



Fair Acre, Little Hoole, Preston, PR4 4BW
Preston



Bedrooms: 4 | Bathrooms: 3 | Receptions: 3

Unlike many so-called "detached" homes squeezed onto tight plots, this is the real thing: properly detached, set apart, and set back, giving you space, privacy, and that sense of arrival the moment you pull up. And here's the kicker — in a neighbouring village you'll pay over £100,000 more for a house you could almost touch from next door.

Spanning 2,600 sq ft and sat on a generous plot with a west-facing rear garden, Juliet balconies, and uninterrupted countryside views, this is a home that delivers both scale and serenity. Light-filled, flexible living spaces flow beautifully for modern family life, while still giving you room to make it your own.

Crafted by a trusted local builder with an eye for detail, this is a house designed to last — blending rural tranquillity with high-spec modern features. And at this stage, there's still scope to add your own touch to the finishes (kitchen, bathrooms, tiles — subject to agreement).

Eco-Friendly Future-Proofing:

5.7kW photovoltaic solar panels (west-facing)
5.12kW battery storage system
Air source heat pump
Underfloor heating (downstairs)
10-year building guarantee

Location – *The Best of Both Worlds*

Set in Little Hoole, between Much Hoole and Walmer Bridge, you're within walking distance of everything that makes village life so appealing — local pubs, a friendly community hall, convenience stores, and even the popular Ego Bar & Restaurant. Walmer Bridge brings you a Post Office, Spar supermarket, takeaways, park, and The Walmer Bridge Inn.

Nature lovers will enjoy Longton Nature Reserve, stunning local walks, and cycleways on the doorstep. ***Families will appreciate the area's highly regarded Ofsted-rated primary and secondary schools.***

And when it comes to commuting, you're just 7 miles from Preston city centre and railway station, while Manchester, Liverpool, and the Lake District are all within an hour's drive. As the locals say: "five minutes from everywhere, yet five minutes from nowhere."









Howard Roberts Estate Agent

07765 521 601 Call / WhatsApp

howard.roberts@exp.uk.com

www.howardroberts.co.uk