

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price **£550,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



This three-bedroom detached home enjoys a wonderfully rural setting on a plot of around 0.4 acres, offering space, privacy and versatility in equal measure. The property is complemented by a private garden and, to the rear, a substantial 40ft park home that provides excellent additional accommodation or multi-use potential. Beyond this, a generous hardstanding yard—accessed independently from the property—adds a valuable dimension to the offering, presenting superb scope for commercial use, storage or business activities, subject to the necessary permissions and planning.

The property spans just over 1,300 sq ft (excluding the 40ft park home,) making it a deceptively spacious home that is well worth your time to go see in person. The accommodation in brief includes: entrance hall with staircase leading to the first floor, three piece ground floor bathroom, lounge with feature fire and bay window looking to the front of the property, separate modern fitted kitchen with external door opening to the rear garden and a open plan doorway to the dining room, which in turn has sliding patio doors to the conservatory. To the first floor is a central landing, three good sized bedrooms and a first floor shower room completes the accommodation.

The property enjoys a pleasant frontage with a lawned garden, complemented by an additional garden area extending down the right-hand side. This side plot offers clear potential to be adapted into a driveway, subject to the relevant permissions. To the rear, a paved patio and lawned garden lead to the impressive 40ft detached park home, which presents excellent scope for ancillary or visitor accommodation. Beyond the rear garden lies the substantial hardstanding yard, accessible both directly from the garden and via the main gated driveway positioned to the left of 412 Moss Lane. This generous area provides a wide range of possibilities for buyers requiring extensive parking, storage, or space suitable for commercial purposes, subject to planning consent.

To locate the property using What3Words search: [///applied.replying.craftsman](https://www.what3words.com/#!/applied.replying.craftsman)

NB: Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



*** Three Bedroom Detached House plus Large Yard**

*** Vast Potential for Business Use (Subject to PP)**

*** Amazing Rural Location**

*** Ground Floor Bathroom & First Floor Shower Room**

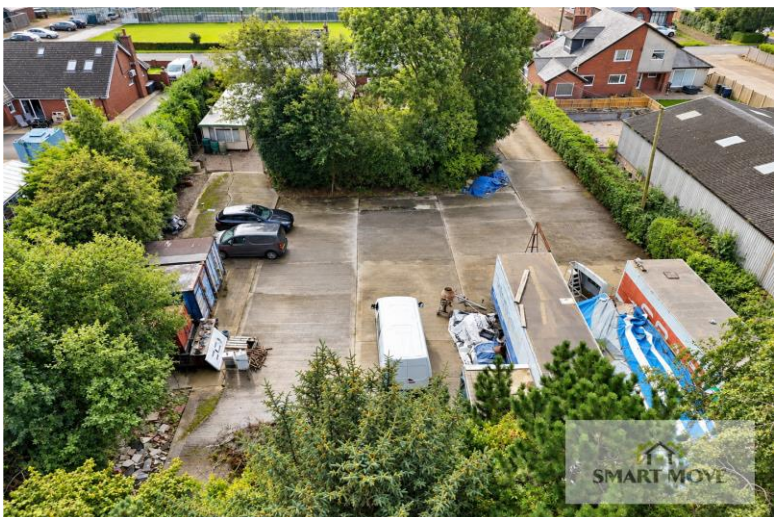
*** Plot of Around 0.4 Acres**

*** 40ft Park Home Included**

*** House with Lounge, Dining Room, Conservatory & Kitchen**

*** Gardens to Front & Rear**

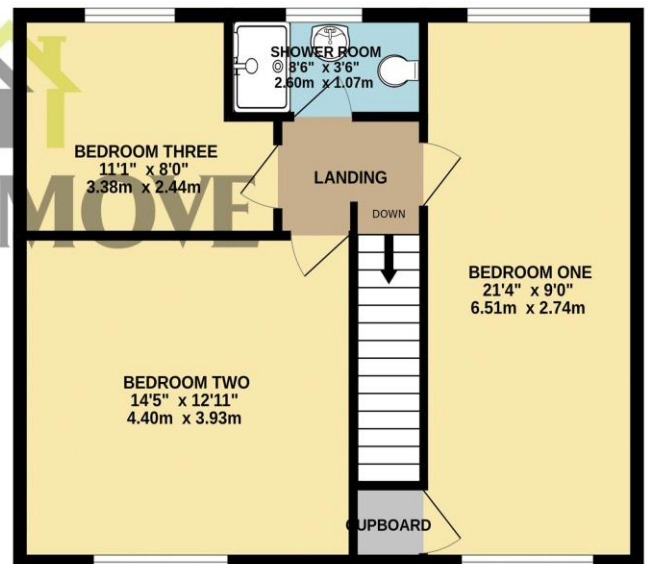
*** Council Tax Band C & EPC Rating tbc**



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

rightmove



SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.