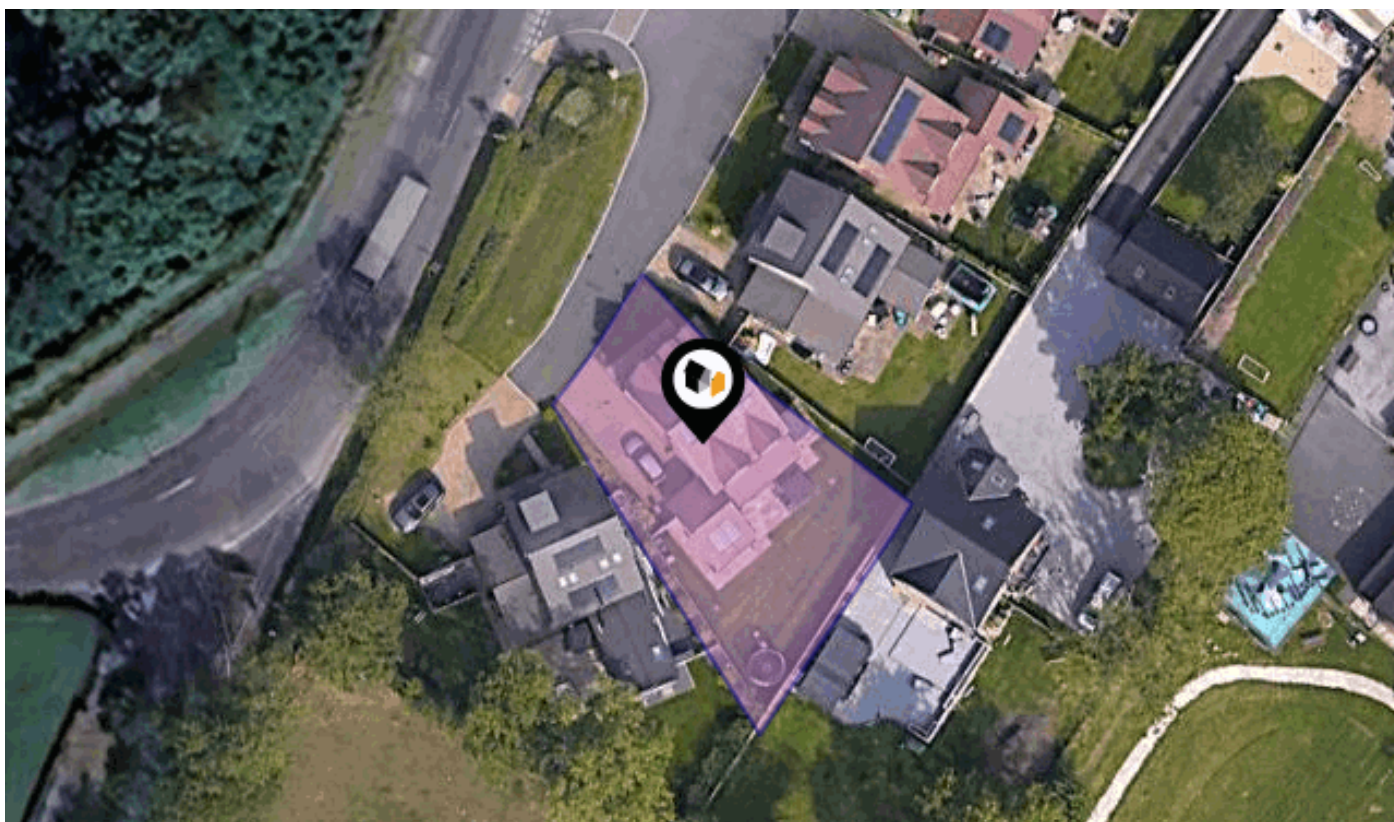


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



OLD SMITHY CLOSE, LEA TOWN, PRESTON, PR4

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



Property Overview

This beautifully presented 4-bedroom detached home is nestled within a small, exclusive development of just six properties, built five years ago in a highly sought-after semi-rural location. Offering a blend of contemporary design and functional living space, this property is ideal for families looking for both comfort and convenience.

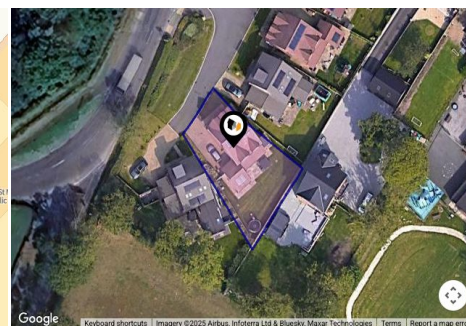
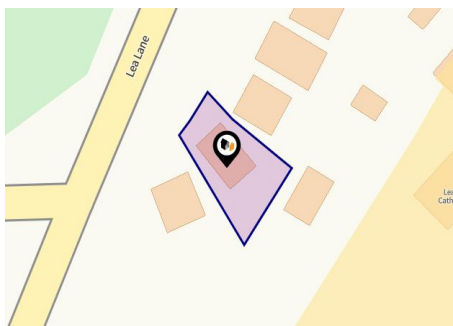
Upon entering, you'll be welcomed by a generous hallway with two large storage cupboards and a convenient downstairs WC. The ground floor also includes a dedicated office space, a spacious dining kitchen complete with integrated appliances such as a dishwasher, double electric oven, and fridge freezer, as well as a utility room for added practicality. The expansive living room is a real highlight, featuring bifold doors that open onto the beautiful garden, allowing for a seamless indoor-outdoor living experience. Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the other bedrooms, and there is also an airing cupboard for additional storage.

Externally, the property boasts a private driveway and garage, providing ample parking and storage space. The rear garden is a standout feature, offering a tranquil space to unwind with stunning open views over the surrounding fields, perfect for outdoor entertaining or simply enjoying the peaceful rural setting.

Located in the highly popular area of Lea Town, this exceptional family home combines rural charm with modern convenience. With easy access to local amenities, excellent transport links, and the vibrant city of Preston just a short drive away, this property is ideal for families seeking space, quality, and comfort in a serene and desirable location.

Tenure: Freehold

Council Tax: F



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,579		
Title Number:	LAN235442		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

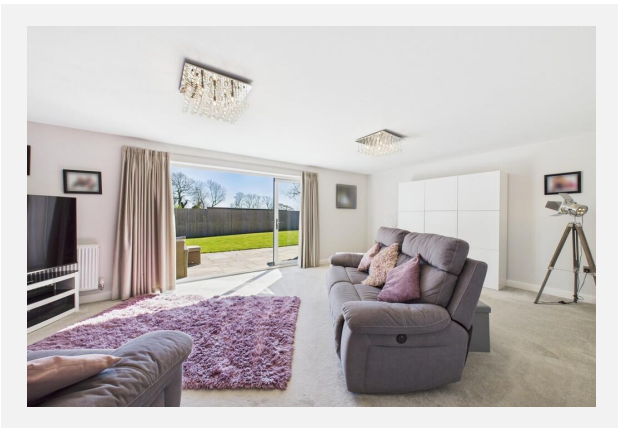
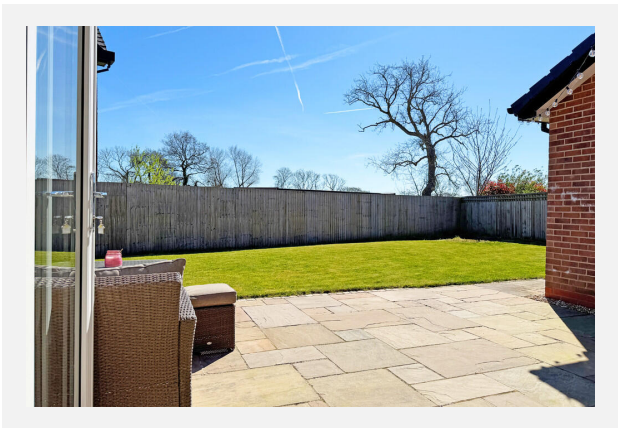


Satellite/Fibre TV Availability:

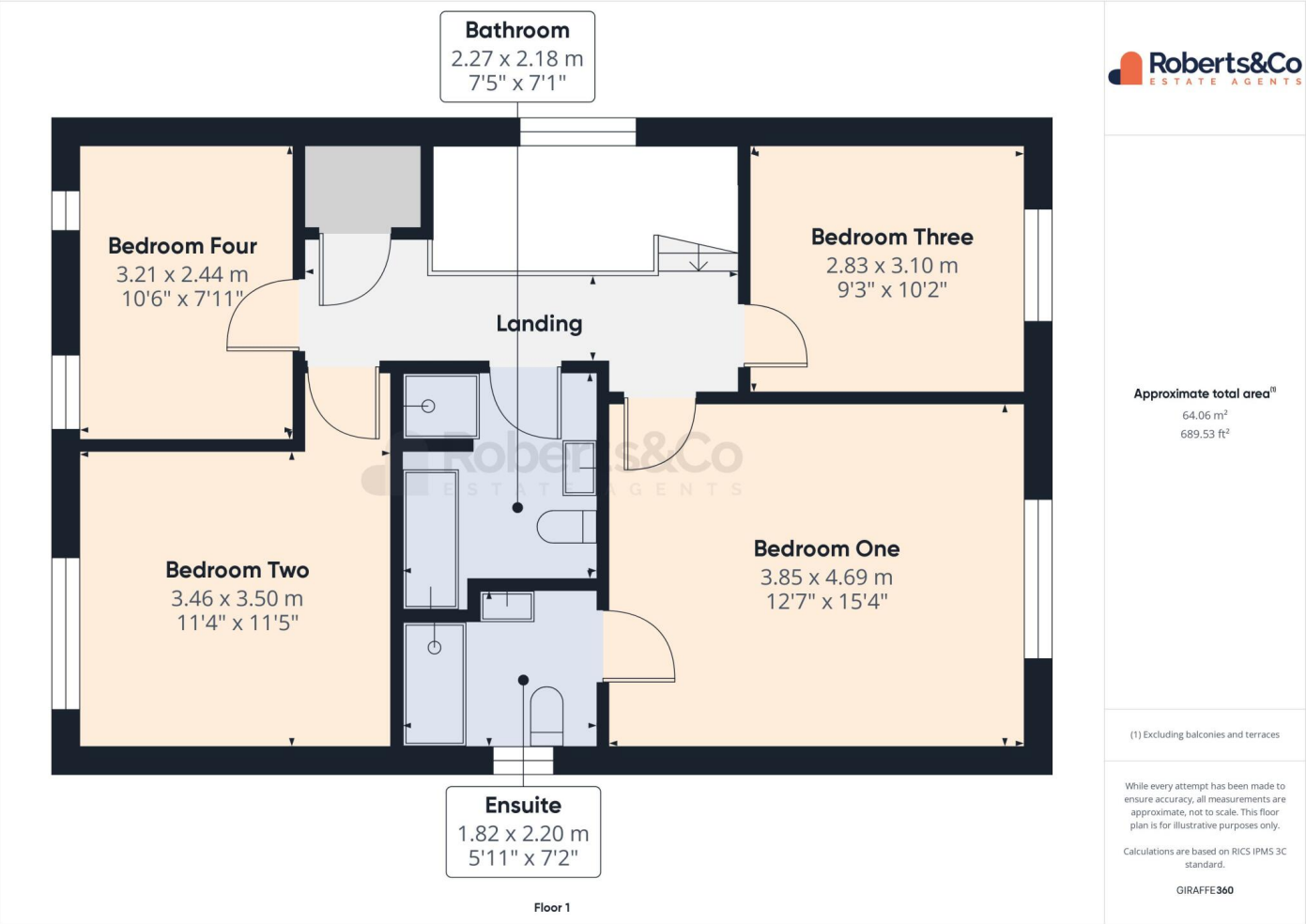








OLD SMITHY CLOSE, LEA TOWN, PRESTON, PR4



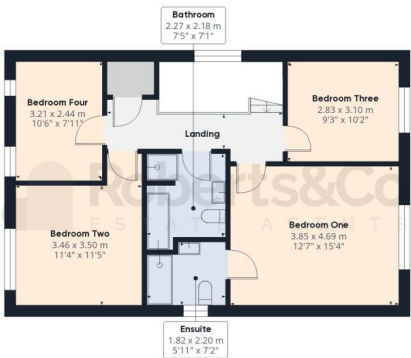
OLD SMITHY CLOSE, LEA TOWN, PRESTON, PR4



OLD SMITHY CLOSE, LEA TOWN, PRESTON, PR4



Ground Floor



Floor 1



Approximate total area[®]
164.59 m²
1771.61 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

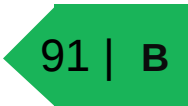

GIRAFFE360

Old Smithy Close, Lea Town, PR4

Energy rating

B

Valid until 19.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

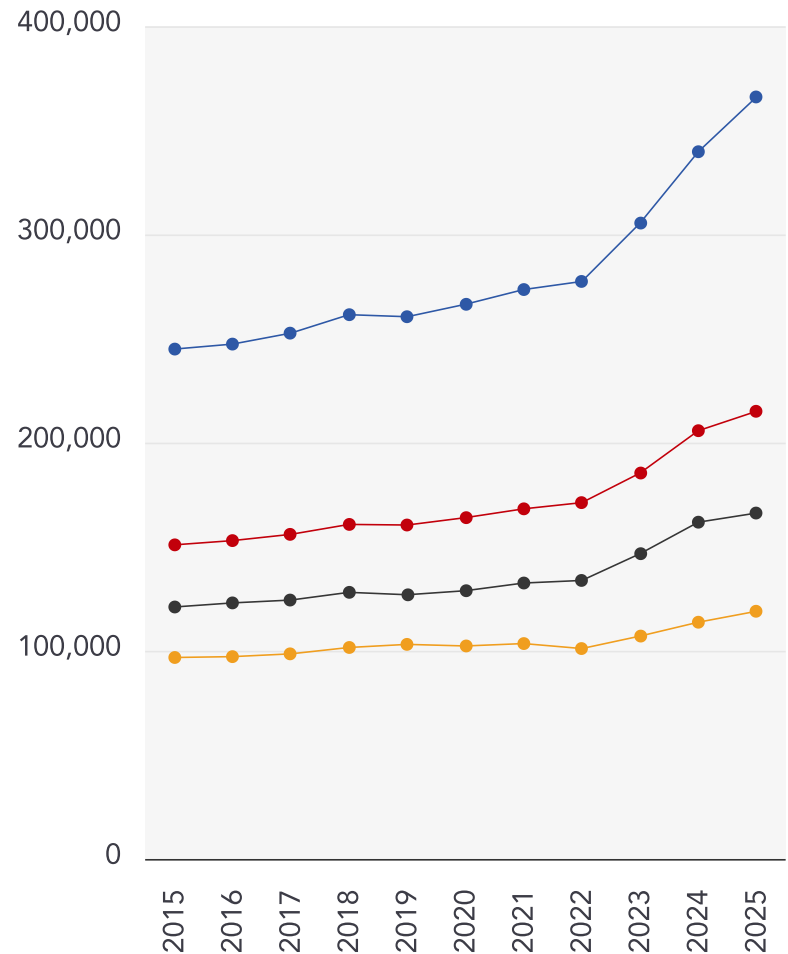
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	157 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+49.45%

Semi-Detached

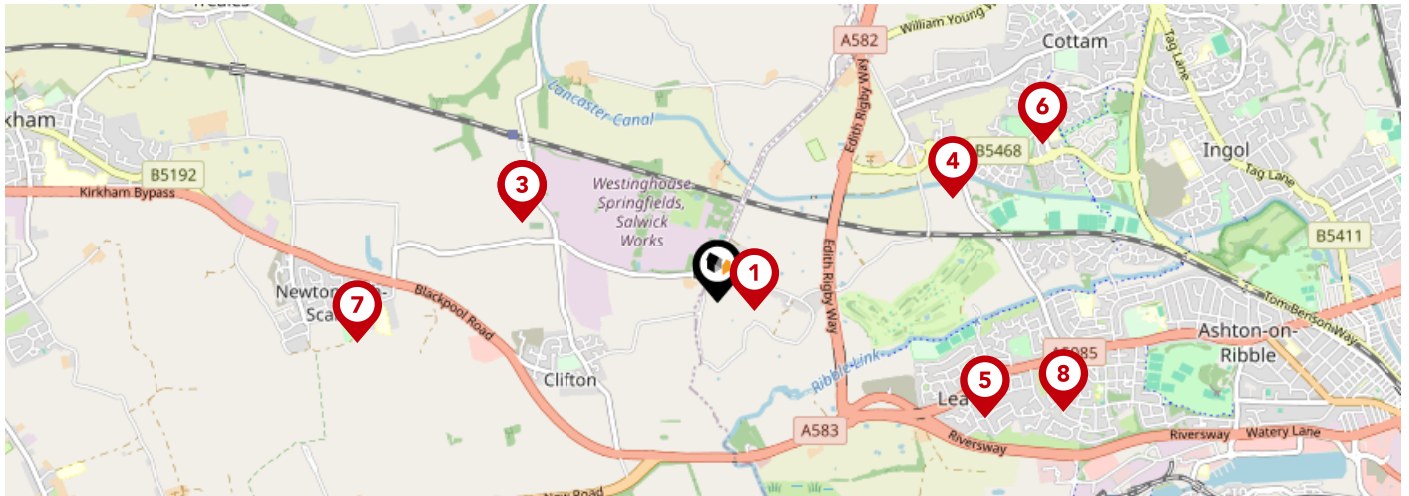
+42.52%

Terraced

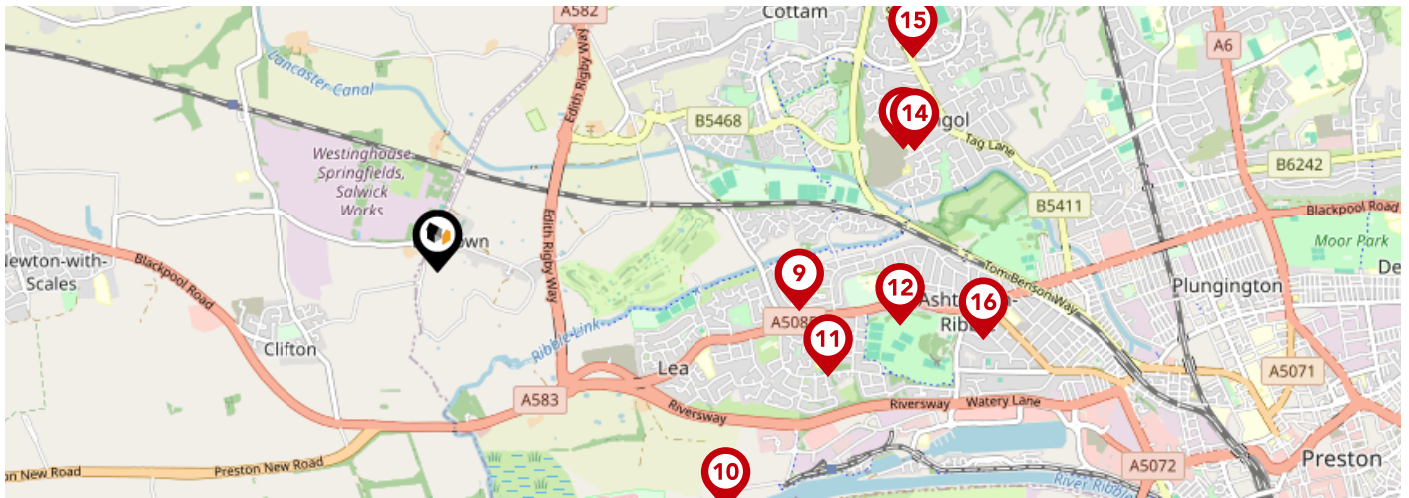
+37.28%

Flat

+22.94%



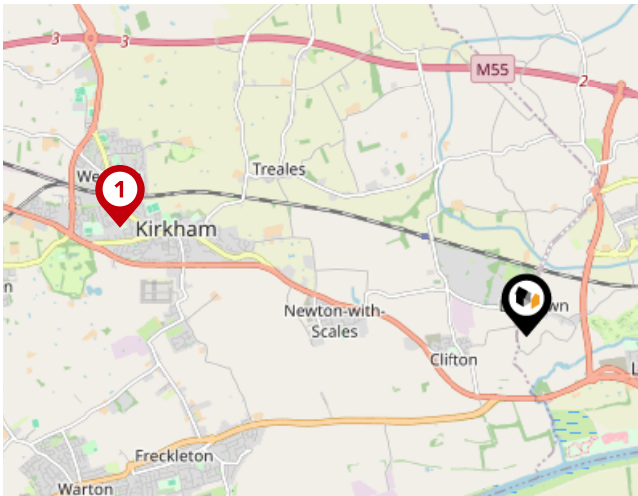
		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 107 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aurora Keyes Barn School Ofsted Rating: Good Pupils: 24 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakfield House School Ofsted Rating: Good Pupils: 45 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

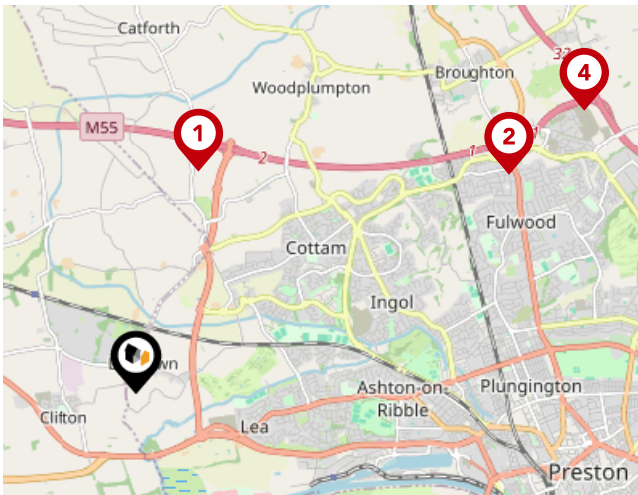
Area

Transport (National)



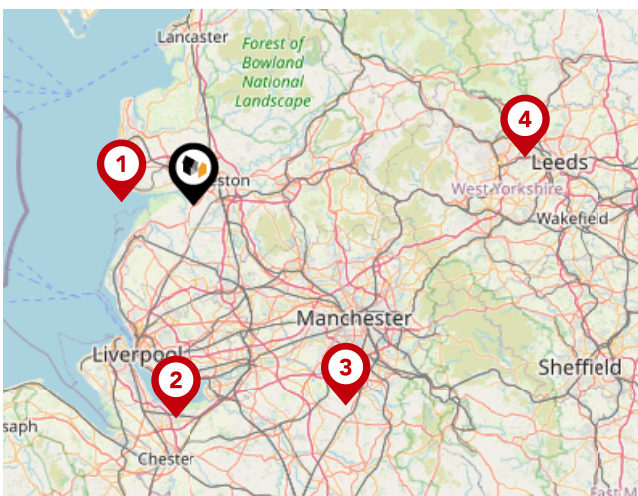
National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	3.69 miles
2	Preston Rail Station	3.81 miles
3	Lostock Hall Rail Station	5.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	2.03 miles
2	M55 J1	3.79 miles
3	M55 J3	4.49 miles
4	M6 J32	4.64 miles
5	M6 J31A	5.69 miles

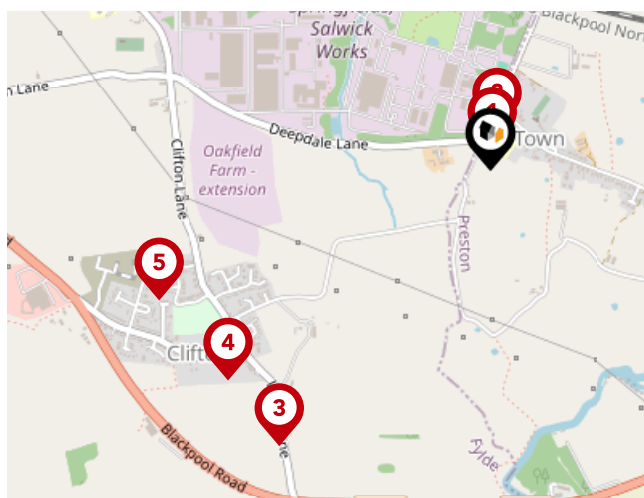


Airports/Helipads

Pin	Name	Distance
1	Highfield	10.04 miles
2	Speke	30.21 miles
3	Manchester Airport	35.61 miles
4	Leeds Bradford Airport	46.86 miles

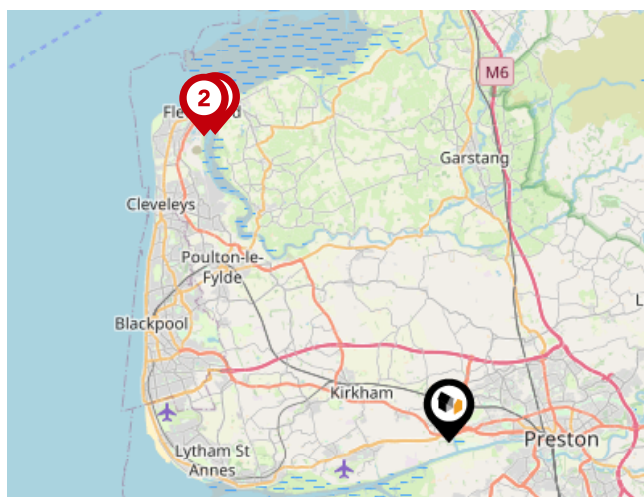
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Smiths Arms	0.05 miles
2	Smiths Arms	0.09 miles
3	Hall Field Farm	0.76 miles
4	Dixons Farm Mews	0.74 miles
5	Clifton Green	0.78 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.51 miles
2	Fleetwood for Knott End Ferry Landing	13.69 miles



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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