

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price **Offers in the Region Of £725,000**



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A substantial four-bedroom detached dormer style home set within approximately 1.2 acres, this property enjoys a wonderful semi-rural position with expansive outdoor space ideal for a range of uses. The house boasts a generous driveway and private garden, opening out to a large detached workshop with extensive hardstanding accessed through secure gates, while to the rear a generous paddock provides an exceptional opportunity for those seeking land for hobby farming, equestrian interests or simply a peaceful countryside outlook. Well-proportioned and versatile, the accommodation and grounds together offer a rare combination of space, practicality and rural charm.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge, dining room, modern open plan fitted kitchen which leads to the conservatory / garden room, utility room, ground floor WC and the fourth bedroom completes the ground floor accommodation. To the first floor is a central landing with fitted storage, three bedrooms and the first floor shower room completes the accommodation.

The property occupies a substantial plot of approximately 1.2 acres, providing extensive private gardens together with the added advantages of a paddock, hardstanding and a detached workshop. This generous outdoor space offers excellent flexibility, making the home well-suited to a range of buyers with varying lifestyle needs. There is ample off-road parking, with a driveway extending from the front of the property and continuing down the right-hand side. At the end of the driveway, large double gates open into a sizeable hardstanding area positioned beside the detached workshop, allowing parking for multiple vehicles.

The workshop, measuring around 1,245 sq ft, is fitted with a roller door, a vehicle ramp, and benefits from light and power. Beyond the hardstanding lies a grass paddock, ideal for the potential housing of a pony or similar animals, together with an open detached store that provides useful additional storage or could serve as further shelter for pets.

How to Find the Property: To find the property using What3Words search keywords: [///credible.adjuster.positive](#)

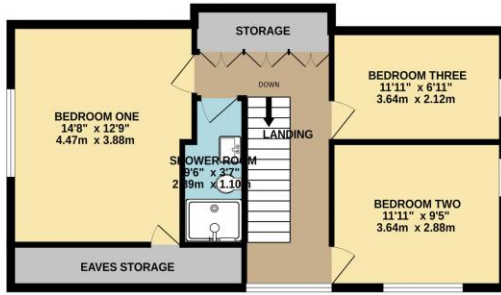


- * Four Bedroom Detached Home
- * Driveway, Detached Workshop & Large Hardstanding
- * Lounge, Dining Room, Kitchen & Garden Room
- * Utility Room & Ground Floor WC
- * Three Bedrooms to the First Floor

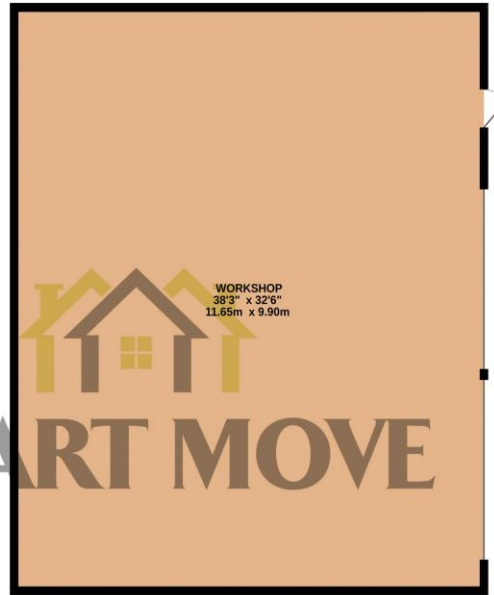
- * Generous Plot of Around 1.2 Acres
- * Private Garden plus Paddock to the Rear
- * Ground Floor Bathroom & First Floor Shower Room
- * Ground Floor Fourth Bedroom / Office
- * Council Tax Band E & EPC Rating D



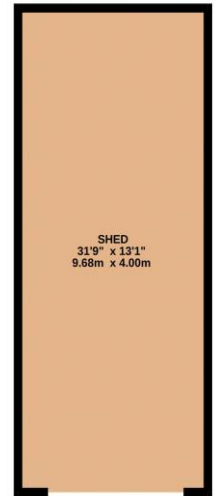
1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



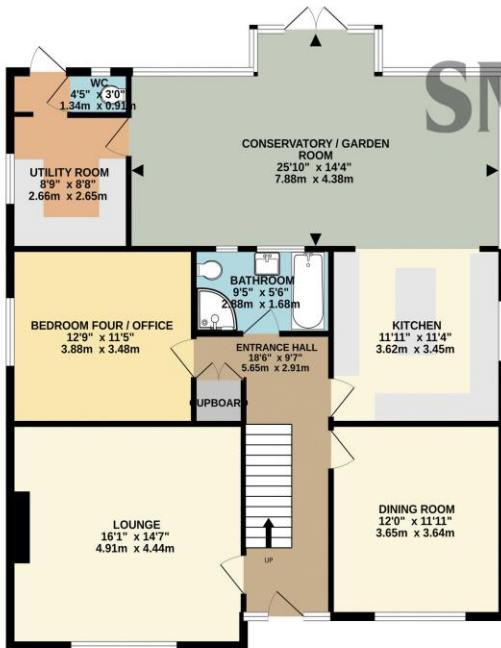
WORKSHOP
1245 sq.ft. (115.7 sq.m.) approx.



SHED
418 sq.ft. (38.8 sq.m.) approx.



GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA : 3527 sq.ft. (327.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.