

Guide Road, Hesketh Bank

PR4 6XS

In Excess of £1,000,000







An absolutely stand out property set in over one acre of grounds with beautiful views over fields and trees. On a quiet country lane, this spacious family home has a wonderful flow internally and benefits from ample parking, workshop, swimming pool and sauna. Available with no upward chain. Electric gates open to the spacious driveway and outer courtyard offering parking for guests with additional parking for numerous vehicles available in the inner courtyard. Stroll past the front lawn with mature planting to the main entrance and step into the welcoming hallway with cloakroom. The living room runs the full depth of the property with inset gas fire and opens to the bespoke double bay conservatory overlooking the garden. Adjacent is the drawing room which currently operates as a study. The dining room can easily accommodate twelve seated guests and has gorgeous herringbone parquet flooring which flows through double doors into the comfortable bar making this a wonderful area in which to entertain. An alternative entrance is provided via the boot room which leads in turn to the utility with cloakroom off. Completing the ground floor is the family kitchen comprising larder cupboards, a range of wall and base units with central island with vegetable preparation sink and Neff induction hob, breakfast bar and dining table with pop up sockets for ease of appliance use. Integrated appliances include dishwasher, Aga range cooker, Miele microwave and coffee machine, double electric oven and grill with additional space for American style refrigerator and freezer.







Externally the property has substantial lawns and planting to three sides, large workshop with a three phase supply, log cabin sauna and bar, swimming pool with Nile mural, alligator fountain, changing rooms and shower. With glorious views across open countryside and sun terraces from which you can enjoy it all, this verdant country setting offers spectacular sunsets and a rare opportunity to enjoy it either just with your family or numerous guests. Back inside, the imposing staircase leads to the first floor landing with ladder access to the loft which, already having an electrical supply, windows and central heating radiator, would be suitable for further development. There are four double bedrooms, of which three have en suite facilities, and an elegant family bathroom. The master bedroom also benefits from a walk in wardrobe and lift to the living room below. Comprehensive burglar system with with CCTV and significant living space both inside and out, this is a glorious place to call home. Do get in touch to arrange a viewing and make it yours. Council tax F, EPC D, Freehold.

















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Council Tax band: F

Tenure: Freehold

- Rural location
- Swimming pool
- Four bedrooms three en suite
- Video tour
- No upward chain



Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF  
01257 451673

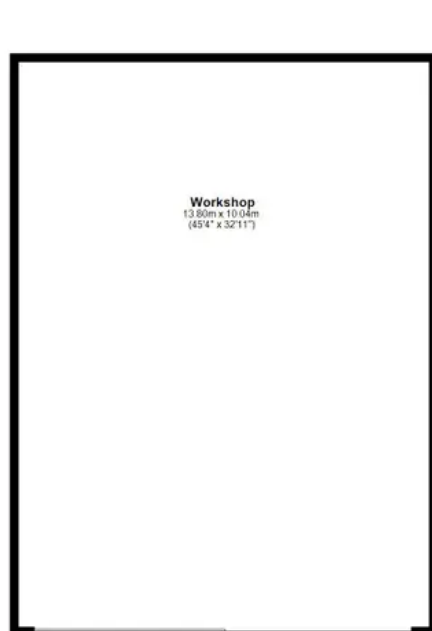
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

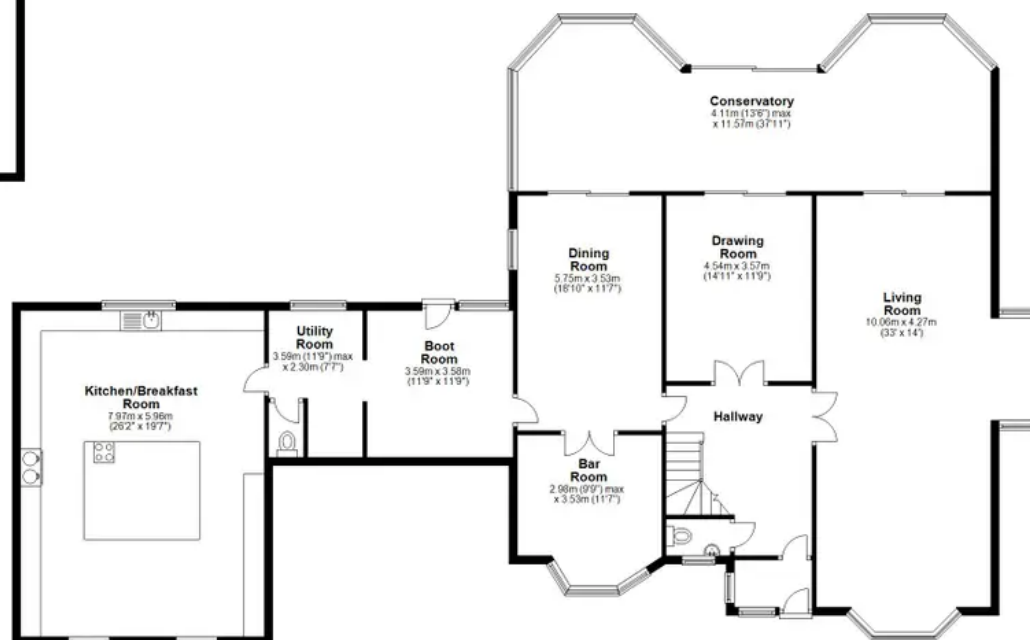
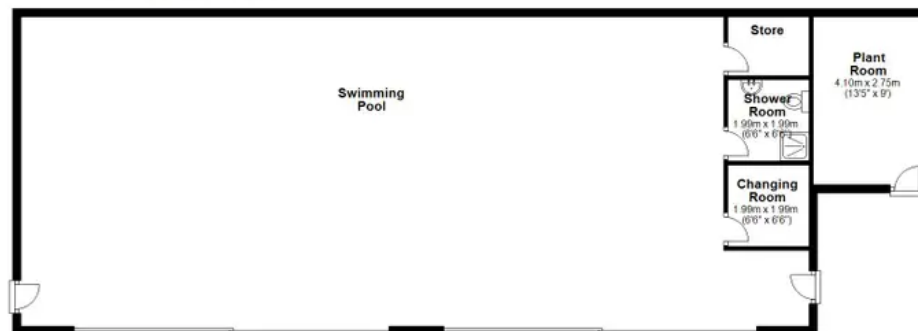
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**Ground Floor**  
Approx. 521.4 sq. metres (5612.1 sq. feet)



**First Floor**  
Approx. 107.2 sq. metres (1153.6 sq. feet)

