



Foxhaven
Garstang Road | Pilling | Preston | Lancashire | PR3 6AL

FINE & COUNTRY

FOXHAVEN



Welcome to Foxhaven, Garstang Road, Pilling, PR3 6AL

Foxhaven, sophisticated and beautifully appointed where the luxury of a five-star boutique hotel is brought together with the comfort and warmth of a family home. From the moment you cross the threshold, the impressive hallway offers a glimpse of the exceptional living spaces that lie ahead throughout the 6366 sq ft that comprises this stunning property.

Meticulously upgraded and offering an unparalleled lifestyle, at the heart of the property lies a large living kitchen, an elegant sitting room, spacious home office and a generous hobbies room or further reception room. A luxury leisure suite includes a swimming pool, sauna, shower room and changing space as well as a gym. There is also a utility room, boot room and a pair of cloakrooms.

Laid out around a large gallery landing, the first floor presents four good double bedrooms, two have ensuite bathrooms, the remaining two share a Jack and Jill bathroom and dressing room. The second floor hosts a fifth double bedroom and ensuite.

Outside, the property is equally impressive. The forecourt offers extensive private parking and is secured by electric gates. The rear garden is a wonderful family friendly garden which includes an expansive seating terrace featuring a custom-built and well equipped outdoor kitchen and a sunken fire pit with integral seating, creating the perfect space for both family time and al fresco entertaining. The huge lawn is perfect for play, there's an orchard, greenhouse, number of raised beds, summer house and garden store, in all, Foxhaven sits in an impressive plot of c. 0.96 acre.

Nestled in the tranquil village of Pilling, Foxhaven enjoys a peaceful location, yet remains within easy reach of Lancaster, Garstang and Preston for work, schools, shopping and recreation.

In every aspect Foxhaven delivers a high quality finished and styled interior coupled with a practical and thoughtful design ensuring this is a home for living and enjoying with those around you. You may never want to leave!

“ When we first set out to find a property, Foxhaven stood out because of its expansive outside space and incredible potential for extension. We envisioned a home that would not only meet our everyday needs as a growing family but also provide a place where we could truly enjoy ourselves in the evenings and weekends without needing to go elsewhere.

We've created a fantastic office space that allows us to work comfortably from home, eliminating the need for a daily commute. Our hobbies room has been a joy - a creative haven where we've spent many happy hours crafted bespoke pieces for our home, friends and family.

Foxhaven has been more than just a house; it's been our perfect sanctuary. Leaving will be incredibly difficult - if only we could pick it up and take it with us to our next destination!





Location

Pilling is a charming village within the Wyre Borough of Lancashire. Offering an idyllic rural retreat while remaining within easy reach of nearby towns such as Garstang, Poulton le Fylde, Lancaster and Preston. Known locally as Over Wyre this tranquil village is well-served by bus routes connecting Pilling to Lancaster, Knott End and Fleetwood providing good access to larger towns and amenities. For those seeking a peaceful escape from town living Pilling offers the perfect balance of serenity and convenience.

The village is home to two primary schools; Pilling St John's Church of England Primary School and St William's, alongside several places of worship. The local community is enriched by the welcoming Elletson Arms and the well-stocked Stakepool Convenience Store.

Pilling is renowned for its rural charm. Surrounded by lush farmland and picturesque countryside which creates a peaceful, slower pace of life. Historically a farming community the village's agricultural heritage continues to play a vital role in the local economy with traditional stone cottages, farms and small local businesses defining the landscape. In recent years the community has come together to fund the creation of a new Memorial Hall which now hosts a variety of local groups and events, further strengthening the village's close-knit spirit.

For outdoor enthusiasts Pilling is an excellent choice. The area offers a selection of scenic walks, many of which are flat and suitable for all ages and abilities. A popular route leads from the village to Pilling Beach passing through farmland and offering stunning views of the Lancashire countryside. Birdwatching aficionados will appreciate Pilling Sands, a salt marsh and haven for wading birds, especially during the winter months when the birds shelter and refuel. The estuary overlooking the River Lune towards Morecambe Bay, is an Area of Outstanding Natural Beauty. Nearby, a nature reserve and a section of the Lancashire Coastal Way provide further opportunities to explore this stunning landscape.

In all Pilling offers the ideal location for those seeking a tranquil village lifestyle, complemented by easy access to larger towns, motorway links and public transport routes, making it the perfect place to enjoy rural living without sacrificing convenience.

“ Pilling is such a charming location; peaceful and scenic, yet conveniently connected to local train stations and motorway networks when travel is necessary. The beautiful landscape has been a constant source of enjoyment for us. One of our favourite walks is along the coastal path from Pilling Beach to Knott End on Sea offering stunning views and fresh sea air.

When hosting visitors, Lancaster is always a highlight. We love its rich history, vibrant shopping streets and fantastic restaurants, often making it a weekly outing ourselves.

The welcoming and friendly community has made living here truly special. We've also cherished regular drives to Cleveleys for relaxing walks along the promenade. With so much right on our doorstep, living in Pilling has been great.





Step inside

For those who seek a move to a house that requires no immediate input then Foxhaven could well be your ideal home. With a meticulous eye to detail the vendors have considered the needs of every member of the family including their dogs!

Open the front door and you're into a vestibule with a boot room offering plenty of organised storage. The spacious main entrance hall is accented with an elegant Neville Johnson oak and glass feature staircase incorporating inset LED lighting. Through double doors, you'll find the inviting sitting room, where a bespoke media wall serves as the focal point. Complete with a sleek modern electric fire and built-in cupboards with paneled doors and inset shelving and lighting, this space radiates comfort. It's the perfect setting to unwind, whether you're welcoming guests or enjoying a cosy movie night on the sofa with family.

Stepping into the open plan living kitchen, you'll discover a spacious and versatile environment designed to accommodate the varied rhythms of family life. Whether gathering together or enjoying individual activities, this thoughtfully designed space keeps everyone connected. The sleek two-tone kitchen with sophisticated Quartz worktops blends style and function seamlessly and is fully equipped with integrated appliances. The kitchen flows into an orangery where bi-fold doors extend the space further, opening onto the outside seating terrace for effortless indoor-outdoor living. The orangery has space to dine and also relax with a seating area ideal for catching up on emails, reading the weekend papers or simply taking a quiet moment first thing whilst watching the garden birds. The orangery then opens up further into the games room, it's entirely flexible and will adapt easily to how you want to live as a family.

The dedicated home office offers a peaceful, private workspace away from the main living areas - perfect for concentration. For added versatility, the vendors have thoughtfully incorporated a bespoke hidden pull-down double bed so this room can serve as an additional guest room if required (the bed is available separately). The hobbies room invites creative pursuits but can easily function as an additional reception room or a dedicated playroom for younger family members. Ensuring the house is a practical place to live, there's a side entrance, utility room with good storage space and a cleverly renovated cloakroom that includes a dog bath, perfect for cleaning muddy paws after countryside walks.

The undeniable wow factor of the ground floor is the impressive leisure suite. Comprehensively designed to meet all your health and fitness needs, it features a gym, stunning swimming pool (10 x 4 m in size, depth 1.4 m with an electric cover), a five seater sauna, shower, cloakroom and changing room. Timeless Limestone floor tiles run throughout this area. Bi-fold doors seamlessly connect this exquisite space to the seating terrace, making it the perfect spot for hosting lively pool parties or simply enjoying peaceful moments by the water. If you are thinking of single level living at some point, this area would be ideal for conversion into an annex (subject to the necessary consents).

The first floor is equally as impressive. Alighting the stairs and you're greeted by a spacious wrap-around landing, a room in itself and currently enjoyed as a library and reading area.

The impressive principal bedroom is both elegant and expansive, featuring an array of Hammonds built-in wardrobes and drawers with a matching ottoman and dressing table offering extensive and imaginative storage solutions. Hidden doors open to reveal the sophisticated ensuite bathroom. The space boasts a double-ended bath with a shower overhead, a walk-in shower, a vanity wash basin and a loo, creating a refined and tranquil sanctuary. Begin your mornings with a touch of indulgence - enjoy a cup of tea in bed or on the private roof terrace beyond the French doors as you take in the beautiful views of the garden and beyond. The first floor also accommodates three additional spacious double bedrooms. One has an ensuite bathroom and walk in wardrobe, making a super suite either for family or guests. The second and third bedrooms are connected through a dressing room (also fitted by Hammonds) and bathroom creating a versatile configuration - the bath is a spa bath and has a fitted TV above, ideal for a box set you simply can't afford to miss! The dressing room was previously a bathroom and as plumbing still exists it could be changed in the future if that was your preference.

On the second floor you'll find the final bedroom, complete with its own ensuite shower room. This floor was originally used as a home cinema, showcasing the adaptability of the property to suit changing lifestyle needs. The large cream leather sofa-bed is included in the sale.

To reduce ongoing maintenance, the gutters, facias, windows and doors have been replaced with smart anthracite coloured PVCu.

“ We love our home, it has something for every member of the family, the children have great bedrooms and space to enjoy their hobbies, the living dining kitchen is the heart of our home. It is very restful to sit and have a coffee in the morning looking over the garden and seating terrace and watching the local wildlife passing by.

During lockdown we felt like we were on a constant holiday, we didn't need to leave home apart from going out for essentials. The leisure suite and outdoor kitchen have been our favourite additions, we have regular pizza parties by the pool and enjoy having a BBQ and a few drinks around the fire pit in the warmer months.















Step outside

Set back behind a smart wall, the front of the property features a private gravel forecourt secured by in and out electric gates (with intercom entry for visitors), offering ample parking for six or possibly seven vehicles. Convenient side access allows for muddy boots and paws to head straight into the utility room after countryside adventures.

On the other side of the property, there is a sweet wooden summer house with covered seating, a greenhouse with adjacent raised beds, and a garden store with further covered seating (currently home to the family's ice bath) creates a versatile outdoor space. Bi-fold doors from the hobbies room open onto this area, making it an ideal location for a secure play area for younger family members.

To the rear, an expansive porcelain tiled seating terrace sets the stage for unforgettable al fresco entertaining. The custom-built outdoor kitchen is well equipped and has great storage as well as a sociable bar area. The sunken fire pit adds a cosy touch, making it a perfect space for gathering later into the evenings as temperatures dip.

The extensive lawned garden, complete with its own orchard, offers endless possibilities for creative landscaping and outdoor enjoyment. A trampoline sits on loose chippings, with plenty of space to add a play area or swing set for children. Bi-fold doors from both the living kitchen and the leisure suite seamlessly connect the interior to the outdoors, creating an incredible home with great flow, all designed for year-round enjoyment.

There is imaginative exterior lighting including solar lights under many trees and bushes. There are external power points and water taps.

“When extending the property, we envisioned a garden that would be both low-maintenance and a space to use and enjoy. The creation of the outdoor kitchen was central to that vision; it's been wonderful to fire up the BBQ and relax under our covered cinema area for movie nights. As the evenings turn cooler, the fire pit adds a cosy and inviting atmosphere.

The orchard we planted has blossomed beautifully over time and there's still plenty of scope for further landscaping. Watching the children play outdoors has been one of our greatest joys, with impromptu rounders matches bringing the lawn to life.

With the swimming pool doors open, it often feels as though we're on holiday without ever leaving home. In fact, staying at hotels rarely compares to the comfort and luxury we've enjoyed here.







Foxhaven

Approximate Gross Internal Area : 591.45 sq m / 6366.31 sq ft

External Kitchen : 25.31 sq m / 272.43 sq ft

Outbuildings : 15.12 sq m / 162.75 sq ft

Total : 631.88 sq m / 6801.50 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Poulton le Fylde	9.5 miles
Lancaster	11.09 miles
Blackpool	13 miles
Preston	16.4 miles
Manchester	48.1 miles
Liverpool	53.7 miles

Transport links

M55 J3	10.4 miles
M6 J33	8.1 miles
M6 J32	13.6 miles
Manchester airport	57.7 miles
Liverpool airport	63.2 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.

Rail Journeys



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

Directions

what3words [jogging.squabbles.incurs](#)

Use Sat Nav **PR3 6AL** with reference to the directions below:

Exit J33 M6, and proceed onto Preston Lancaster Road (A6), heading towards Garstang for approximately 7 miles, turn right at The Bellflower Pub, continue for 1 mile and turn right onto Kilcrash Lane, bear right onto Cartmell Lane and slightly left onto Black Lane, proceed onto Garstang Road and the property is located on the left hand side.

Included in the sale

Fitted carpets, blinds (all are from Hillarys), light fittings and integral kitchen appliances as follows: two combination Miele fan ovens / grill, microwave, two warming/proofing drawers, coffee machine and induction hob, LG American fridge freezer, AEG dishwasher and Quooker tap (hot, still and sparkling water). Leather sofabed in bedroom 5. In the outside kitchen included in the sale are two fridges (wine and beer), the pizza oven, double grill and oven.

Available by way of further negotiation are the pool table, pull down double bed in the study, gym equipment, dining table and chairs, large garden planters with trellises, 23ft trampoline and Robot lawn mower.

Internet Speed

Broadband

Ultrafast speeds available from Openreach of 1800 Mbps download and for uploading 220 Mbps.

The vendor informs us that the majority of rooms have been hardwired for broadband.

Mobile

Indoor: EE are reported as providing 'limited' services for both Voice and Data. Three, O2 and Vodafone are reported as having no service for Voice nor Data

Outdoor: EE and Vodafone are reported as providing 'likely' services for both Voice and Data. Three and O2 are reported as providing 'limited' services for both Voice and Data

Broadband and mobile information provided by Ofcom.

Services

Mains electricity, gas, water and drainage. There are a pair of gas fired Heatmaster commercial boilers. One provides central heating (much of which is underfloor), the other heats the pool.

Solar panels (providing income until 2045) contribute to the pool running costs.

The pool area has positive/negative ventilation. RING doorbell and external CCTV with remote access via an App.

Places to visit

In both Lancaster and Preston there are theatres, cinemas, museums and historic buildings
The Flower Bowl entertainment venue at Barton Grange - sofa seated cinema, crazy golf, curling, ten pin bowling and two restaurants

Sport and recreation

Golf clubs in Lancaster and Garstang, Knott End, Penwortham, Polton le Fylde, Royal Lytham & St Annes
Lancaster University Sports Centre
Beacon Fell Country Park and The Bowland Visitor Centre

Places to eat

Guy's Thatched Hamlet, Barton
Elletson Arms, Pilling
The Barn and Applestore Cafe, both in Scorton
The Bellflower, Nateby

Nonna Carla, Catterall
The Horns Inn, Churchtown
Miller & Carter and Thyme, both in Poulton le Fylde
The Stork, Conder Green

Great walks nearby

Over Wyre and the surrounding villages offer an abundance of lovely walks, allowing you to explore the charming stretch of the Fylde coastal plain and the many beaches along the coastline.

For a refreshing dose of sea air the esplanade at Knott End on Sea is easily accessible and just a little further along the coast are the beautiful towns of Lytham and Lytham St Annes as well as the bright lights of Blackpool. From Knott End, a quick ferry ride across to Fleetwood offers a scenic and convenient journey that takes just minutes.

For those who enjoy nature, the nearby Beacon Fell Country Park provides stunning woodland, moorland and farmland to explore. The summit of Beacon Fell, standing at 873 feet offers spectacular panoramic views of the Forest of Bowland and Morecambe Bay, with the Isle of Man visible on a clear day. Brock Bottoms is also a popular spot for families and dog walkers.

A bit further afield, but definitely worth the drive, are the iconic Yorkshire Three Peaks - Ingleborough, Whernside, and Pen-y-Ghent, as well as Wainwright's 214 fells in the Lake District National Park. Windermere is located just 42 miles away and places you in the heart of the Lakes in generally less than an hour, offering countless more opportunity for outdoor adventure.

Schools

Primary
Pilling St John CoE Primary School
St William's Catholic Primary School
Winmarleigh CoE Primary School
Stalmine Primary School
Hambleton Primary Academy

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

Further Education
Lancaster - Lancaster University, University of Cumbria (Lancaster campus) and Lancaster and Morecambe College
Preston - University of Central Lancashire UCLan and Preston College
Myerscough College

Guide price £ 1 , 1 0 0 , 0 0 0

Wyre Council
Council Tax band G

Tenure - Freehold

Please note

The side private lane is owned by Foxhaven, subject to rights for a local farmer to access his land at the rear of the property for agricultural/ arable purposes.

The sunken seating area has been laid with drainage so would accommodate a hot tub if preferred.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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