

Property Details

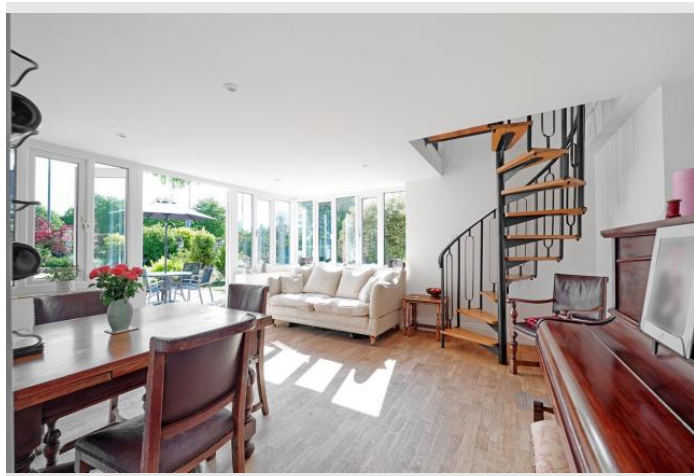
221 Preston Road, Grimsargh,
Preston, Lancashire, PR2 5JR

OIRO £450,000



Property Photos

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



Creation Date

31/07/2025

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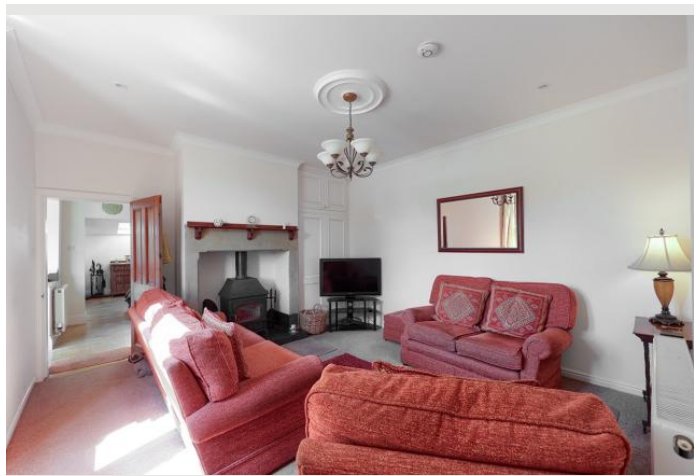


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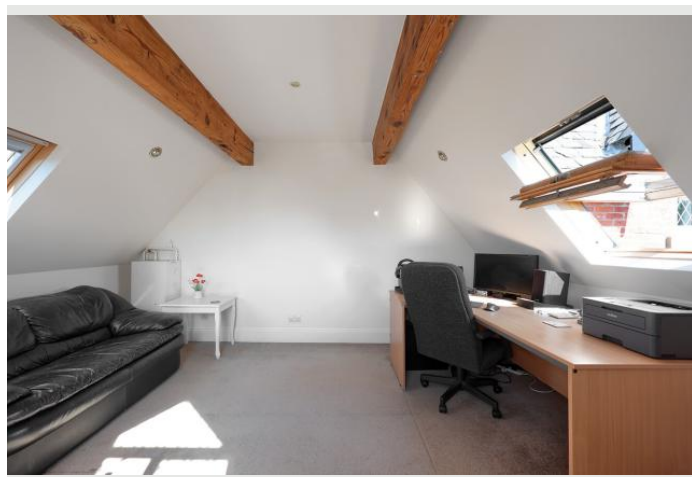


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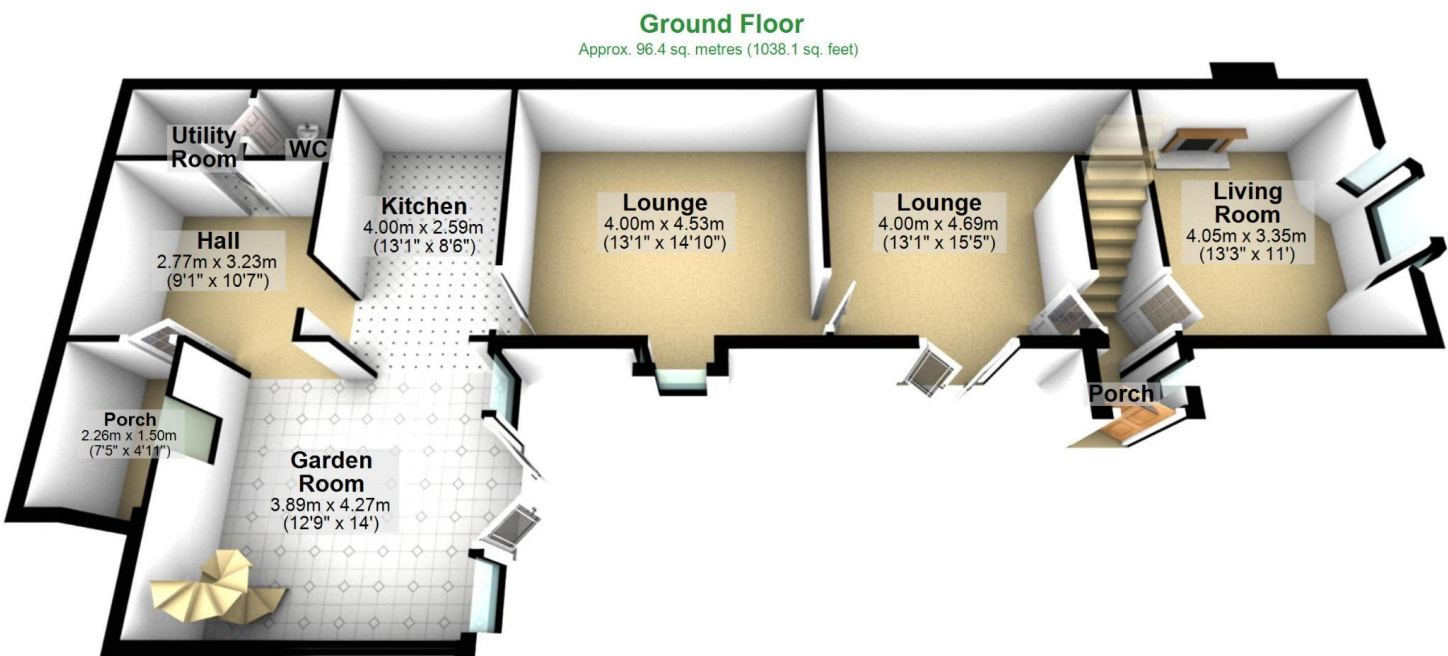


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Property Floor Plans

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



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

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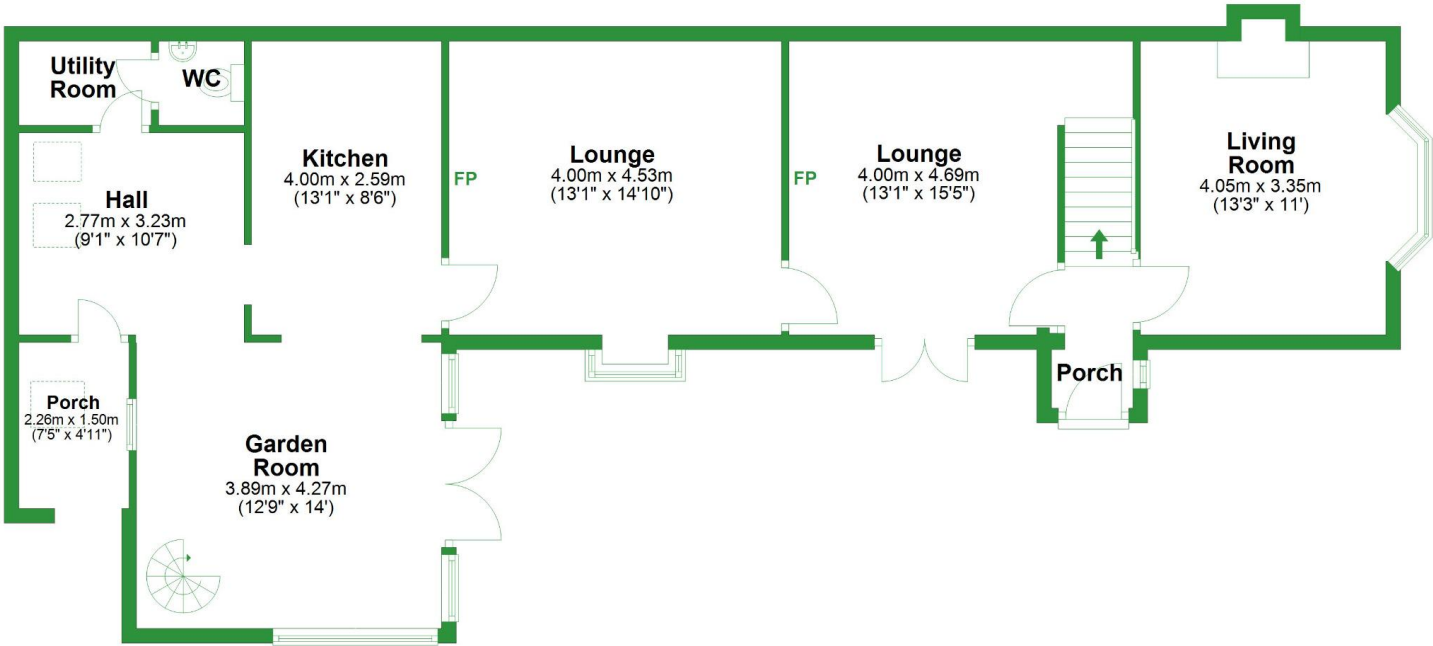


Property Floor Plans

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Ground Floor

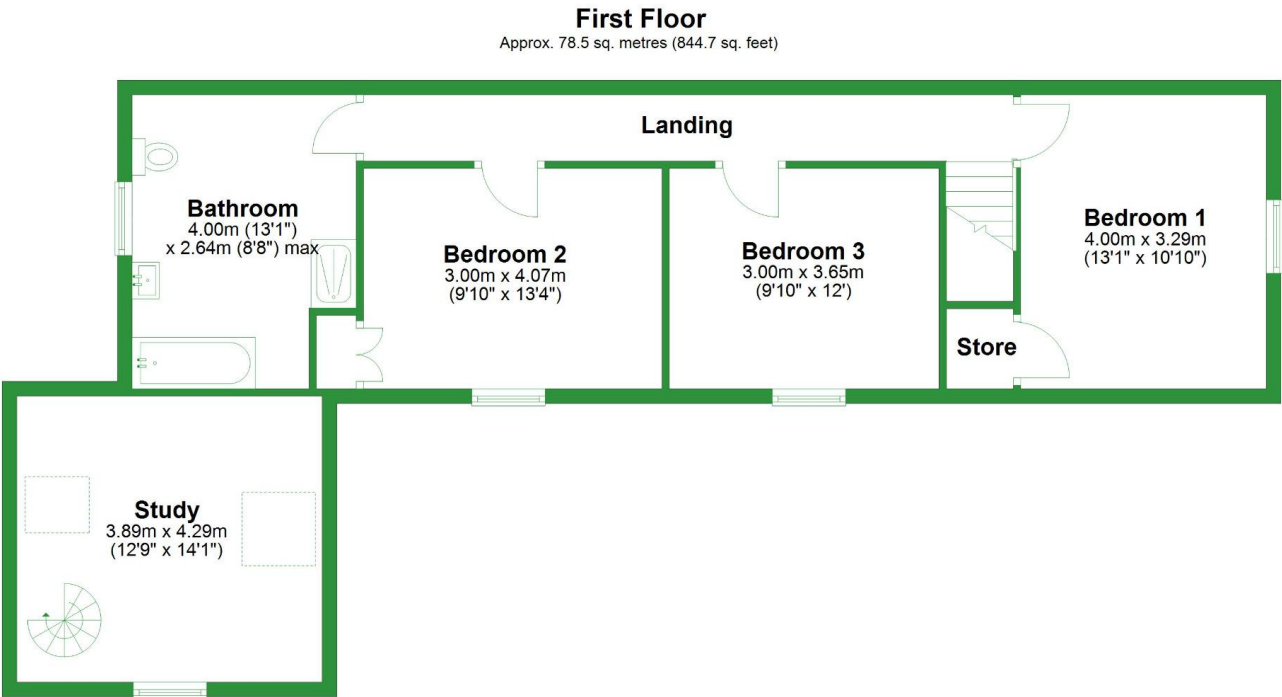
Approx. 96.4 sq. metres (1038.1 sq. feet)



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

Property Floor Plans

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Property EPC

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

Energy performance certificate (EPC)

221 Preston Road Grimsargh PRESTON PR2 5JR	Energy rating E	Valid until: 13 June 2035 Certificate number: 1716-3875-6002-0596-1006
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Property type	End-terrace house
Total floor area	151 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) (<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 E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

Property owners 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

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

OIRO

Price

£450,000

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 Landscaped 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.