



Built in 2023 and occupying an exceptional plot within the grounds of a historic walled garden, this distinguished detached residence is among the most prestigious properties to come to market in the Walton-le-Dale area. Arranged over three floors and extending to approximately 4,000 sq ft, this executive, architect-designed home offers an outstanding specification throughout, including five double bedrooms, five bathrooms, expansive open-plan living spaces, and wraparound gardens. It benefits from generous off-road parking, all accessed via a private road behind imposing wrought iron gates.

The property has been meticulously designed and finished to the highest standards, featuring underfloor heating across all levels, Roccia bathrooms, smart lighting, Venetian plaster detailing, tiled flooring throughout the ground level and bathrooms, and professionally landscaped gardens—all nestled within the charming setting of the historic walled garden. The accommodation briefly comprises: entrance hall, boot room, WC, office, living room, dining area, and an extensive open-plan kitchen/living space. The first floor comprises a landing, three double bedrooms, each with its own en-suite, and a luxurious principal suite complete with a walk-in wardrobe and powder room. The second floor offers a further landing, laundry room, two additional double bedrooms with en-suites, a dressing room, and a boiler/plant room.

Internally, the home opens into a grand entrance hall at the heart of the house, with a central staircase leading to the first floor and a well-appointed boot room with an elegantly finished two-piece WC. The hall provides access to all principal ground floor rooms, including three reception areas and an expansive, full-length open-plan kitchen/living/dining space—ideal for both entertaining and day-to-day family life. The kitchen features a large central island with breakfast bar seating, a range of base and wall units with Corian worktops, and high-end integrated Bertazzoni appliances including a double oven, combination microwave, and induction hob. Additional appliances include a Neff dishwasher, Faber rising extractor, Fisher & Paykel American-style fridge, and InSinkErator instant hot water tap.

This impressive space flows seamlessly across large porcelain tiles into a spacious lounge area with a central Venetian plaster media wall, glazed sliding doors opening onto the rear patio, and an open-plan dining area bathed in natural light from both the rear and the entrance hall. The family living room mirrors this level of finish, also featuring a Venetian plaster media wall and glazed access to the patio. Adjacent lies a well-equipped office, equally suitable as a home cinema.

Upstairs, a generous landing connects three elegantly presented double bedrooms, each with beautifully tiled en-suite bathrooms of a showroom standard. The principal suite is particularly noteworthy, offering a private powder room, a walk-in wardrobe with full-height storage and central island, a Juliet balcony with views over the rear garden and surrounding countryside, and an exceptional en-suite with dual basins, concealed vanity storage, a walk-in rainfall shower, and a freestanding oval bath. The second floor reveals a bright and spacious landing with a separate laundry room, complete with base and wall units and plumbing for a washing machine and dryer. There is additional eaves storage and access to two further double bedrooms. Bedroom four offers generous proportions, ample eaves storage, and an en-suite shower room. Bedroom five is a substantial suite with a beautifully appointed four-piece en-suite, including a raised freestanding bath, corner shower, vanity basin, and dual-flush WC. This floor also includes a dressing area with extensive storage and a separate boiler/plant room.

Externally, the property is approached via a private road and entered through grand electric wrought iron gates, which are inscribed with the property name. A substantial tarmac driveway provides ample parking, including an EV charging point, and leads to secure gated side gardens. One side features an artificial lawn ideal for sports and recreation, while the other provides a tiled, enclosed space with kennels and composite shed storage—perfect for pet owners. The rear garden is particularly striking, offering total privacy and a picturesque outlook framed by the original walled garden. This idyllic space includes a feature Indian Teak inset door, extensive patio areas, a barked children's play zone, and a central lawn, all set within tranquil, mature surroundings.

The property is located in the historic village of Walton-le-Dale, a short distance from Preston city centre. Rich in heritage, the village was the site of the 1648 Battle of Preston during the English Civil War. Today, Walton-le-Dale retains its character through period architecture and tree-lined avenues, while offering a full range of amenities including highly regarded schools, local shops, traditional pubs, and welcoming cafés. The nearby Capitol Centre Retail Park provides additional convenience, with a variety of high-street retailers, eateries, and a cinema. For those who enjoy the outdoors, the village is close to the River Ribble and expansive green spaces, including Avenham and Miller Parks. Walton-le-Dale also benefits from excellent transport links, with easy access to the M6 and M65 motorways—making it an ideal base for commuters and families alike.

Services

Mains water, mains electricity, drainage to a water treatment plant, mains water. Under-floor heating throughout the property.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

A

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP

Monday to Friday 9.00am to 5.00pm

Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



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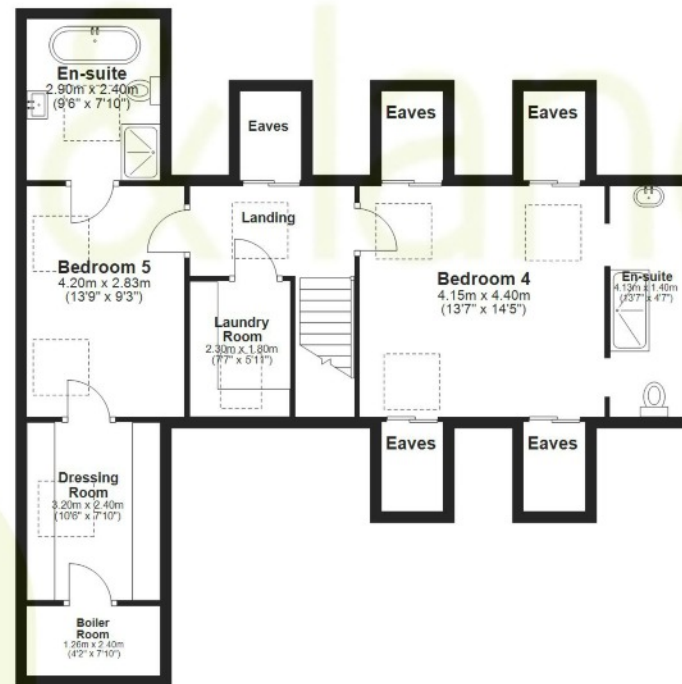
Ground Floor
Approx. 149.6 sq. metres (1610.7 sq. feet)



First Floor
Approx. 148.1 sq. metres (1593.7 sq. feet)



Second Floor
Approx. 73.8 sq. metres (794.1 sq. feet)



Total area: approx. 371.5 sq. metres (3998.6 sq. feet)



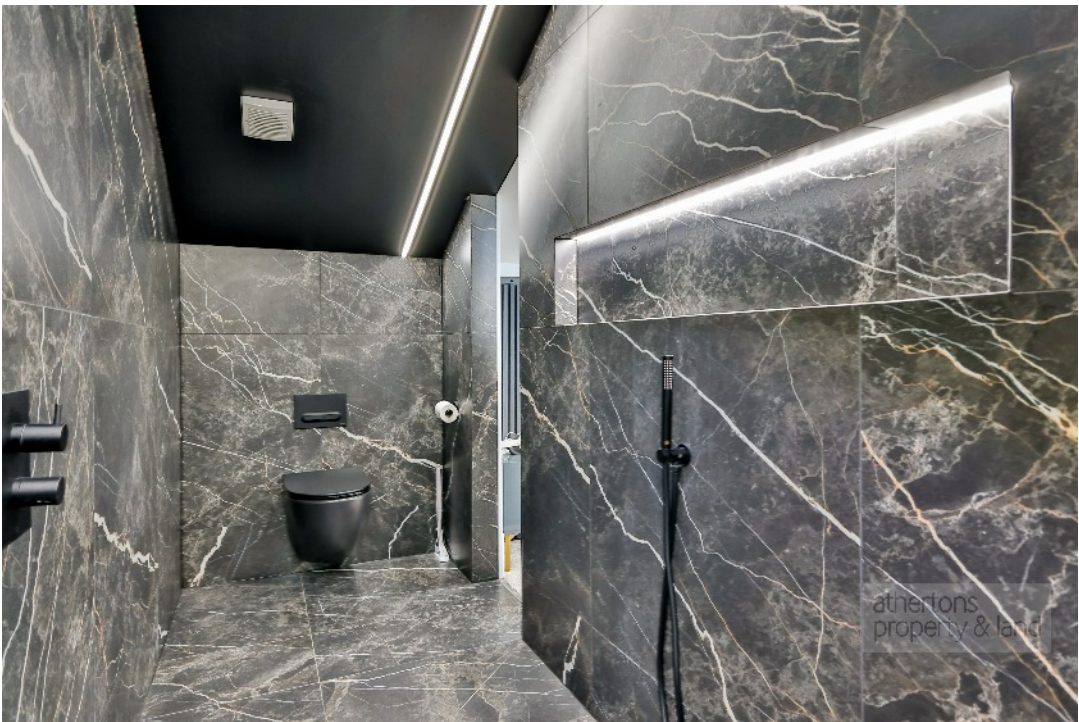
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meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent