

Property Details

2, Elston Green, Grimsargh,
Preston, Lancashire, PR2 5LR

OIRO **£367,500**



Property Photos

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR



Creation Date

09/04/2025

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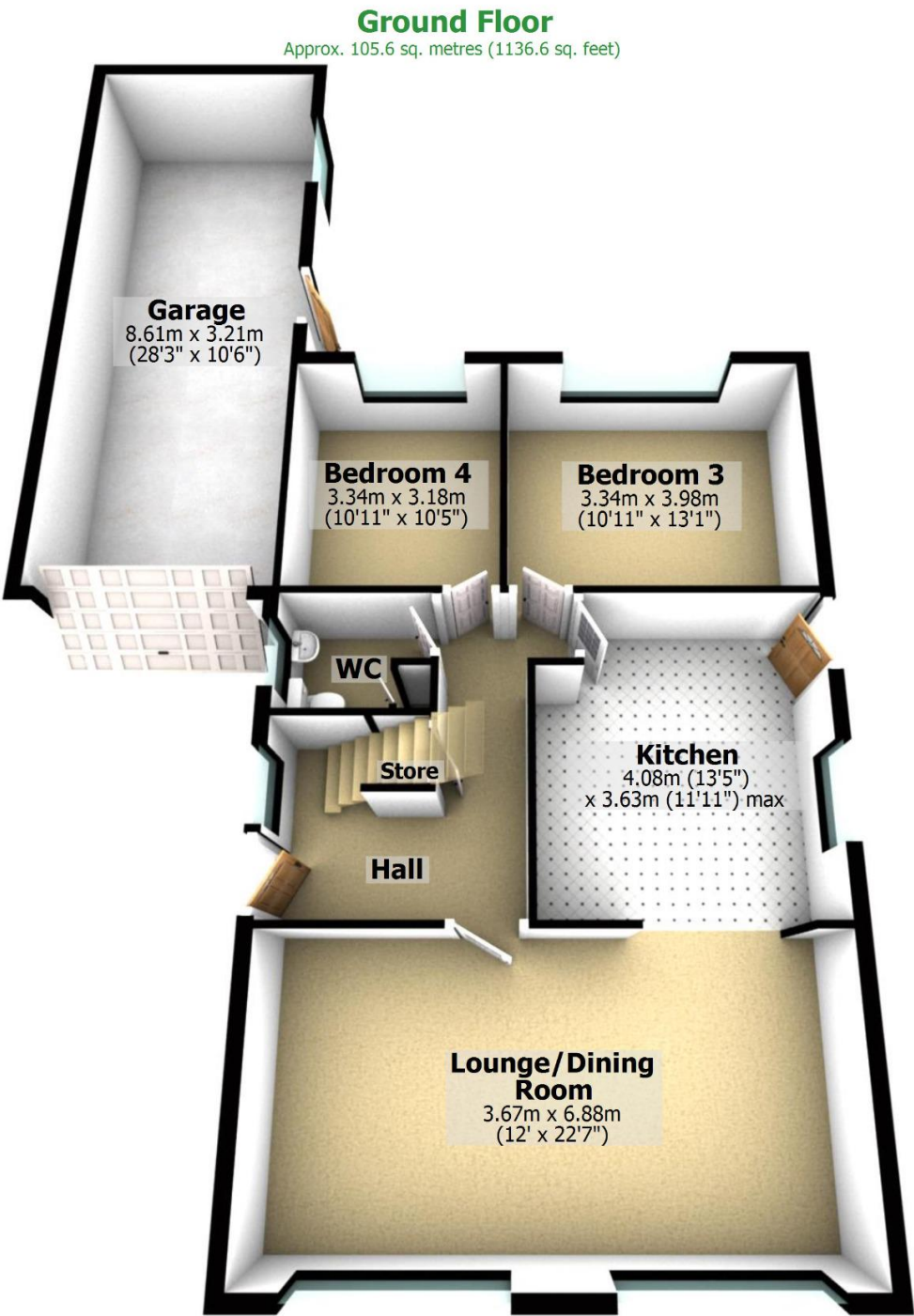


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Property Floor Plans

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR



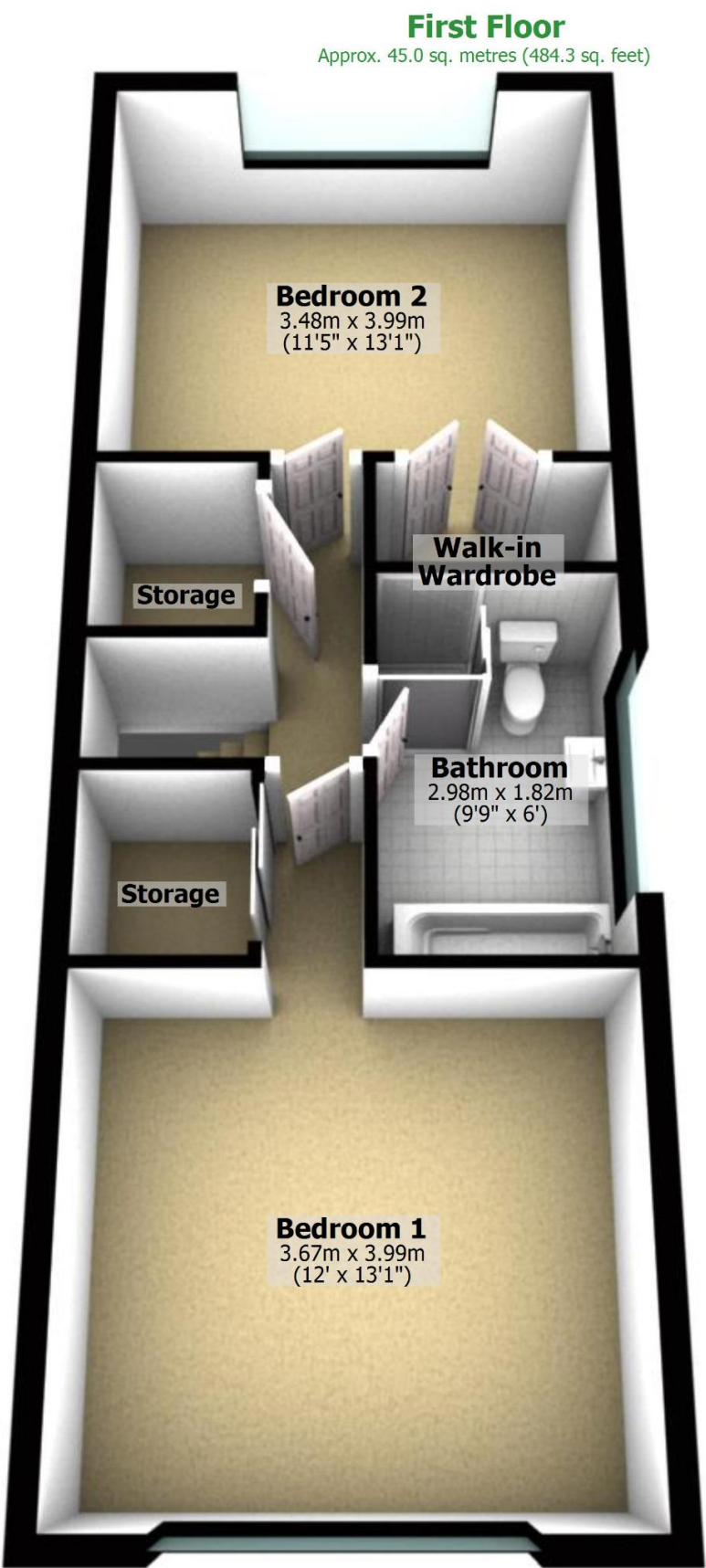
Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

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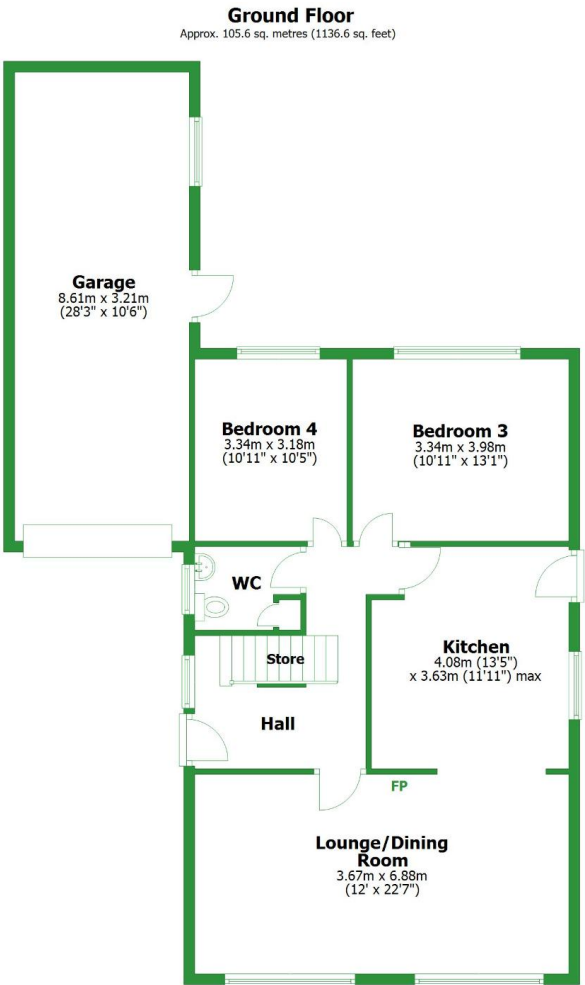
Property Floor Plans

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Property Floor Plans

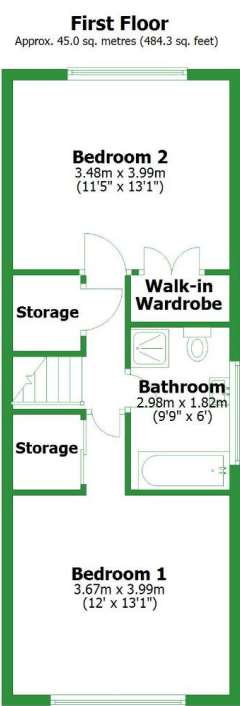
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Property EPC

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

23/01/2025, 14:42

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

2, Elston Green
Grimsargh
PRESTON
PR2 5LR

Energy rating
C

Valid until: 14 November 2027
Certificate number: 9106-2825-7992-9893-6991

Property type

Detached bungalow

Total floor area

121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

89-91

B

85-88

C

82-88

D

79-84

E

76-80

F

73-75

G

Current

Potential

73 C

81 B

The graph shows this property's current and potential energy rating.

Property can get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9106-2825-7992-9893-6991?print=true>

1/5

Creation Date

09/04/2025

Page 10

Property Info

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1621.0
Agency Type
-
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Some work needed
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£367,500
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

Feature 1

Four Bedrooms

Feature 2

Detached

Feature 3

Large Plot

Feature 4

Open Plan Living

Feature 5

Large Gardens Including Decked Patio Area

Feature 6

Driveway And Garage

Feature 7

Semi Rural Location

Feature 8

Close To Major Transport Links

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Property Description

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

Spacious, Four-Bedroom Family Home in Grimsargh.

Charming Four-Bedroom Family Home in Grimsargh

Welcome to this delightful four-bedroom property set in the idyllic hamlet of Elston, just a short distance from the picturesque village of Grimsargh. Nestled on a generous plot with beautifully maintained gardens, this home offers the perfect blend of modern living and countryside charm.

Key Features

- Four double bedrooms
- Master bedroom with built-in storage
- Open-plan lounge, kitchen, and diner with a charming log burner
- Large, well-maintained gardens with a decking area
- Garage with electricity and plumbing, ideal for workshop or utility use
- Spacious driveway with ample parking
- Peaceful location in the quaint hamlet of Elston, with Grimsargh nearby
- Close to major transport links

Agents Perspective

The heart of the home is the spacious open-plan lounge, kitchen, and dining area, thoughtfully designed to suit both family life and entertaining. A feature log burner adds warmth and character, making it a cosy space to relax year round. The ground floor also boasts two generously sized double bedrooms and a convenient WC. Upstairs, you'll find two double bedrooms, including a master bedroom with built-in storage, and a contemporary family bathroom. Step outside to the expansive gardens, perfect for outdoor activities or simply enjoying the tranquillity of this rural setting. A large decking area provides an ideal spot for al fresco dining or enjoying summer evenings. The property also features a driveway with ample parking, a garage equipped with electricity and plumbing, and plenty of storage options.

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Clients Perspective

This house has been a home for us for 7 years and we have loved every minute of it. Some of our favourite memories are of cosy nights sipping hot chocolate next to the log burner during the winter and family barbecues during the summer on the decking while the children run around in the large gardens. Another feature we love is the open plan setting of the kitchen and living room which allow us to cook at the kitchen island while being able to keep an eye into the next room. We also love the view out of the master bedroom window of a farmers field of sheep and lambs.

Many Saturday mornings we spend on local walks around the village or at the local coffee shop which has delicious coffee and donuts as well as a lovely nearby park. It honestly is the perfect family home.

About Elston and Grimsargh

Elston is a charming and peaceful hamlet surrounded by rolling countryside. Despite its tranquil setting, the hamlet is conveniently close to Grimsargh, a vibrant village just a few minutes away. Grimsargh offers a range of amenities, including a well-stocked village shop, local pubs, cafes, and excellent primary schools, making it a perfect location for families. For outdoor enthusiasts, the nearby Grimsargh Wetlands and Ribble Valley provide plenty of opportunities for walking, cycling, and enjoying nature.

This property truly offers the best of both worlds: a serene rural retreat with easy access to nearby amenities and transport links. Dont miss the opportunity to make this charming house your home!

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