

# Property Details

221 Preston Road, Grimsargh,  
Preston, Lancashire, PR2 5JR

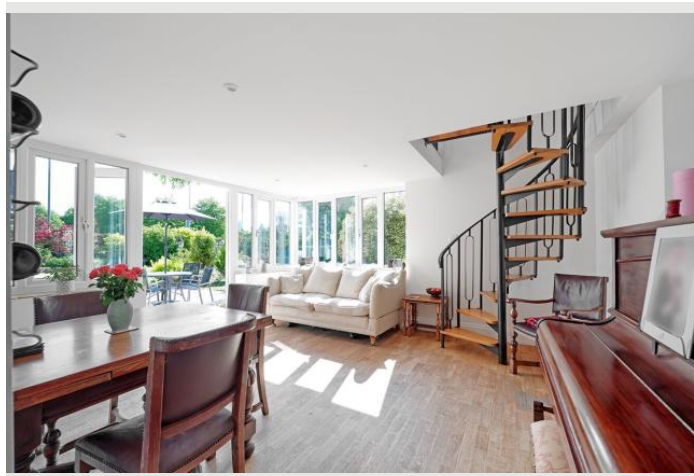
Offers in Excess of **£450,000,480,000**





# Property Photos

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR



Creation Date

05/06/2025



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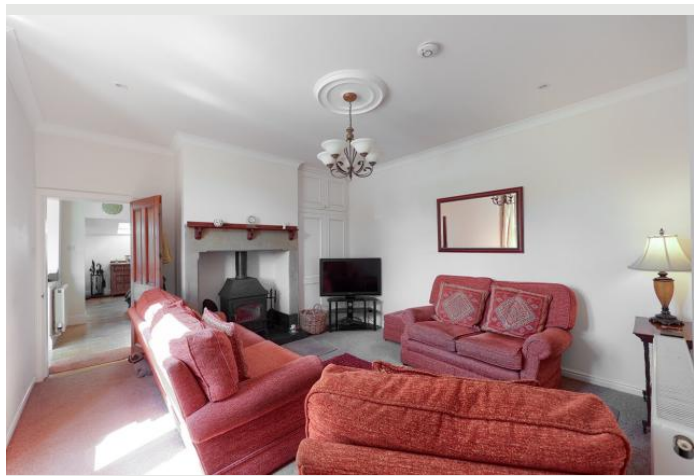


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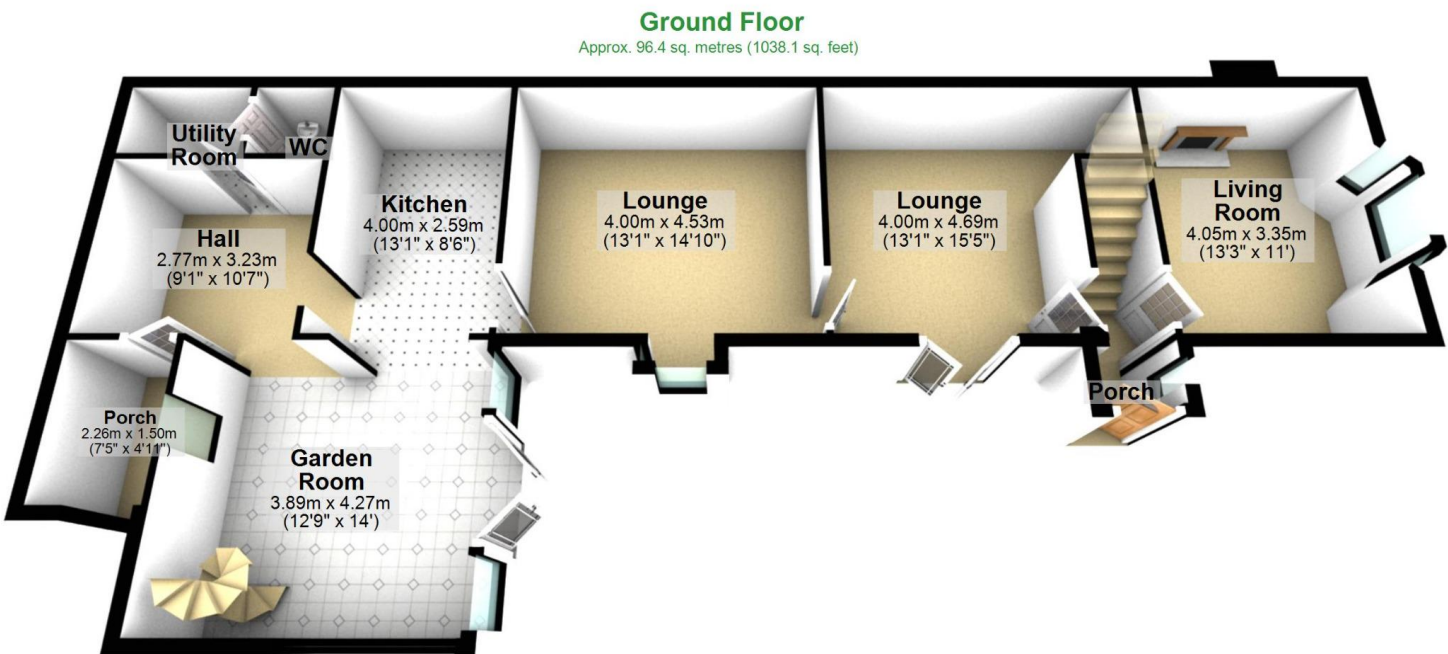


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# Property Floor Plans

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR



Total area: approx. 174.9 sq. metres (1882.8 sq. feet)



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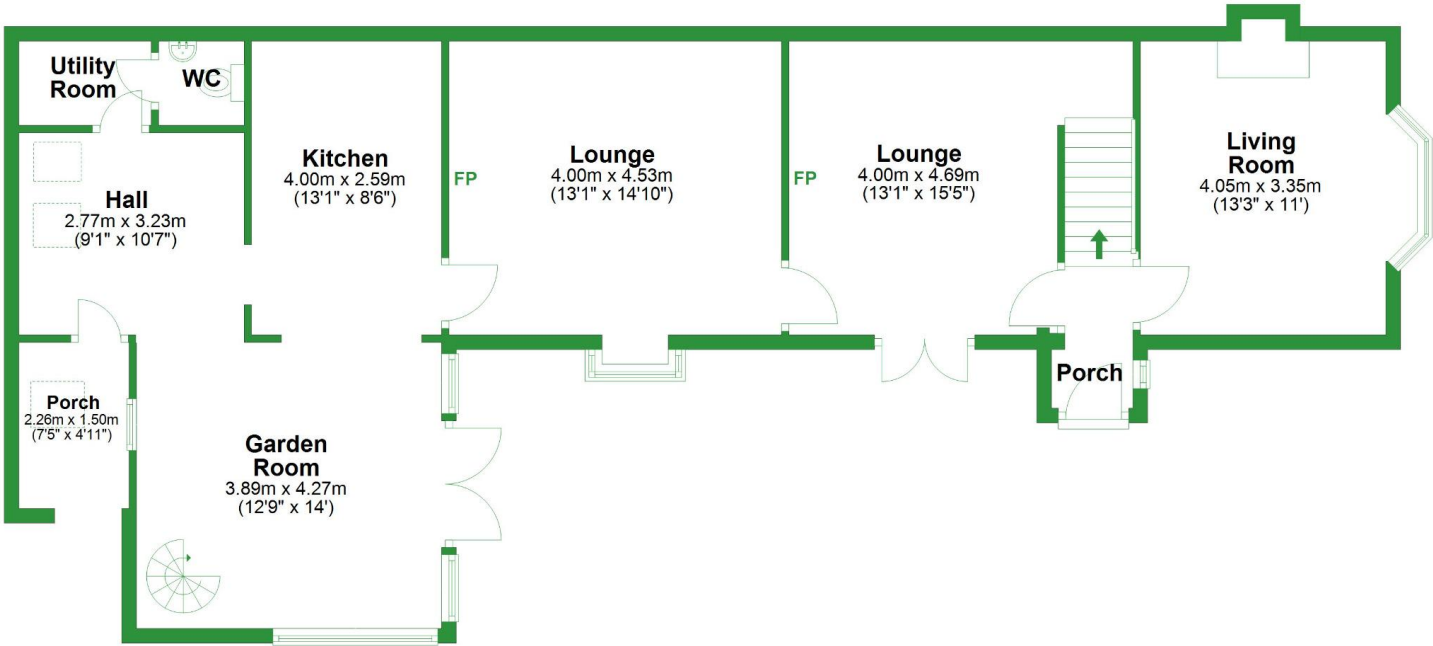


# Property Floor Plans

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## Ground Floor

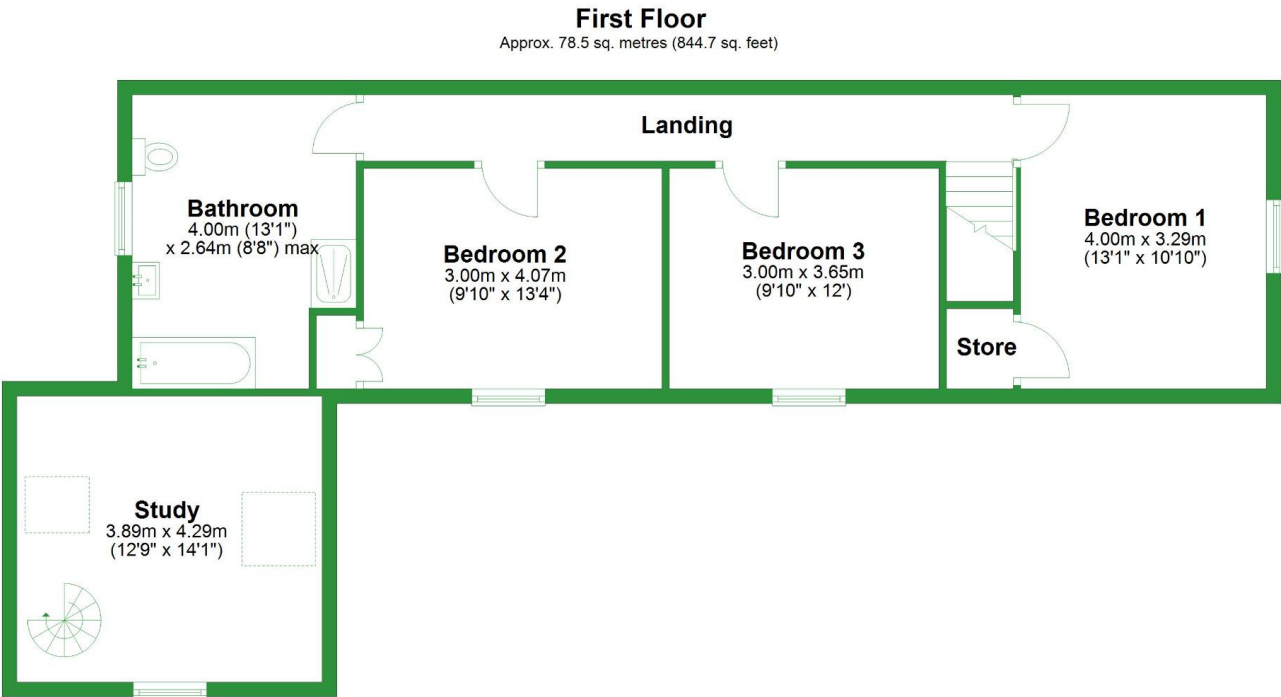
Approx. 96.4 sq. metres (1038.1 sq. feet)



Total area: approx. 174.9 sq. metres (1882.8 sq. feet)

# Property Floor Plans

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# Property Info

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
4
Tenure Type
Freehold
Floor Area
1882.8
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

# Property Info

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
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

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

**Ground Rent Percentage Increase**

-

**Service Review Period (Year)**

-

**Lease End Date**

-

**Price Qualifier**

Offers in Excess of

**Price**

£450,000,480,000

**Land Size**

Less than an acre

**Age of Property**

-

**Year Built**

-

**New Home**

No

# Property Features

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

## Feature 1

Three Bedroom Period Property

## Feature 2

Private Access

## Feature 3

Three Reception Rooms Plus Study

## Feature 4

Period Features Throughout

## Feature 5

Garden Room

## Feature 6

Utility

## Feature 7

Beautiful Landsaped Gardens

## Feature 8

Garage

## Feature 9

Small Holding To The Rear

## Feature 10

Chain Free

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# Property Description

221 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

## **A Charming Property in the Heart of Grimsargh- Private, Elegant, and Rich in Character**

Tucked away and set back from the road, this exquisite 1800s red brick property offers a rare blend of period charm and modern comfort in the sought-after village of Grimsargh. Brimming with character and original features, this is a home that speaks of heritage, space, and timeless elegance.

### Key Features:

- Elegant 1800s red brick architecture with private access
- Three spacious bedrooms with integrated storage
- Three reception rooms, each with feature fireplaces
- Original features including sash windows, wooden beams, and period detailing
- Kitchen/garden room with herringbone flooring and Velux skylights
- French doors opening onto a private patio
- Utility room and downstairs WC
- First-floor private study perfect for remote work
- Bright and airy throughout with large windows and skylights
- Mature, wraparound gardens offering privacy and tranquillity
- Detached garage, ample parking, and land to the rear

### Agent's Perspective

The property offers three distinctive reception rooms, all boasting feature fireplaces that lend warmth and ambience. Original wooden beams, sash windows, and carefully preserved period details run throughout the property, creating a seamless blend of historic charm and contemporary style.

At the heart of the home is the impressive kitchen/garden room, featuring a striking herringbone floor, traditional farmhouse kitchen and an abundance of natural light from Velux windows and expansive glazing. French doors open directly onto a private patio, allowing a natural flow between indoor and outdoor living. A separate utility room and downstairs WC add further convenience.

Upstairs, you will find three generously proportioned bedrooms, each with integrated storage, and a family bathroom with bath and walk in shower. There is also a study, ideal for home working. The entire house is bathed in light throughout the day thanks to its

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large windows and multiple Velux skylights.

The home sits in the midst of the most idyllic, beautifully landscaped gardens, which gracefully wrap around the side of the property, offering colour, privacy, and space for entertaining or quiet reflection. To the rear, there is ample parking, a garage, and additional land to rear, perfect for gardening enthusiasts.

## Location

Located in the heart of Grimsargh, this home enjoys the peace of a rural setting while offering easy access to village amenities and nearby Preston. The village is known for its strong sense of community, excellent local schools, and beautiful countryside surroundings. With quick links to transport routes and a host of walking paths on your doorstep, its a location that perfectly balances lifestyle and convenience.