

**Station Road,  
Hesketh Bank**

  
**SMART MOVE**



**Asking Price £535,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





It is evident from your approach to this one-off home, that every care has been taken in designing a real home of distinction, with no expense spared on the materials used and fittings included within. Internal inspection is sure to impress, as this property is quite unlike anything else available locally and as it has only recently constructed, the lucky new owners will benefit from a true "key-turn" home that is ready to move straight in to.

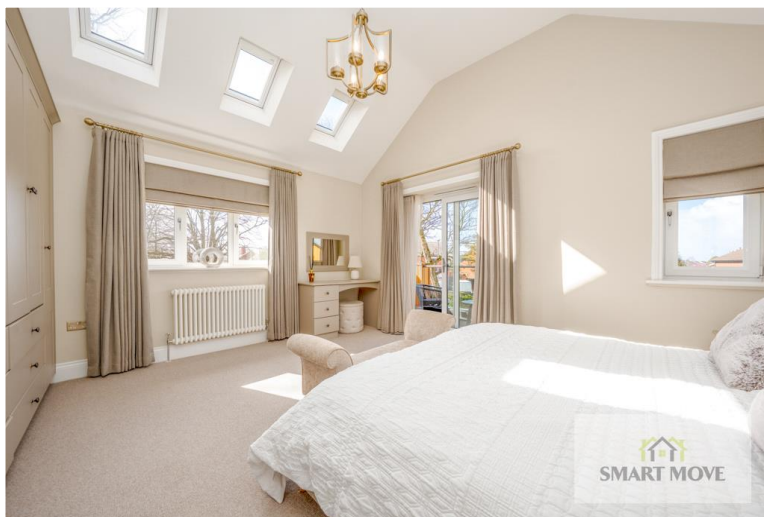
The internal layout of the property in brief includes: spacious entrance hall with staircase leading to the first floor, sitting room with dual aspect windows and a feature fireplace, amazing open plan kitchen and living room, which has bi-folding doors opening out to the rear garden, as well as a high spec. bespoke fitted kitchen, separate utility / laundry room, two piece ground floor WC, central first floor landing, four piece family bathroom, vaulted master bedroom with sliding patio doors to the balcony, bedrooms two and three and bedroom four has fitted office furniture to be utilised as a home office (though could easily be reinstated as a bedroom.) Detached from the property is a useful garden room which is currently used as a gym and separate store room, though could easily be used for several different purposes.

The property benefits from gas central heating, with the ground floor having underfloor heating and radiators to the first floor and the master bedroom has the addition of an integrated air conditioning system. The current vendor have submitted a planning application to West Lancs. Borough Council for an orangery extension to the rear (WLBC reference: 2025/0057/FUL.) This is due for a decision imminently and if approved, then the new buyers will benefit from having the choice of doing this work.

The plot the property occupies totals around quarter of an acre and as such it boasts amazing wrap-around garden areas. The rear garden faces a southerly direction with mature trees bordering the perimeter, beyond which are Church grounds. Ample off road parking for 4 + vehicles is available on the block paved driveway, which is accessed through a sliding wrought iron gate. The main garden is to the rear and leads around to the right-hand side and includes a paved patio area, established lawned garden with planted shrubbery borders, as well as a further higher-level paved sun terrace garden area.

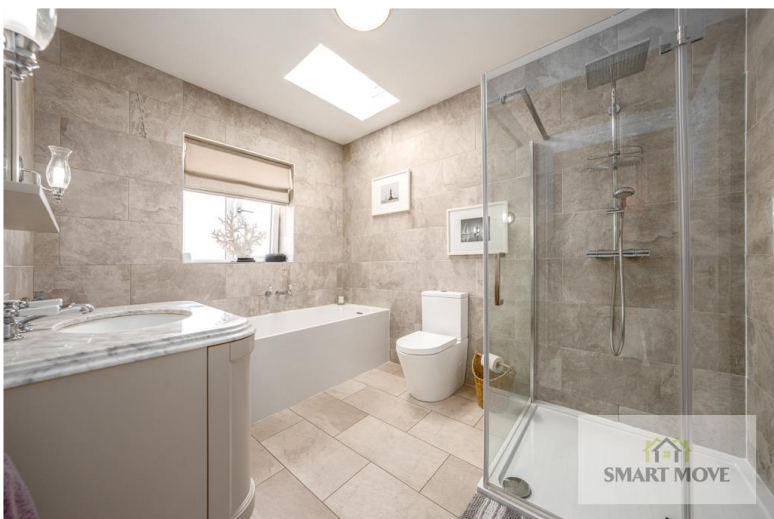
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Beconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket and Domino's Pizza, making the village close-knit and semi rural yet with all creature comforts and necessities just a short distance away. The village is also geographically situated between Southport, Preston, Ormskirk and Liverpool, making commuting to such cities / towns almost equal distance.





- \* Individually Designed 4 Bedroom Detached House
- \* Backs onto All Saints Church
- \* Formal Living Room plus Open Plan Kitchen Family Room
- \* Ground Floor WC & 4 Piece 1st Floor Bathroom
- \* Gated Driveway, Landscaped Gardens & Detached Gym

- \* Generous Plot of Around 1/4 of an Acre
- \* High Specification Throughout
- \* Hand-Made Kitchen & Separate Laundry Room
- \* Fitted Wardrobes in Bedrooms plus Office Furniture in 4th Bedroom
- \* Freehold, Council Tax Band E & EPC Rating B







Church View, 90, Station Road, Hesketh Bank, PR4 6SQ

Total Area: 183.3 m<sup>2</sup> ... 1973 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	<b>A</b>		92 <b>A</b>
81-91	<b>B</b>	86 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

rightmove



**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.