



Barkers Cottage

74 PRESTON OLD ROAD FRECKLETON PR4 1PD

Carl Jackson
The **Fylde Coast** Property Expert





Steeped in family history, Barkers Cottage has been lovingly maintained for generations. Its generous corner plot, immaculate interiors and modern upgrades combine tradition and comfort. Creating a home that feels timeless and ready for life in the heart of Freckleton.

Property at a glance

Three-Bedroom Semi-Detached Family Home

Lovingly Owned by the Same Family for Three Generations

Blends Period Charm with Modern Comfort

Traditional Coving, Fireplace and Original Detailing

Bright Lounge and Separate Dining Room

Modern Fitted Kitchen and Sunny Conservatory

Generous Corner Plot with Wrap-Around Gardens

Detached Double Garage and Private Driveway

Two Useful Outbuildings – Ideal for Storage or Hobbies

Fully Modernised and Immaculately Presented Throughout

Freehold – No Chain – EPC Rating D

Highly Sought-After Freckleton

Location near The Ship Inn and Village Shops





Barkers Cottage has long been part of Freckleton's story. Lovingly owned by the same family for over three generations.

It stands as a testament to care, craftsmanship and quiet pride. Once part of the village's early development along Preston Old Road, the cottage has evolved with the times while holding on to its traditional heart.

Inside, details such as the original coving, feature fireplace and carefully retained proportions reflect its heritage, while thoughtful modern updates ensure effortless, comfortable living.

Every space feels bright, balanced and ready to enjoy, from the welcoming hallway to the modern kitchen and sunny conservatory that opens onto the gardens.

Set on a generous corner plot surrounded by mature shrubs and lawned areas, the home offers privacy and space seldom found so close to the village centre.

A detached double garage and driveway provide ample parking, while two outbuildings offer scope for hobbies, storage or a home gym.

Blending the charm of a bygone era with the practicality of modern life, Barkers Cottage is a rare find — a home with history, heart and heritage, ready to begin its next chapter.



“There’s a certain feeling at Barkers Cottage. That sense of pride, care and charm. Homes like this don’t come along often, when they do, they make an impression that’s hard to forget.”

The Seller's View

“Barkers Cottage has been our family home for generations, filled with love, laughter and memories.

We’ve watched children and grandchildren grow up here, spending endless hours playing in the gardens, exploring every corner.

It’s always been a happy house, full of life and warmth.”

“The gardens have been at the heart of family life, from summer gatherings to quiet mornings in the sunshine, they’ve given us space, privacy and joy.

Barkers Cottage has given our family everything we could have wished for, and now it’s time for another family to make their own memories here.”



“Our favorite place - The Garden”

Directions

From Preston New Road (A584), follow the signs towards Freckleton Village. Continue along Preston Old Road, passing the village green and local shops on your right. Proceed for approximately half a mile, Barkers Cottage is located on the left-hand side, occupying a prominent corner plot set back from the road behind well-kept gardens. The property enjoys a generous frontage with private driveway access and a detached double garage visible from the lane.

Services

Main water, gas and electric

Tenure

FREEHOLD

Local Authority & Tax Band

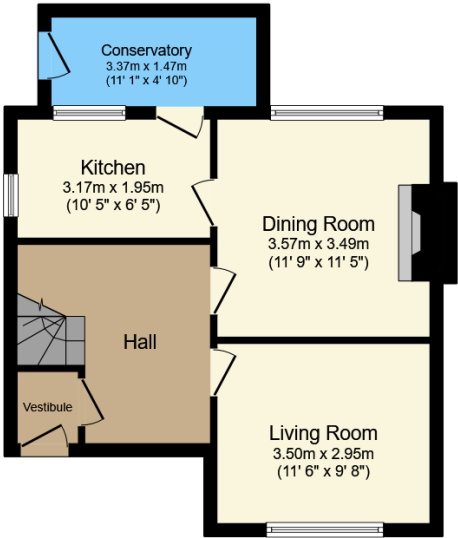
Town Hall, St Annes Road West, Lytham St Annes, FY8 1LW
www.fylde.gov.uk
Tel: 01253 658658
Tax Band – C

Viewing Arrangements

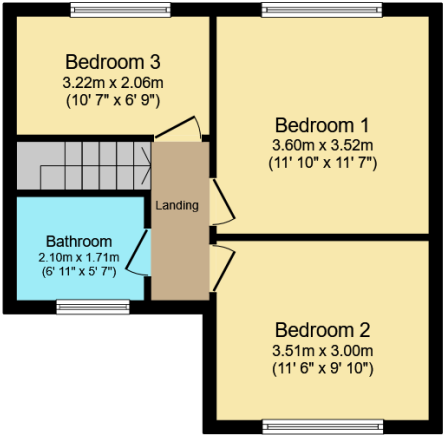
Viewing strictly by appointment with sole agent
Carl Jackson 07435 075 866
carl.jackson@thepropertyexperts.co.uk

Amenties/Distances

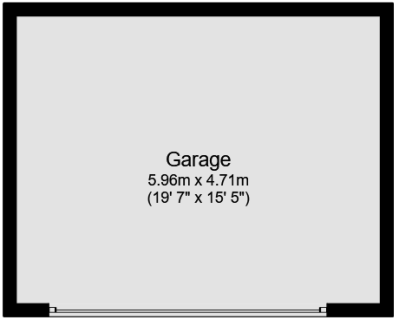
- Freckleton Village Centre – 0.3 miles
- Freckleton C of E Primary School – 0.4 miles
- Kirkham & Wesham Train Station – 2.6 miles
- M55 Motorway Link (J3) – 3.0 miles
- Blackpool Airport – 6.8 miles
- Lytham – 4.0 miles
- Warton (BAE Systems) – 1.8 miles
- Preston City Centre – 8.5 miles
- Blackpool Victoria Hospital – 8.1 miles



Ground Floor
Floor area 46.4 sq.m. (499 sq.ft.)



First Floor
Floor area 38.3 sq.m. (413 sq.ft.)



Garage
Floor area 28.1 sq.m. (302 sq.ft.)

Total floor area: 112.8 sq.m. (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	60	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		

About the **Area**

Freckleton

Freckleton, one of the Fylde Coast's most historic and characterful villages, sits between Lytham and Preston and captures the perfect balance of community spirit and countryside charm.

Surrounded by open farmland and just minutes from the Ribble Estuary, it's a place where village life still thrives — from local pubs and independent shops to the friendly faces you see on the green. There's everything you'd hope to find in a true

Lancashire village: excellent schools, welcoming cafés, a post office and the ever-popular Ship Inn, where locals gather year-round. But there's also a rich sense of heritage here. Freckleton's roots stretch back centuries, and its quiet lanes and traditional cottages reflect that timeless appeal.

Beautifully placed for modern living, Freckleton offers quick access to Lytham, Kirkham and Warton (BAE Systems), as well as motorway and rail connections to Preston, Blackpool and beyond. It's this rare mix of convenience, warmth and history that makes Freckleton such a special place to call home.

Fylde Coast

The Fylde Coast lies on the Lancashire shoreline of the Irish Sea, a stretch of beautiful beaches, peaceful estuaries and charming towns that blend coastal living with countryside calm. From the Victorian promenades of Lytham and St Annes to the historic villages of Freckleton, Wrea Green and Warton, this part of the coast offers a unique balance of tradition and modern comfort.



Carl Jackson

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“Working with Carl was an exceptional experience from start to finish. From our very first conversation, it was clear that Carl genuinely cared about understanding my needs and delivering the best possible outcome. His attention to detail, deep knowledge, and unwavering commitment made the entire process feel effortless. What truly stood out was his ability to listen, advise with clarity, and follow through on every promise with professionalism and integrity. Carl not only met my expectations—he exceeded them. I wouldn’t hesitate to work with him again or to recommend him to others.”



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