



## Hollins Farm Gough Lane, Bamber Bridge

Offers in Region of £619,995

ARNOLD  
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# Hollins Farm Gough Lane

Bamber Bridge, Preston

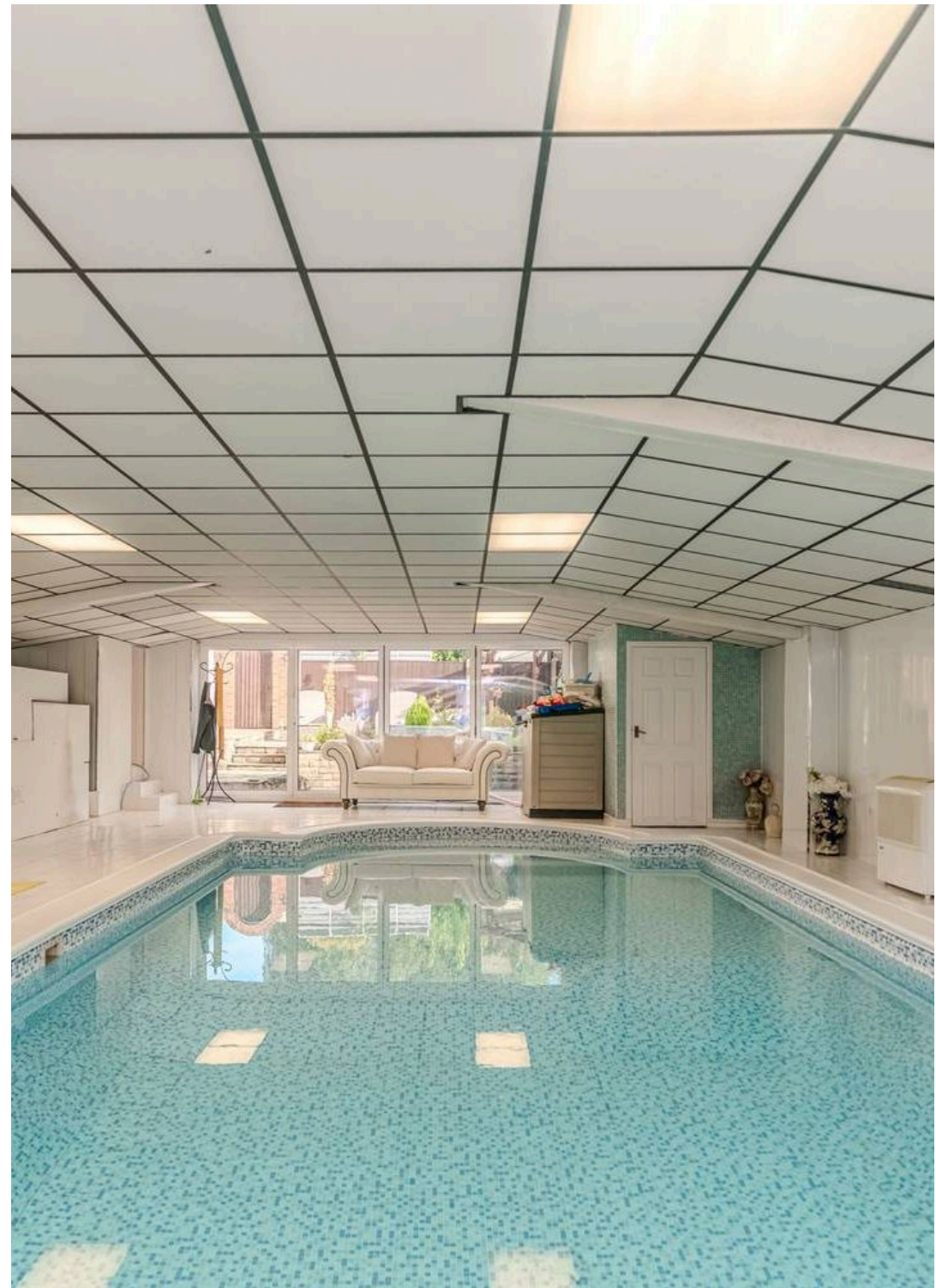
Arnold and Phillips are thrilled to introduce this stunning extended detached farmhouse, a remarkable property set in a highly accessible location. The farmhouse is conveniently situated near excellent motorway links, reputable schools, and various amenities, all while being just a short distance from Preston city centre, making it an ideal choice for families and those who appreciate both rural and urban living.

Upon entering the home, you are greeted by a spacious reception room that provides a warm and welcoming ambiance. This room features an inviting traditional fireplace, charming character beams, and solid wood flooring, which adds to the overall appeal. A staircase leads to the first floor, emphasising the room's grandeur. Adjacent to this area is a snug room that can easily be transformed into a cosy home office or reading nook, perfect for winding down after a long day or enjoying your favourite music in peace.

At the rear of the property is a second reception room, beautifully designed with bifold doors that open up to the expansive garden. This space is further enhanced by a large picture window, which floods the room with natural light, creating a bright and airy atmosphere. The tasteful neutral decor allows for easy customisation to suit any style, making it a versatile area for relaxation or entertainment.

The kitchen is a particular highlight of this home, fitted with light-colored units and complemented by a free-standing Aga, which serves as both a cooking appliance and a stunning focal point. This space flows effortlessly into the dining room, providing an ideal setting for family gatherings and entertaining friends. The open layout ensures that hosts can engage with guests while preparing meals, fostering a warm and communal atmosphere.

One of the standout features of this extraordinary family home is the impressive large indoor swimming pool, accompanied by a connecting steam room. This state-of-the-art facility is not only perfect for maintaining an active lifestyle but also offers a luxurious escape for relaxation and rejuvenation, making it a unique addition to the property.



















# Hollins Farm Gough Lane

Bamber Bridge, Preston

- Extended Detached Farmhouse
- Four Bedrooms, Two with Ensuite Facilities
- Circa 3526 Square Feet
- Two Reception Rooms
- Spacious Kitchen Diner
- Indoor Swimming Pool and Steam Room
- Solar Panels
- Large Garden
- Ample Driveway Parking
- Double Garage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

On the first floor, the home boasts four thoughtfully designed bedrooms. The master suite is a true sanctuary, beautifully brightened by six strategically placed roof lights, featuring a spacious walk-in wardrobe that offers ample storage. The ensuite bathroom is equipped with a walk-in shower and high-quality fittings, adorned with stylish tiling on both the walls and floor, creating an elegant atmosphere.

The second bedroom is a comfortable double with fitted furniture and its own ensuite shower room, ensuring convenience and privacy for family members or guests. The third bedroom is also a double, while the fourth bedroom is a single, both serviced by a well-appointed family bathroom that meets the needs of the household. Externally, the property features beautifully landscaped gardens to the front and rear, providing a serene outdoor space for family activities, gardening, or simply enjoying the fresh air. The ample driveway parking and double













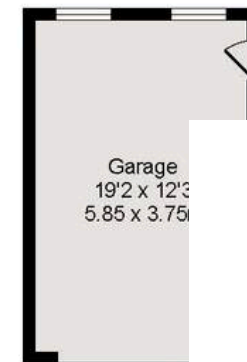
## Hollins Farm, Chorley

Total Approx. Floor Area 3526 Sq.ft. (327.6 Sq.M.)

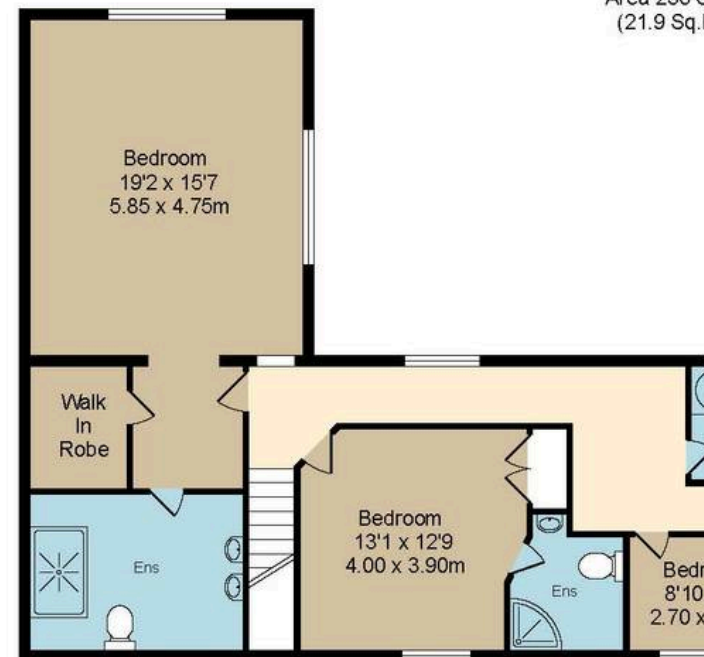
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 2130 Sq.Ft  
(197.9 Sq.M.)



Garage  
Approx. Flo  
Area 236 Sq  
(21.9 Sq.M)



First Floor  
Approx. Floor  
Area 1160 Sq.Ft  
(107.8 Sq.M.)



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