



Crow Trees House Gough Lane

Bamber Bridge, Preston, PR5 6AQ

Auction Guide £400,000



As this property is being sold at auction, interested parties are asked to please contact The Auction House for viewings and further details.

Online Auction - 12th November 2025

On the prestigious Gough Lane in the charming area of Bamber Bridge, Preston, this remarkable Grade II listed detached house presents a rare opportunity for discerning buyers. Dating back to the 1600s, this property is steeped in history and character, set within around an acre of beautiful grounds.

Upon entering, you are greeted by an impressive array of six spacious reception rooms, perfect for both entertaining and family living. The three lounge-style rooms offer a warm and inviting atmosphere, while the bar area provides a unique space for relaxation. The conservatory invites natural light and offers a tranquil view of the gardens, whilst the dining room is ideal for hosting gatherings.

The kitchen is well-equipped with an adjacent and convenient utility area next door, making daily tasks a breeze. This home boasts five generously sized bedrooms, each designed to provide comfort and privacy. Four of the bedrooms come with built-in wardrobes, while two feature walk-in dressing rooms, ensuring ample storage space and the ability to find your own style.

The property includes three large three-piece shower rooms, with one conveniently located downstairs, another serving as an en suite, and the third for general use. This thoughtful layout enhances the functionality of the home, catering to the needs of a busy family.





Ground Floor

Front Entrance Vestibule

Wooden door to the front, Door leading into bar room

Bar

19'5" x 11'1" (5.924 x 3.399)

Windows to rear, Fireplace, Character beams, Door into family room, Door into front entrance vestibule, Opening into hallway, Door into Conservatory.

Hallway

Window to front, Stairs to first floor, Door into shower room.

Shower Room

6'10" x 5'1" (2.106 x 1.574)

Paneling to walls, Recessed spotlights, Basin with vanity cabinet, WC, Enclose shower, Heated radiator.

Family Room

24'11" x 15'9" (7.603 x 4.807)

Windows to front rear and side, Fireplace display with wood carved surround, Character beams to ceiling, Electric storage heaters.

Conservatory

15'10" x 9'6" (4.843 x 2.897)

UPVC double glazed windows to rear and side, UPVC French doors to rear, Tiling to floor, Wall lights.

Lounge

21'3" x 17'6" (6.502 x 5.356)

Windows to front and rear, Fireplace, Character beams, Doors into dining room and bar area, Stairs to 1st floor.

Snug

16'1" x 13'8" (4.913 x 4.166)

Windows to front and side, Fireplace, Radiator, Ceiling beams

Dining Room

14'10" x 9'2" (4.526 x 2.796)

Windows, Radiator, Wine rack, Character beams, Door into kitchen.

Kitchen

14'5" x 12'5" (4.402 x 3.791)

Window to rear, Radiator, Laminate flooring, Wall and base units with contrasting worktops, Stainless steel sink with single drainer, Integrated four ring electric hob with overhead extractor fan, Integrated oven and microwave, Recessed spotlights, door into side vestibule/utility room.

Side Vestibule

UPVC double glazed door to the side, Doors into utility room and kitchen.

Utility Room

7'9" x 4'0" (2.366 x 1.239)

Window to side, Wall mounted back boiler, Plumbing for washing machine.

First Floor

Bedroom Five

15'4" x 12'7" (4.686 x 3.848)

Window to rear inside, Wash basin with tile splashback, Built-in storage cupboard, Radiator.

Bedroom Four

11'10" x 11'2" (3.631 x 3.429)

Windows two side, Valence window to rear, Built-in storage cupboards, Basin with tile splashback, Radiator.

Landing

Doors into bedroom two and three, Door into shower room.

Bedroom Three

11'9" x 11'6" (3.604 x 3.524)

Window side, Radiator, Wash basin with splashback, Character beams.

Shower Room

8'11" x 7'5" (2.720 x 2.267)

Three piece shower room

Bedroom Two

18'1" x 15'1" (5.529 x 4.615)

Windows to front and rear, Radiators, Openings into dressing room and wardrobe area, Character beams

Dressing Room

9'7" x 9'6" (2.943 x 2.912)

Windows to side and rear, Built-in wardrobe, Opening into shower room.

Bedroom One

15'1" x 9'9" (4.602 x 2.979)

Radiator, Window to front and rear, Opening into dressing room, Character beams

En-suite Shower Room

9'8" x 9'4" (2.950 x 2.859)

Window to front, Radiator, WC, Basin with built-in vanity cabinet, Large walk-in shower with electric shower units

External

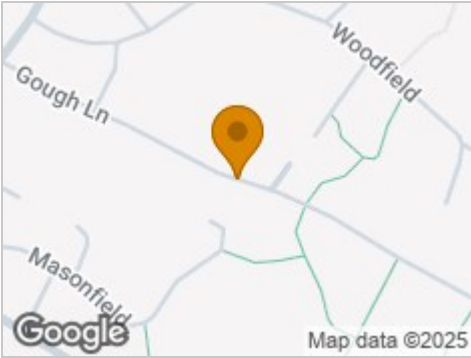
Wrap round gardens to front rear and side, comprising trees and mature plants, Detached double garage

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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