



Hoole House
Lodge Lane | Elswick | Preston | Lancashire | PR4 3YH

FINE & COUNTRY

HOOLE HOUSE





Hoole House is nothing short of impressive.

In terms of offering well planned, meticulously built and beautifully finished accommodation, Hoole House will be hard to beat.

Built in 2000 Hoole House has been skillfully designed to offer an enviable and all encompassing family lifestyle; the main residence provides an extensive five ensuite bedrooms (9160 sq ft), Hoole Summer House, a detached bungalow in the grounds and currently a successful AirBnB letting property provides an additional three bedrooms and two bath/shower rooms (1854 sq ft). There is also an option to separately purchase the detached Lodge House which sits at the head of the drive and provides another three bedrooms and two bath/shower rooms (2962 sq ft).

Outbuildings are well provided for with a range of four garages and additional outbuildings as well as a suite of leisure facilities including a swimming pool with spa, snooker room and gym. For those working from home there is a well appointed office.

The beauty of a recently built house of this size compared with an older period property is that it has been designed for 21st Century family life, functionality is key, there are no inconvenient corridors, no surplus rooms that are never used, this is a house where a family will use every last glorious bit of it. Rooms are well proportioned, the layout flows, there isn't a poor view from any room, it just works. Pure and simple, it works and it works really well.

With a secure gated entrance Hoole House offers peace of mind, privacy and security in extensive and immensely private well established gardens and grounds of c.10.5 acres and an exceptionally accessible location that is convenient for Preston, the Fylde coast and Garstang as well as access to the M6 and West Coast mainline train services.

An aspirational and high caliber property that well and truly delivers on all levels for the discerning buyer.

“ I was looking for a large house in the area but just couldn't find anything that offered everything I was looking for and whilst I could have carried out alterations and upgrades, I felt it would always be a compromise on some level. I employed a house hunter to search for me and they found Hoole House which the council was selling. The original property was built as a sanatorium at the turn of the last century and had served as a hospital until the mid-1970s, when it was converted to probation hostel, before it was eventually vacated and fell derelict. It was the mature site that fired my imagination as I knew I could build something very special here, a house that offered everything I was looking for; so I applied for consent to demolish the old property and build from scratch the Hoole House you see now.”







Location

Hoole House enjoys a rural setting, the already leafy grounds offer great privacy but are then additionally surrounded by open countryside which provides an extra level of privacy for this remarkable residence.

For those seeking a quiet setting that remains highly accessible for both road and rail travel, this is a great choice.

Day-to-day needs are well provided for between the attractive towns of Garstang and Lytham. Between the two you will find a full range of health services (doctors, dentists, opticians as well as hairdressers and barbers), professional services (including solicitors and accountants), supermarkets (including Booths, Sainsbury's and Aldi), vets, a great selection of places to go for drinks and food and busy high streets full of independent retailers.

For fans of the great outdoors, there is good access to two local country parks, Beacon Fell and Wyre Estuary.

The Beacon Fell Country Park offers woodland, moorland and farmland. The Beacon Fell summit is 873 feet above sea level and offers spectacular views of the Forest of Bowland and Morecambe Bay; on a clear day it is even possible to see the Isle of Man.

The much smaller Wyre Estuary Country Park is located in Thornton-Cleveleys and offers year-round activities and events for the whole family. It has received a Green Flag Award and a Visit England Award and is the starting point on the Wyre Way.



“ I really value the quietness and privacy. Not being overlooked has been worth a lot to me.”









Step inside

Hoole House is striking and bold in its design, it commands the attention that it rightly deserves. Red brick, carved solid sandstone detailing, all under a slated roof despite only being built in 2000 it has an architectural authenticity and integrity. All of the internal joinery on the ground floor is oak, continuing on the landing with the remainder of the first floor being pine. All windows are uPVC double glazed chosen with low upkeep in mind. The house has Lutron lighting, Sonos surround sound and a central heating system that is controllable via a smart App. Opening the substantial double oak doors and stepping across the threshold you enter an impactful double height reception hall that has an instant WOW factor – twin curved staircases and a first floor gallery all sit beneath a trussed ceiling which rises to lofty heights and the apex of the roof line; with a chandelier, striking interior décor, travertine stone flooring and an impressive view through to the pool room this entrance conveys pure luxury, glamour and theatre. Made for making a grand entrance, made for parties, made for a Christmas tree... but best of all, made for everyday life if you are lucky enough to live here at Hoole House.

There are three reception rooms, their use interchangeable, at the present time, these are used as a sitting room, gym and snooker room. The sitting room has oak paneling and alcove cupboards either side of a Chesney wood burner, double oak doors with Parliament hinges enable the room to be opened up to the gym – an amazing space, double height to the roof's apex with tall feature windows on the opposite gable end walls with French windows opening to the garden terrace, fitted painted storage and display cabinet and a working flue that would accommodate a stove if you so wished. The snooker table is included in the sale and takes pride of place in the third reception room with an oak built recessed bar which includes a Rangemaster drinks fridge. Perfect for entertaining, French windows open to the garden and there are doors to the pool and sitting rooms enabling the space to flow with ease.

The pool is 12m x 5m and has an electric cover. Surely the height of convenience for a daily morning dip and the perfect addition to a suite of leisure facilities – pool parties, whether for children or families will absolutely feature on your calendar. French windows open to the garden and there's a central cupola above the pool itself allowing light to come in from all angles. At the far end there is plenty of space for furniture to offer opportunity for lounging between lengths. The pool has dedicated changing and showering facilities on hand.

The large living kitchen is an equally sociable space, uber cool and contemporary; this is a well equipped room with a layout that is hospitable on any occasion. The cooking area is arranged around an ergonomic U shape meaning that everything is on hand and includes a striking olive wood breakfast bar. Cabinets are set under Corian worktops, there are NEFF integral appliances including four ovens, an induction hob, larder fridge and freezers, dishwasher, Caple wine fridge and a Quooker tap. The five sided bay window is perfect for a dining set and there's space for a big squashy sofa enabling this to be an all encompassing living area.

The well appointed utility room offers laundry facilities with Bosch washing machine and tumble drier and there are two cloakrooms on the ground floor.

The primary approach to the first floor is from the main reception hall where twin staircases rise gracefully to the gallery landing. The double height stairwell is breathtaking; the landing circles the space, it's a big, wide, open space. It guarantees a smile on your face.

The principle bedroom suite is to the east, the ancillary bedrooms to the west. The main suite offers a large bedroom with a five sided bay window, a luxuriously appointed bathroom with a generous walk in wet room and a glamorous dressing room. From here, the back stairs provide a direct route down to the living kitchen or up to the office area, two rooms set in the roof space with a lovely corner window which provides a quiet, tucked away location for business or study and there's an attic store room too.

In support of the principle suite are four further double bedrooms all of which have ensuite bath or shower rooms. Situated above the pool room is an extensive roof top terrace offering the ultimate private suntrap.



As a family we love the kitchen, as a room it sees us through the day, from first thing in the morning until last thing at night. It's a great entertaining space, very sociable.

We've held some great parties here; landmark birthdays, a christening celebration as well as many parties for no special occasion at all – the combination of the swimming pool, snooker room and bar with the doors open to the garden is really good fun."







Hoole Summer House

Approaching Hoole House on the main drive, branch off left and turn in through a gated entrance with red brick pillars and wrought iron railings to a landscaped courtyard with a turning circle and ample parking. This also provides access to the suite of garages. The separate entrance ensures that both residences enjoy their own privacy.

Hoole Summer House is ideal if you have dependent family members, were seeking self contained guest accommodation for your family, friends or clients or liked the idea of a having a separate letting unit, either on a long or short term basis. It is currently successfully let through AirBnB. There are advance bookings into 2024 and the property has been given a Customer Choice award due to the high ratings.

With its wisteria clad front elevation, this is a handsome build in its own right, attractively designed with red brick elevations under a slated roof with precast stone window lintels and cills.

The accommodation is arranged on one level to provide further flexibility for occupation. Generously sized, it is well appointed and enjoys a secluded seating terrace with views from all rooms over the wider grounds. The entire contents are included in the sale to provide a turn key solution and a seamless continuation of business.

The windows are uPVC for ease of maintenance, the French windows in the reception room are wooden, underfloor heating is powered from a Worcester gas boiler.

The all encompassing main reception room is generous and has a striking feature of oppositely placed French windows, one set leading out to the flagged seating terrace; great for parties and family gatherings there's more than enough space for a relaxed seating area, a dedicated dining area as well as a games area.

The dining kitchen is attractively fitted and well appointed with appliances, it has a sociable island unit as well as space for a dining table; it is backed up by a utility room with washer and drier.

For privacy, the bedroom accommodation is all accessed off a separate hallway. The principle bedroom has an ensuite shower room with three piece suite; the second and third bedrooms are both good doubles and share the house bathroom with a four piece suite which includes a feature double ended bath and separate shower cubicle with pebble floor and rainfall shower head.

Accessed externally, there's a dedicated store room which is handy for garden furniture.





Step outside

First impressions matter enormously. There is a red brick wall along the road frontage either side of the gates which are set back from the road with red brick pillars and electric wrought iron gates. An intercom connects to the house for visitors. As the gates swing open, there is an avenue of trees lining the way, underplanted with bluebells. The drive for Hoole Summer House branches off to the left and it's straight ahead to the main arrival area, turning circle and parking area. Spherical lights sit atop the entrance pillars and follow up the drive and around the arrival area.

The gardens have the feel and look of an arboretum with a wide variety of mature trees and shrubs including rhododendrons and lilacs. It is a harmonious and ever changing colour palette throughout the seasons; purposefully designed to provide maximum interest and variety without extensive borders which would prove labour intensive. Lawns offer level a great play-space for children and extend the vista from the house and seating terraces. Paths have been created through the lightly wooded areas which border the gardens and there are two ponds with marginal planting.

Behind Hoole Summer House is a detached brick and slate outbuilding which houses gardening equipment, electricity meters and provides a general store.

On the edge of the woodland is a single story red brick building, kept with an eye to possible future development and now used for occasional storage.

The suite of garage accommodation is accessed one of two ways. Either through a covered archway/car port (with EV charging point) from the main drive and arrival area or off the side drive and courtyard in front of Hoole Summer House. Both accesses are gated. There is a double garage and then two extra height single garages, both have space heaters and one houses the two Strebels central heating boilers for the main house. All four have roller doors, power and light.



“ It's a very light house, I wake up to the sun in the main bedroom and kitchen, it then moves round the front of the house during the course of the day. There are seating areas along the front of the house outside so there's always somewhere sunny to sit.

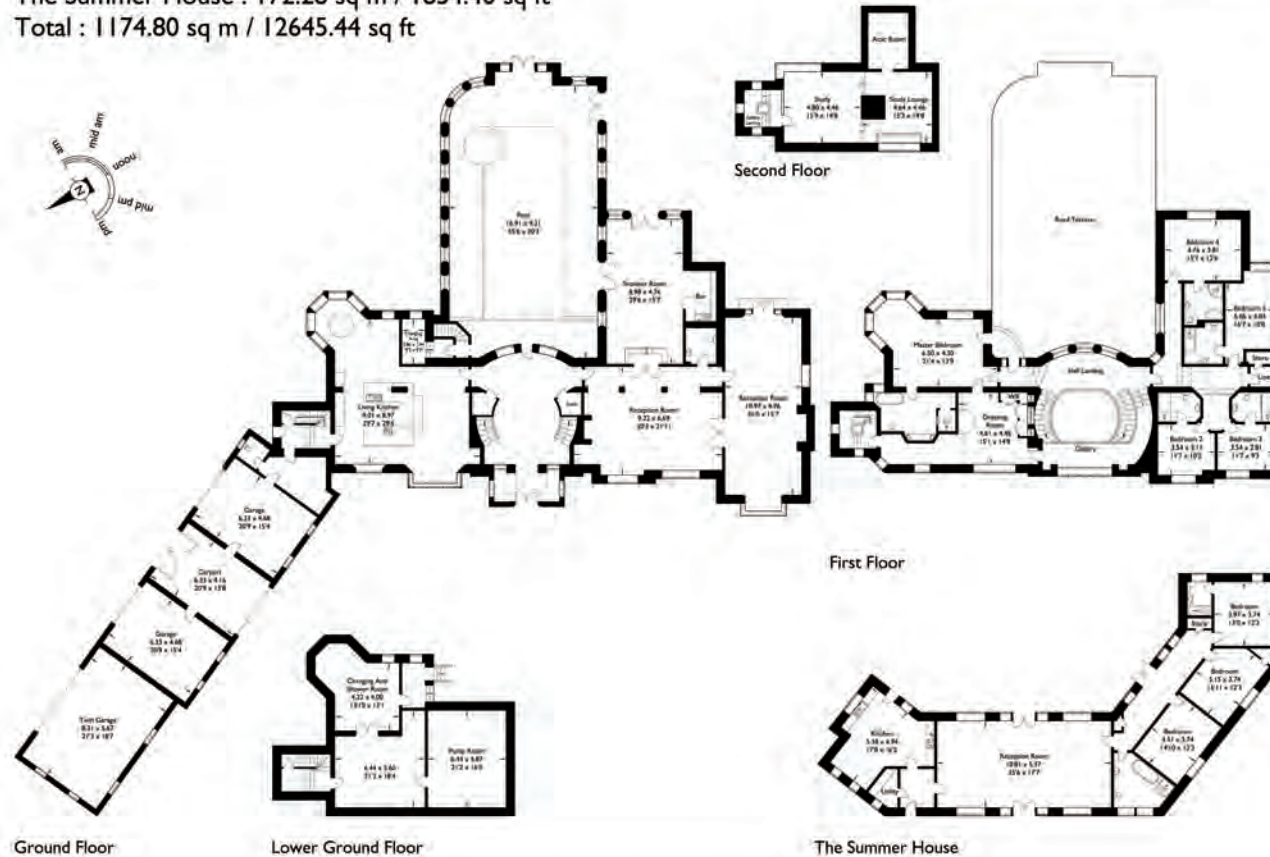
Autumn is a lovely time of year here, the colours of the turning leaves on all of the different trees is wonderful.”





Hoole House

Approximate Gross Internal Area : 851.05 sq m / 9160.62 sq ft
 Garage : 151.47 sq m / 1630.41 sq ft
 The Summer House : 172.28 sq m / 1854.40 sq ft
 Total : 1174.80 sq m / 12645.44 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Summer House: C



Agents notes: All measurements are approximate 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 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. Printed 21.07.2023



FURTHER INFORMATION

On the road

Garstang	8.4 miles
Lytham	12.2 miles
M6 J33	16.1 miles
Lancaster	18 miles
Preston	13.7 miles
Manchester	48.1 miles
Manchester airport	55.2 miles
Liverpool airport	60.7 miles

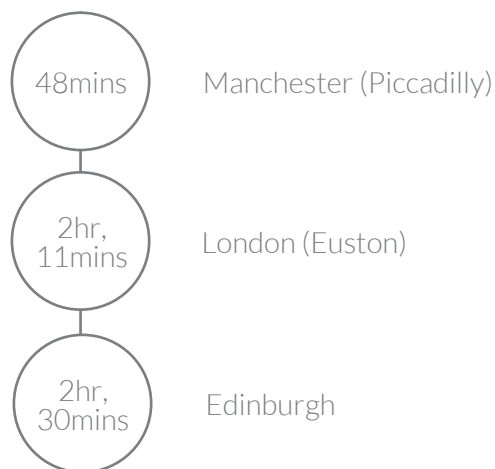
The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Superfast speed of 35Mbps download and for uploading 6 Mbps.
based on ofcom.org.uk results

Rail Journeys

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Local Authority

Fylde Council

Services

Both Hoole House and Hoole Summer House have mains electricity, gas, water, drainage and gas fired central heating.

Directions

what3words: [///drew.signed.hers](https://www.what3words.com/#!/drew.signed.hers)
Use Sat Nav PR4 3YH with reference to the directions below:

From M6 J32, use the left lane to take the A6 exit to Preston/Garstang. Keep left and take the first exit following signs for A6/Preston/Garstang. At Broughton Roundabout, take the first exit onto Garstang Road/A6 and then turn right onto Lightfoot Lane. At the roundabout, take the first exit and stay on Lightfoot Lane/B6241. At the roundabout, take the fourth exit onto Tag Lane/B5411 which continues straight onto Tabley Lane/B5411 and then turn left onto Lodge Lane/B5296. Keep an eye out for the distinctive red brick wall, the gated entrance is set back from the road.

Local leisure activities

Blackpool Zoo and Stanley Park, Blackpool
Ribby Hall Holiday Village, Kirkham
Royal Lytham & St Annes Golf Club, Garstang Golf Course (Garstang) and Ashton & Lea Golf Club (Lea)

Local eateries

The Cartford Inn, Little Eccleston
The Ship, Elswick
The Horns Inn, Churchtown

Great walks nearby

To The Ship and back (around 4 miles)
Beacon Fell Country Park, 271 acres to explore including sculpture and woodland trails and the Wyre Way, a series of hiking paths, largely within the Borough of Wyre and part of the 137 miles Lancashire Coastal Way.

Please note

Available separately - Lodge House

Situated at the entrance to Hoole House, this detached house, built in 2004 is immaculately maintained and attractively presented and will be of interest to buyers looking to secure additional adjacent accommodation for family or letting and to ensure complete privacy and control.

Lodge House offers a hall with cloakroom, sitting room, dining room, conservatory, dining kitchen and utility room. To the first floor is a principle ensuite bedroom, two further double bedrooms and a shower room. There are two cellar rooms and a storage attic. Outside a detached double garage with additional workshop space has a hobbies/store room to the first floor. There is excellent private parking, a summer house and carefully tended, established and well stocked gardens. The entire plot is around ... acres. Please ask the Agents for further details.

Schools

Primary

Great Eccleston Copp C o E
St Mary's Catholic Primary School, Great Eccleston
Kirkham Grammar School
AKS, Lytham and Rossall, Fleetwood (both independent schools)

Secondary

Garstang Community Academy
St Aiden's C o E High School, Preesall
Kirkham Grammar School
AKS, Lytham and Rossall, Fleetwood (both independent schools)

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed. All contents in Hoole Summer House and the full size snooker table and associated cues and balls.

Guide price £2,950,000

Council tax band - H

Tenure - Freehold



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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