



Mount Farm
181-183 Station Road | Hesketh Bank | Lancashire | PR4 6ST

FINE & COUNTRY

MOUNT FARM



Enjoying an elevated position in a semi-rural location on the edge of the thriving village of Hesketh Bank with beautiful views over the shorelands to the Ribble Estuary, Mount Farm is a delightful blend of the historic and modern set round a spacious courtyard.







KEY FEATURES

Mount Farm is a striking collection of homes and barns around a central courtyard. Originally The Hesketh Arms, an important coaching inn approximately half way between Southport and Preston, the property retains many of the original features including the original sea wall, a fabulous cellar, and outbuildings which used to offer stabling for up to fourteen horses. With the Coach House offering separate accommodation and the main residence having an annexe this really is an opportunity not to miss.

Step under the date stone into the farmhouse vestibule and the spacious lounge beyond. With gas fired stoves at each end this room retains the original ovens from when this was a working inn and farm. From there you can access the generous dining room with open fire in imposing hearth and French doors opening on to the garden.

To the rear of the property is the real heart of the house. A fabulous breakfast kitchen with exposed beams, granite work surfaces, underfloor heating, range cooker and central island giving seating for six opens to the dining area with a door to the terrace and period glass house so you can quickly access the fruits of your labours, and concluding with the wonderful sun room overlooking the garden, the delightfully named Dunkirk Dib and the shorelands of the Ribble Estuary.

Off to the side is a sizeable utility which, as well as having a second set of stairs to the first floor, leads down through stately double doors to the stunning cellar with arched roof which would make a perfect bar or cinema room.

To the first floor are six double bedrooms, two of which are over the annex, with each having views over either the garden and farmland or the courtyard and with plenty of natural light. Supporting this are two beautiful bathrooms varying in style from the period to the modern, each with spacious showers and all you would expect in a property of this calibre.





SELLER INSIGHT

“Originally dating back to the early 1800s, this beautiful former coaching inn occupies a splendid position on the edge of the charming village of Hesketh Bank. “I moved to the property twenty-five years ago, but it’s been in my husband’s family for approximately 110 years now,” says Pat. “It began life as a coaching inn, was then split into two farmhouses and when we came here we converted it back into one very large property, which now consists of the main farmhouse, a large two-bedroom annex and the separate coach house. For us as a multi-generational family all wanting to live together it’s been absolutely perfect and a very happy home, and I know it’s going to be a real wrench when the time comes to leave.”

The current owners have done an awful lot of work to the whole property over time, but in the past couple of years they’ve concentrated their efforts on the main farmhouse and had it beautifully renovated. They’ve retained all of the lovely period features, such as the exposed beams, original doors and fireplaces, but the interior design has been given a modern twist, particularly in the kitchen and bathrooms. “Each of the three dwellings is just lovely, and they all boasts generous proportions, so no one has had to compromise on space,” continues Pat, “and there’s a really nice degree of separation between them so we’ve been able to enjoy our privacy when we’ve wanted it. For us it’s been a really fantastic family home, but it’s one that I’d say still has an awful lot of untapped potential.”

Mount Farm has almost ten thousand square feet of accommodation and sits on a plot that extends to just under an acre so there is a superb feeling of space both inside and out. The main farmhouse, annex, barns and workshop wrap around a large courtyard, and to the back of the property is a spacious formal garden that boasts tremendous views. “The garden is a really lovely feature and it’s something that has given us all a lot of pleasure over the years,” says Pat. “We have a top lawn and lower lawn, deep beds of mature plants and the garden is surrounded by an old stone wall that interestingly used to be the sea wall. It’s a very peaceful place and very private, and it’s a great space for a get-together.”

“The Farmhouse kitchen is probably my favourite room,” says Pat. “It’s very large and as well as an island we also have a big table in there so it’s a lovely place for the family to gather. I also love the fact that it flows seamlessly into the sun lounge so you get that nice feeling of connection between inside and out.”

“This is a farming community so the location is very rural, however we have an array of good schools, local shops and some cosy pubs all within striking distance. We’re also equidistant between Preston and Southport, both of which are just a twenty-minute drive from the village.”

“I’d say that there are three main things that I’ll miss when we leave: the views, the space and the total and utter privacy that we’ve been able to enjoy,” says Pat. “It’s a place where you can just shut the gate and feel totally away from it all.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















The main stairs lead down to an internal hallway giving on to both the main reception room and the dining room from which a door leads into the self-contained annex. What a delightful space this is, with two bedrooms, bright and welcoming lounge, fully fitted wet room and well proportioned breakfast kitchen with access to both the side garden and the courtyard, and fitted with contemporary units with granite work surfaces and a range of integrated appliances.



“The Coach House is a hugely characterful building, and when it was converted it was designed to take full advantage of this gorgeous setting. The main living accommodation has been situated on the first floor because from up there you get the most amazing far-reaching views.”





KEY FEATURES

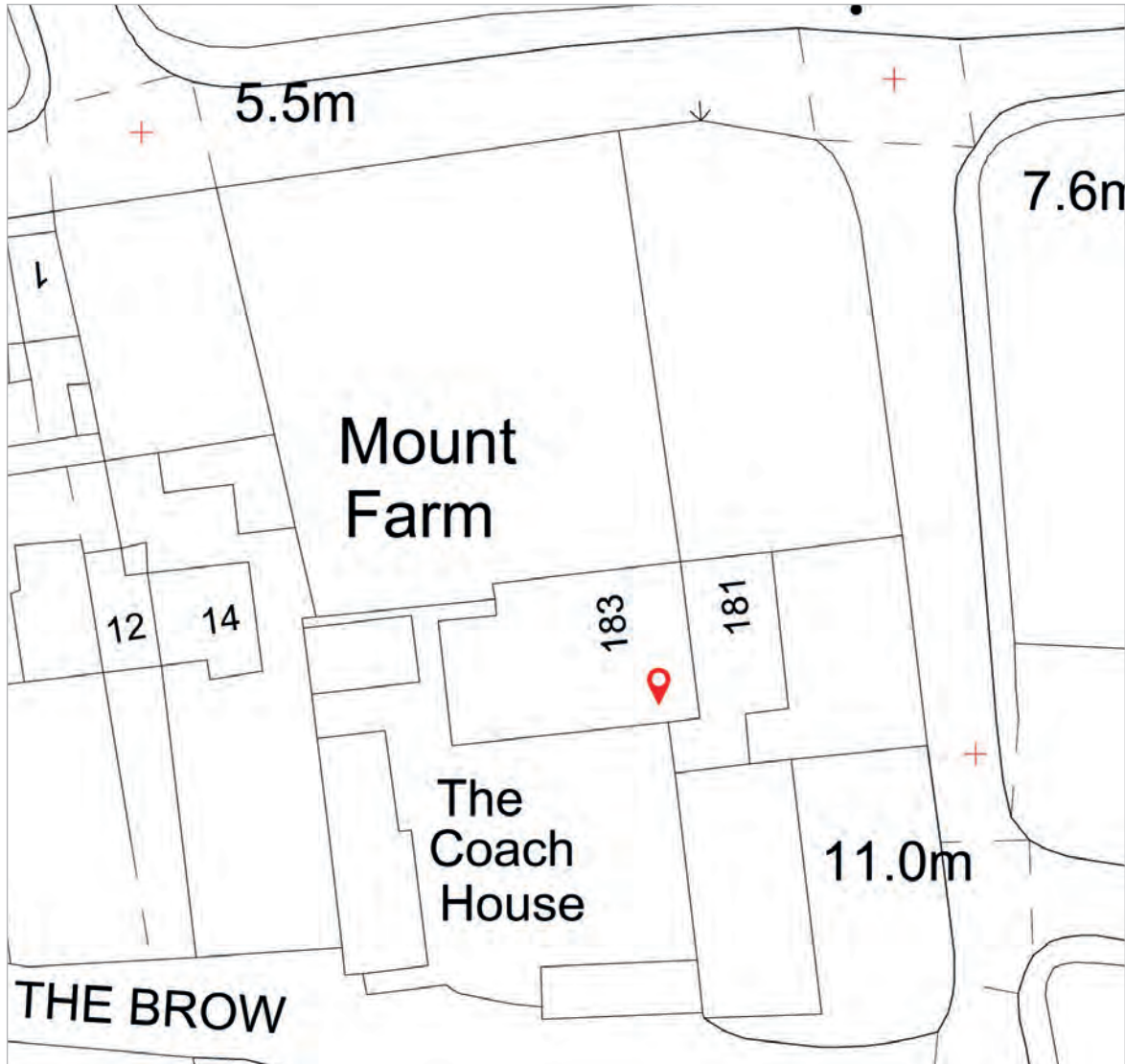
Across the courtyard is the lovely detached Coach House with the original external stairs still providing one means of access to the first floor. The property has been completely reconfigured to take advantage of the views with the two double bedrooms and bathroom being on the ground floor and stairs leading up to the dramatic open plan space of the first floor. Exposed beams generate the sense of history and the space divides quite naturally into a number of discrete areas for cooking, dining and relaxing with the benefit of beautiful views.

Externally, Mount Farm has plenty more to offer and you get a sense of its heritage. The impressive courtyard is accessed via wrought iron gates and provides parking for numerous vehicles. With approximately 4,000 square feet of floorspace the barns provide privacy, storage and shelter and offer untapped potential for any purchaser as well as support for espalier pear trees. There are numerous other outbuildings including the greenhouse with deep raised beds perfect for planting and a substantial and heavy cropping vine in pride of place. Across the terrace from the greenhouse a fruiting kiwi bush also benefits from the shelter and warmth of a west facing wall. A wonderful terrace runs the length of the property to the rear and affords both a place to relax and entertain whilst soaking up the views and sunsets. The garden is arranged for both style and pleasure, mainly laid to lawn with mature shrubs and trees, and the upper garden boasting a pizza oven and the lower garden nestling up to the sea wall.

Mount Farm has been a wonderful home for many generations of the same family for the last 110 years and it is now time for new owners to put their stamp on it with the same love and care as its current owners. It remains a property of both substance and style with the added promise of untapped potential.







Mount Farm, Station Road, Hesketh Bank, Preston

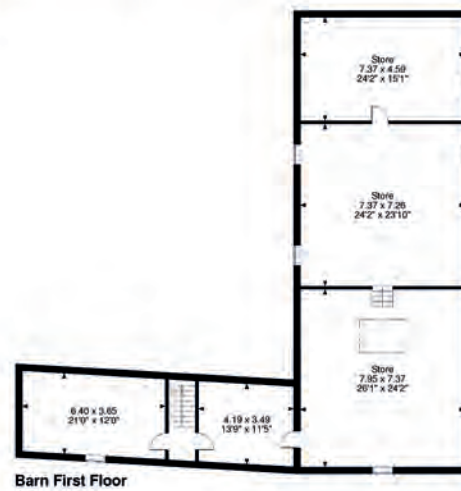
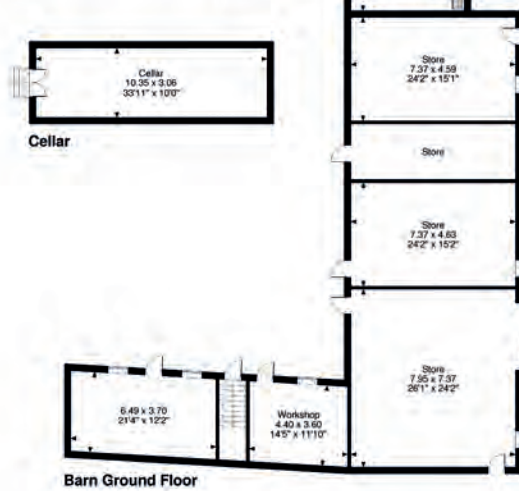
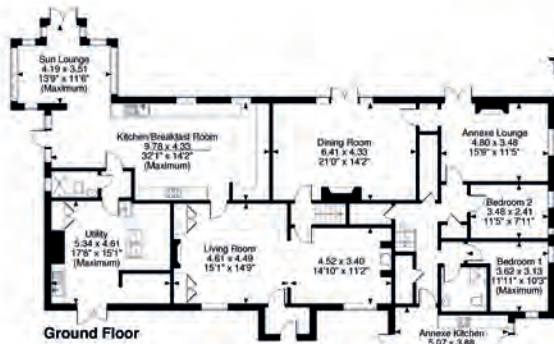
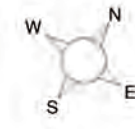
Approximate Gross Internal Area

Main House = 4805 Sq Ft/446 Sq M

Garage = 151 Sq Ft/14 Sq M

Barn = 4130 Sq Ft/384 Sq M

The Coach House = 1060 Sq Ft/99 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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181 - 183 Station Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68	48	80
D	39-54		
E	21-38		
F	1-20		
Not energy efficient - higher running costs			

Coach House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		82
D	39-54	48	
E	21-38		
F	1-20		
Not energy efficient - higher running costs			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.10.2019





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Fine & Country
265 The Green, Ecclestone, PR7 5TF
01257 221053 | southlancs@fineandcountry.com

