



Tanners Lodge
Green Lane | Catforth | Preston | Lancashire | PR4 0HT

TANNERS LODGE





Welcome to Tanners Lodge, Green Lodge, Catforth, Preston, PR4 0HT

One of a kind, a unique home where contemporary living skillfully blends with reclaimed architectural treasures that add warmth, texture and immense individuality.

Period details have been thoughtfully sourced from far and wide and incorporated to create a modern living space that embraces sleek modern lines, well connected open-plan living spaces and unique points of interest ensuring that this is a property like no other.

Step inside to the impressive reception hall and then through into the expansive and beautifully appointed dining kitchen off which are two separate reception rooms. There's a sociable flow to the living area which follows out into the garden, allowing you to bring the outside in and take the inside out. If you enjoy sociable, open plan living for family and friends, you'll appreciate this space. There are three double bedrooms, each having a bespoke ensuite facility.

Outside there is a double detached garage, plentiful parking and a large level lawn garden with established trees, a sunny seating area and a whimsical architectural folly built to add a unique focal point to the garden.

Although rural in setting, Catforth is far from remote or isolated. The location is exceptionally accessible for bigger towns, the city of Preston and has great motorway connections.

“ The house has been an absolute labour of love for us. We built it never thinking we were ever going to leave and future proofed it with the single storey living design. It's up to date where you need it to be, like the air source heating but we've balanced it with the character features. We've sourced architectural reclamation locally and nationally and then enjoyed finding a home for pieces. It's very individual, full of personality and at the same time modern and very easy to run.





Location

Central to the community, Catforth has a school and village hall which hosts a variety of classes, social events and drop in coffee mornings. There are local shops at Great Eccleston and Elswick for everyday essentials.

At Garstang there are branches of Booths, Sainsbury's and Aldi as well as a busy high street with a great selection of independent retailers and a weekly market. Here you'll also find a variety of places to enjoy a drink or bite to eat.

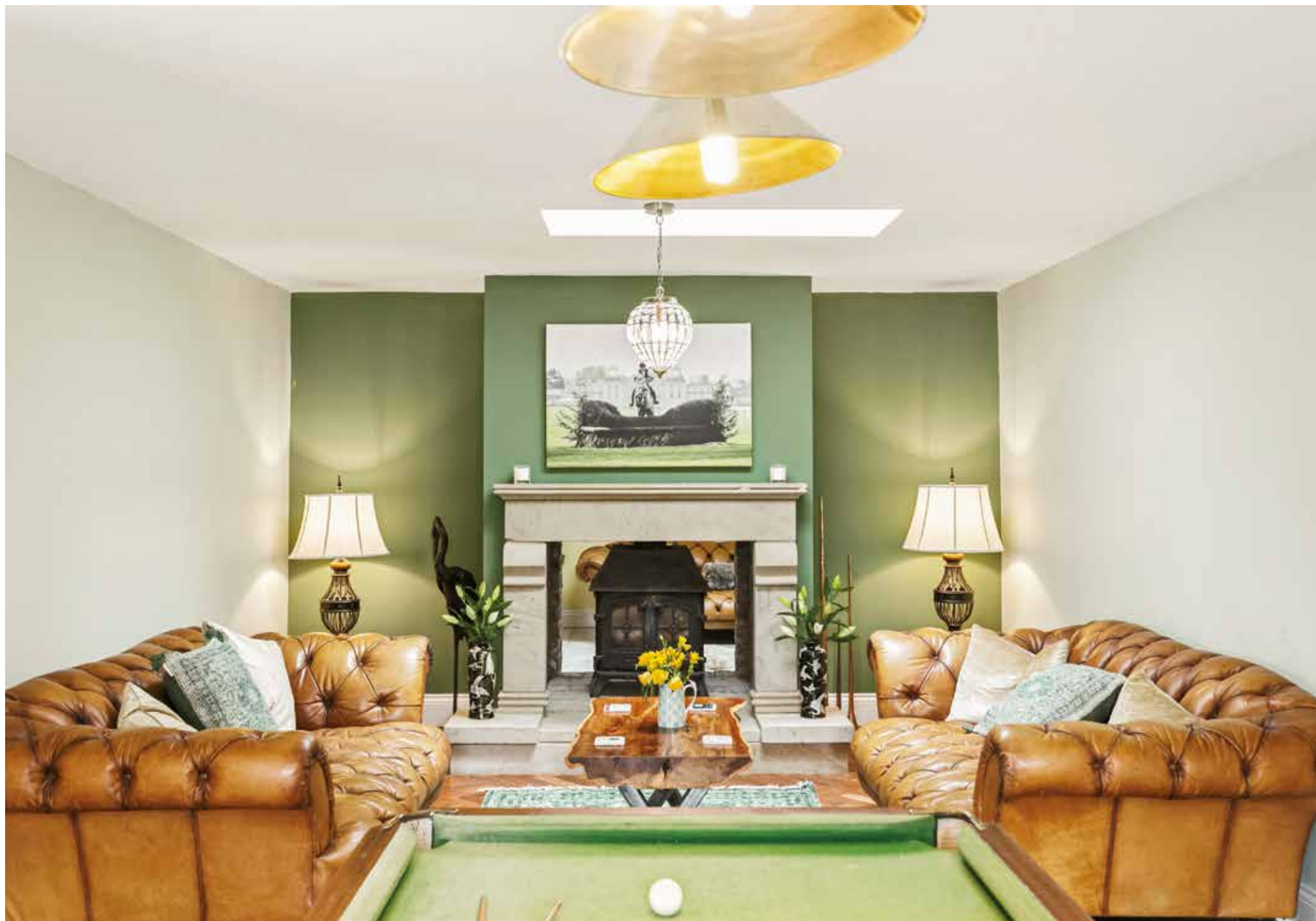
All with a different vibe, but between them Preston, Lytham, Lancaster and Manchester offer a full range of commercial and recreational facilities including a wide selection of restaurants serving international cuisines as well as great shopping. Culturally, there is a choice of theatres, cinemas and established arts and music scenes with festivals and events throughout the year.

The best of both worlds, rural but not remote, there's nearby access to the M55 and M6 as well as train stations on the West Coast Main line at both Preston and Lancaster ensuring that whether you need to travel for business or pleasure you remain connected.

If access to the great outdoors is important to you then the Protected Landscape (formerly the AONB) of the Forest of Bowland offers many opportunities for outdoor adventure with an extensive network of lanes, footpaths and bridle paths for walking, running and cycling. There's also good access to the Fylde coast's exceptionally varied coastline; everything from wide sandy beaches, saltmarshes, and nature reserves to bright lights of Blackpool; the tower, pleasure beach, piers and zoo amongst the many attractions.

“ The lane ends in a cul-de-sac and is thus very quiet with no streetlights or pavements. We benefit from a strong rural community with great neighbours. Whilst to some it may seem 'off the beaten track' in recent years the M55 and M6 link roads have given us exceptional access to the motorways.







Setting the scene

Tanners Lodge is a striking blend of modern comfort and timeless character, it's a conversation between past and present, offering the convenience of 21st Century living with the character and craftsmanship of bygone eras.

Technically classed as a 'conversion' of former stables, the reality is that only one external wall remains, the remainder of the property you see today is a new construction, built between 2020 - 2022.

The use of reclaimed architectural elements is extraordinary and brings tremendous individuality to the property.

Internal pitch pine doors came from a Victorian Southport chapel as did the tall cassock cupboard which now stands in the reception hall. The lintel over the front door was originally part of an old workhouse with the stone jambs either side sourced from an old railway bridge. Supporting the roofing purlins in the hall are stone corbels, reclaimed where possible, made to match when there weren't enough. Peek into the hall fireplace, the backplate is French and dates back to the 1600s, another intriguing find. The English oak parquet flooring in the hall was reclaimed as was the sapele hardwood parquet flooring in the sitting room which was tracked down from a closing Lakeland college.

The snug and the sitting room share a double sided wood burning stove, on the snug side, the stone lintel above the stove is said to have come from Whalley Abbey as was some of the stone work used in the creation of the garden folly. Within the kitchen, the oak fronted Smallbone cabinets were sourced from Rehome, ensuring both style and sustainability. Another unique feature of the kitchen is the base of the island unit, look carefully and you'll see it's a double-sided partner's desk, the space between the pedestals currently creating a quiet place for the owners' dog's bed! The original stables which stood on this site have also played a part in the new construction; pitch pine beams have been repurposed into window frames and the impressive front door.

Outside, the landscaped grounds also echo the property's blend of eras and is home to more reclaimed architectural finds; large stone flags on the seating terrace on which sits a substantial stone trough, a commemorative 1953 coronation cast iron rainwater hopper which has been repurposed as a garden planter and many structural elements of the garden folly.

The choice of new materials and elements have also been conscious design choices; new oak flooring has been laid in the three bedrooms, marble was used to top the vanity unit in the principal ensuite, granite tops the kitchen island and garden table and the electric Aga is a 1942 reconditioned model, behind which sits an oxidized copper splash plate, itself a work of art. In the sitting room, a carved stone surround was commissioned to add an air of grandeur. The stunning copper bath from Windsor & Buckingham is also worth highlighting along with the charming matching small replica handbasin in the Jack and Jill shower room set atop an antique chest of drawers. Adding a timeless and elegant touch are the porcelain tiles which have been used on the walls and floors in the three ensuites, as well as on the floors in the dining kitchen, utility room and snug. The smallest detail has been well considered, even down to the antique copper look sockets, switches and ceiling light/fans.

The grand tour

Opening the substantial front door into the reception hall makes for an impressive entrance. The large brick chimney breast houses a fully functioning fireplace. The layout design places bedrooms one way, living areas the other.

The dining kitchen is vast, light and bright. A great room for everyday family living that also really lends itself to entertaining. Sliding doors open to the main flagged seating terrace. A doorless opening leads into the snug, lovely for hunkering down around the fire and watching the TV whilst staying connected with activity in the kitchen. The main sitting room is a great room for entertaining, it's well-proportioned and has French doors out to the main terrace.

Adjacent to the kitchen is a utility room, itself fitted with appliances, invaluable if you are catering. There is also a tank room, ideal for drying and airing.

Turning to the bedroom accommodation, the principal room is centrally placed with a walk-through dressing room to an ensuite bathroom with both an eye catching freestanding copper bath and a separate rainfall shower. The second bedroom is at the far end of the passageway. It has a pair of walk-in fitted wardrobes and a stylish wetroom with rainfall shower. The third bedroom shares a Jack and Jill shower room (there's a door off the hall for guests to use), also with a rainfall shower.













Step outside

A gated entrance opens to a generous drive and parking area, drive past the property, through a second set of gates and you arrive at the detached double garage. Brick fronted to tie in the house it has a slated roof and the convenience of a pair of electric doors. A lean to store at the rear is the perfect store for your mower and garden tools.

The afternoon sun is on the south facing gable end of the kitchen and sitting room and the flagged terrace. It's another great entertaining space as with both sets of outer doors there's a great flow between inside and out. Separating the seating area from the large lawned garden is a charming folly, an imaginative blend of artifice and artistry.

The lawn is planted with trees to screen and create privacy (silver birch, oak, acer and chestnuts) and orchard trees (apple, plum and cherry). Adding further interest is a small pond and if you want to grow your own, a raised vegetable bed.

Outside lights (including downlighters set into the soffit boards) and power. The garage has power, light and water.

“ We've really enjoyed the space that we have here and have been able to host some fantastic parties and barbecues. It's a great place for entertaining a crowd, we've had people congregating round the island in the kitchen, sat at the dining table, playing pool and if it's warm enough, spilling outside into the garden.







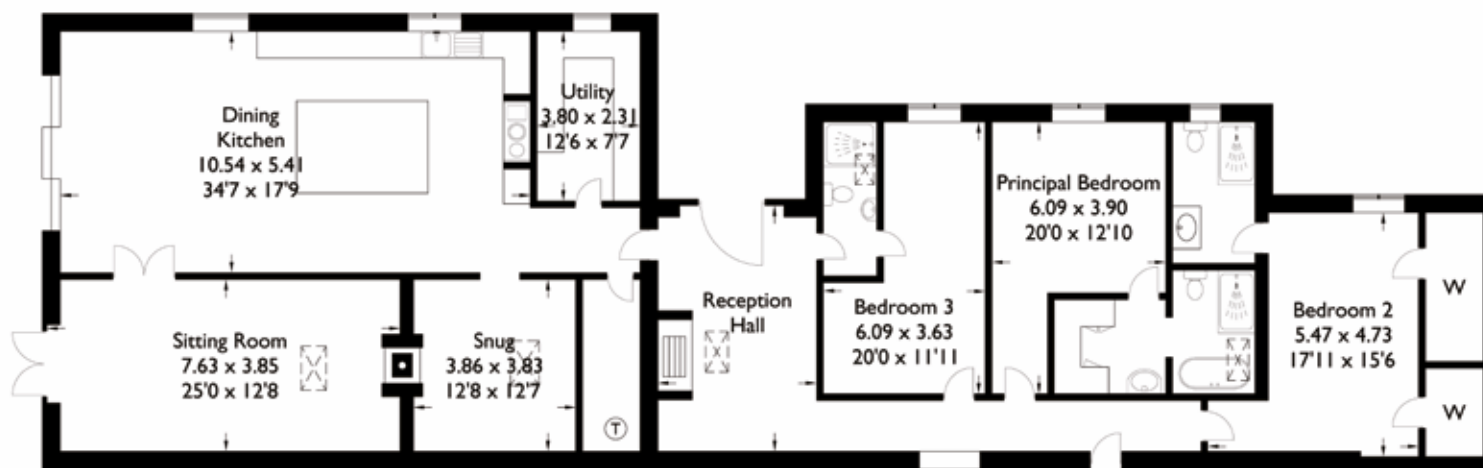


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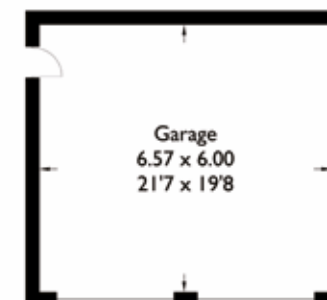
Approximate Gross Internal Area : 244.20 sq m / 2628.54 sq ft

Garage : 39.42 sq m / 424.31 sq ft

Total : 283.62 sq m / 3052.86 sq ft



Ground Floor



Garage

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.



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 05.08.2025



FURTHER INFORMATION

On the road

Preston	7.6 miles
Garstang	8.5 miles
Lytham St Annes	14.5 miles
Blackpool	15.7 miles
Lancaster	18 miles
Manchester	41.2 miles
Liverpool	46.8 miles

Transport links

M55	3.7 miles
M6	7.1 miles
Salwick Station	4.7 miles
Preston Station	7.9 miles
Manchester airport	50.7 miles
Liverpool airport	56.2 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 Preston station. Train service durations vary, please check nationalrail.co.uk for further details.

The nearest station is at Salwick on the Blackpool South branch line.

Directions

what3words [chatted.annual.sideline](#)

Use Sat Nav **PR4 0HT** with reference to the directions below:

Head north out of Catforth on Catforth Road, turning left onto Green Lane. Tanners Lodge is the second entrance on the left with gates set back off the lane.

Included in the sale

Fitted carpets, curtain poles, blinds, light fittings. Curtains available by negotiation.

Domestic appliances included as follows:

Utility room: double oven with steam and grill functions, separate microwave, all Miele. Indesit fridge and Bosch slimline dishwasher.

Kitchen: Aga (controllable electric to be more energy efficient), Samsung fridge freezer with ice and water dispenser, Fisher + Paykel dishwasher and dual temperature wine store.

Externally: the large stone trough between the kitchen and sitting room garden doors and the garden table.

NB. The pitch pine doors from the dining kitchen to the sitting room are excluded from the sale. If purchasers do not require the Aga or Samsung fridge freezer, they can be removed.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Places to visit

Historic houses – Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stoneyhurst College, amongst many others
Live theatre: The Preston Playhouse and Preston Guild Hall and Charter Theatre
Cinema: The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston
The Bowland Visitor Centre
Blackpool's many and varied delights

Sport and recreation

Parkruns on a Saturday morning at Preston, Garstang, Blackpool and Lancaster
Nearest golf clubs – Preston Golf Club, Pleasington Golf Club, Longridge Golf Club, Royal Lytham and St Annes Golf Club, St Annes Old Links Golf Club
The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, curling, ten pin bowling and two restaurants
Beacon Fell Country Park

Places to eat

Pubs and restaurants

The Plough at Eaves
The Farmers Arms, Great Eccleston
The Hand and Dagger, Treales
Royal Oak Hotel and Pipers, Garstang
The Italian Orchard, Broughton

Special occasions

Northcote, Lagho
The Gibbon Bridge, Chipping
The Inn at Whitewell, Forest of Bowland

Great walks nearby

Straight from the door the owners recommend going down the lane and then either across to Carrs Green or Moss Lane, both are popular with dog walkers.

Hop in the car to explore the Fylde coastline, the Forest of Bowland or the Beacon fell Country Park with almost endless opportunities to walk, run and cycle.

Schools

Primary

Catforth Primary School
Woodplumpton St Anne's CoE Primary School
Preparatory schools at Kirkham Grammar School and AKS Lytham (both independent)

Secondary

Garstang Community Academy, Garstang
Kirkham Grammar School and AKS Lytham (both independent schools)
Broughton High School

Further and Higher Education

Preston College
Myerscough College
Lancaster and Morecambe College
Lancaster University
University of Cumbria (Lancaster campus)
University of Central Lancashire UCLan

Guide price £750,000

Preston City Council – Council Tax band F

Tenure - Freehold

Services

Mains electricity and water. 18 KW air source heating laid underfloor throughout, fitted with a pump and booster pump. 24 solar panels and a 9 KW battery (enables sale back to the grid).
Private drainage to a sole use sewage treatment plant located within the grounds.



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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.

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We value the little things that make a home

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FOUNDATION

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