic market town of Garstang lies approximately six miles to the west with an excellent range of amenities including schools, shops, supermarkets, public houses, cafes and restaurants. Internal inspection is absolutely essential in order to appreciate the size and configuration of accommodation to be found in this unique property of style, character and quality that is a true credit to the current owners.

The property is approached through gates via a long sweeping driveway into a great sized courtyard area providing extensive parking, a triple width garage with log store and workshop, garden kitchen, wc and two store rooms.

Internally, there is an imposing entrance hallway/dining room with a floor to ceiling window with stunning southerly aspects and a galleried landing area, superb sized sitting room, extensive kitchen diner, utility room and separate wc. An inner hallway leads to a lounge with French doors through to a further amazing kitchen diner, utility, wc and double bedroom with en suite bathroom. This part of the property provides further generously proportioned family living space or a self contained annex ideal for the extended family.

To the first floor, there are four further fantastic sized double bedrooms with en suite bathrooms and a sitting/study area off the landing.

Externally, the garden areas, adjoining land, paddocks, ponds and outlook simply have to be seen to be believed. There is a cinema room with separate access above the triple car garage, stable block and a path leading down to two shepherd huts with patio's and hot tub area currently rented and available on a nightly basis through airbnb.

Lifestyle properties of this nature are all too rarely available and as such, viewing can not come too highly recommended.

Tenure: Freehold  
Council Tax: Band E









