

# Property Details

Brabiner Cottage, Brabiner Lane,  
PRESTON, PR2 5SN

OIRO £600,000



# Property Photos

Brabiner Cottage, Brabiner Lane, PRESTON, PR2 5SN



Creation Date  
**01/07/2026**

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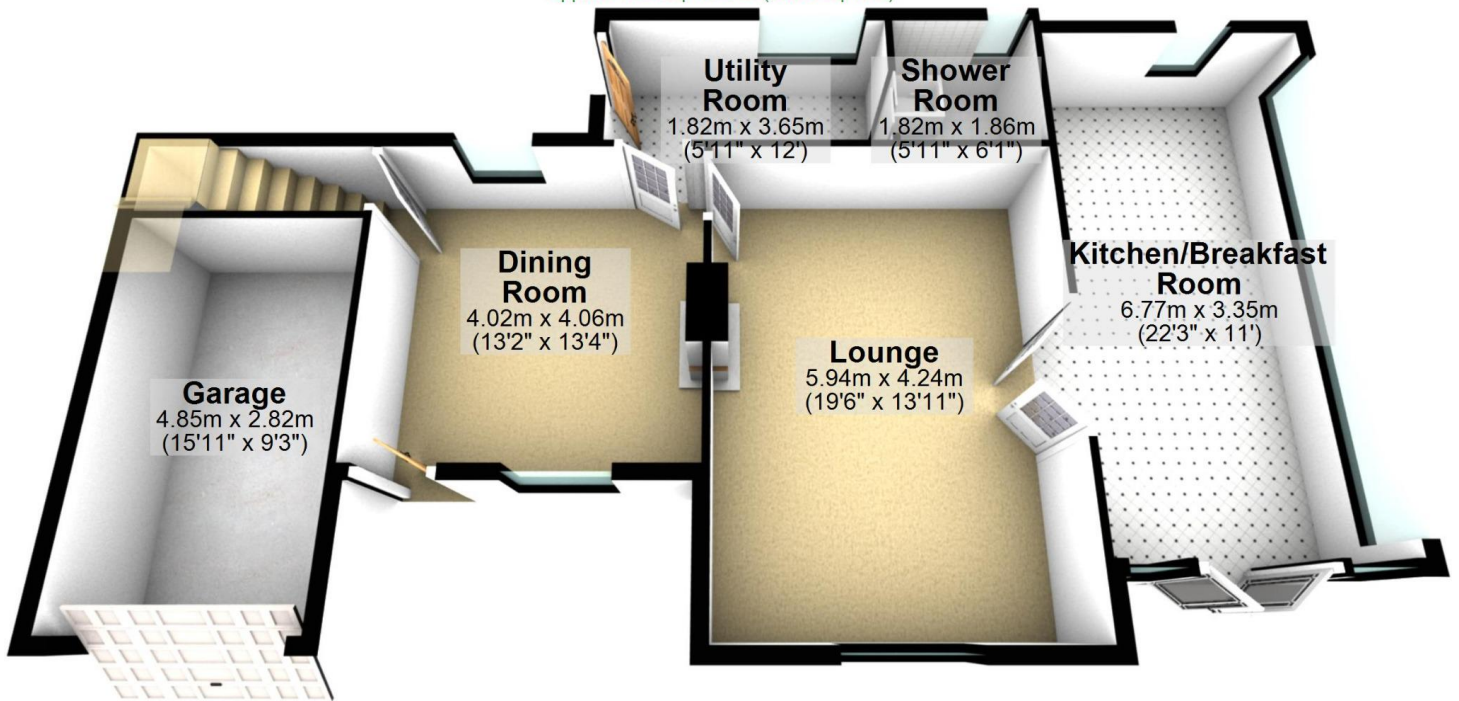
Creation Date  
**01/07/2026**

# Property Floor Plans

Brabiner Cottage, Brabiner Lane, PRESTON, PR2 5SN

## Ground Floor

Approx. 92.9 sq. metres (999.9 sq. feet)



Total area: approx. 147.1 sq. metres (1583.5 sq. feet)

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Creation Date

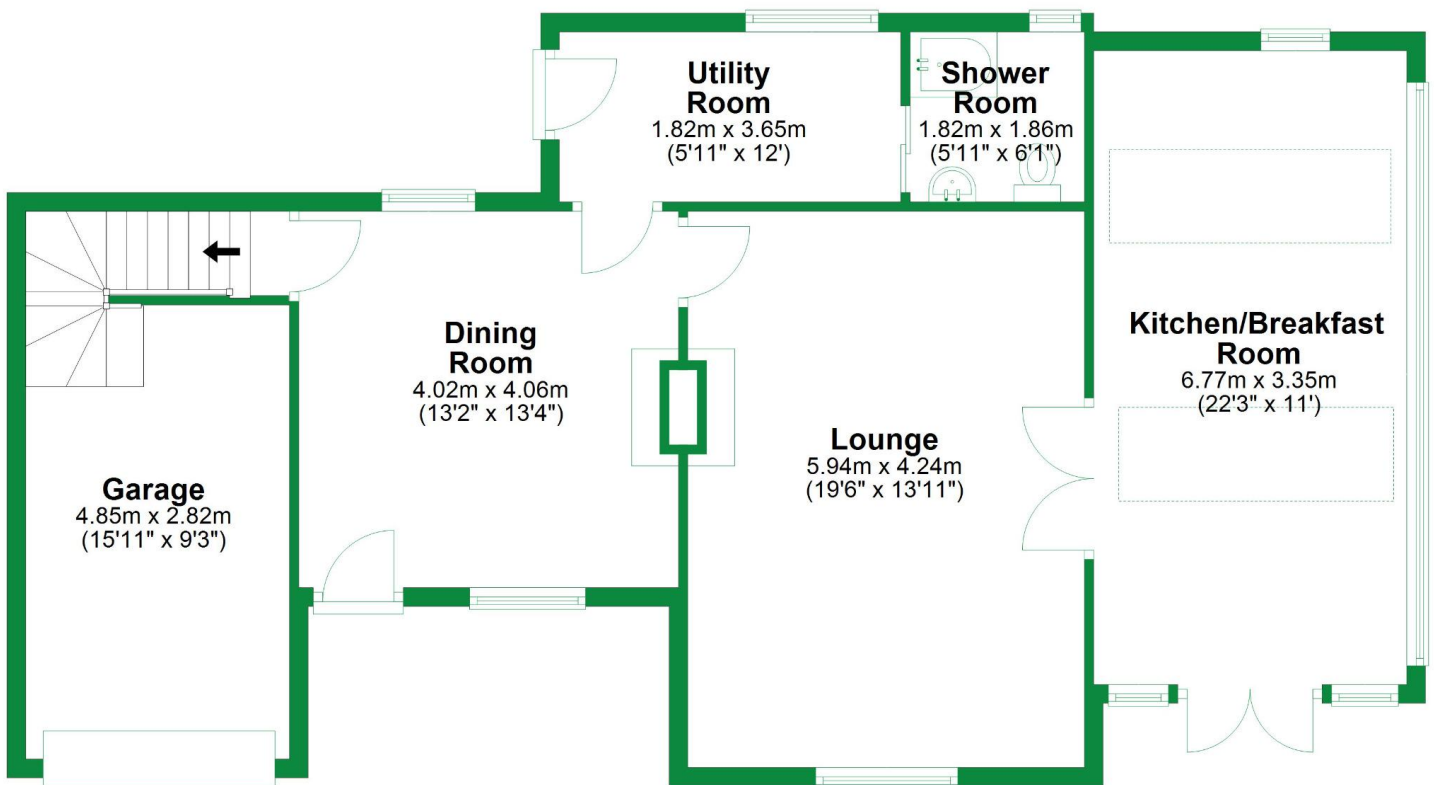
01/07/2026

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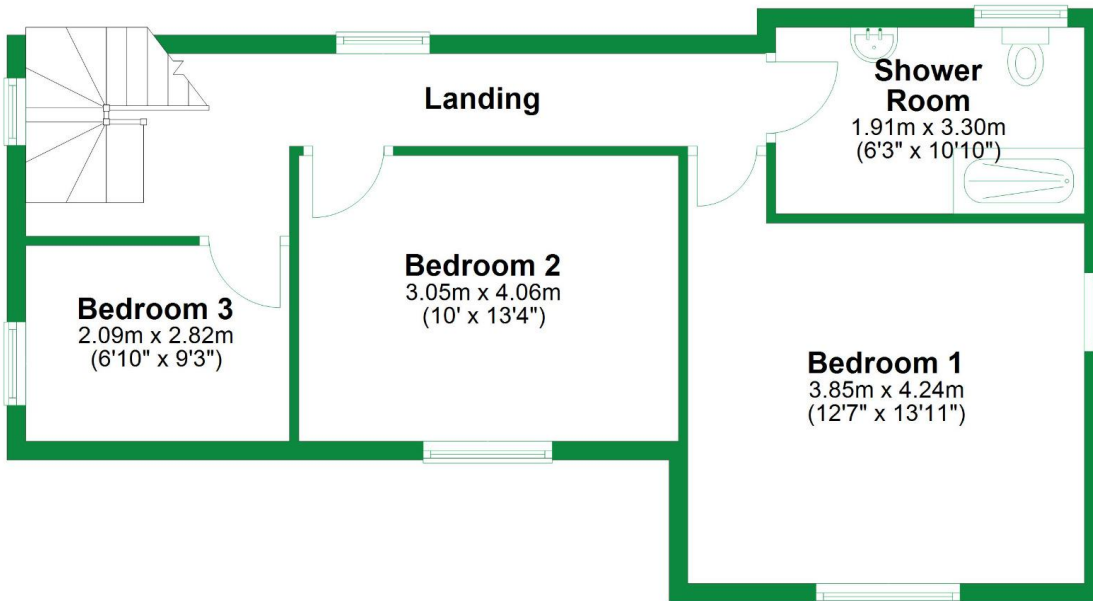
01/07/2026

# Property Floor Plans

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## First Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



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# Property EPC

Brabiner Cottage, Brabiner Lane, PRESTON, PR2 5SN

17/06/2026, 11:40

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
Brabiner Cottage Brabiner Lane Highton PRESTON PR2 5SN	Energy rating <b>D</b>	Valid until:	15 June 2036
		Certificate number:	0098-3063-3206-0886-5204
Property type	Detached house		
Total floor area	120 square metres		

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

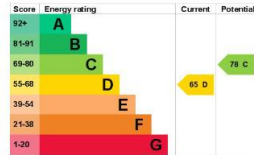
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0098-3063-3206-0886-5204?print=true>

1/5

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# Property Info

Brabiner Cottage, Brabiner Lane, PRESTON, PR2 5SN

## Property Type

House

## Property Style

Detached

## Bedrooms

3

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1583

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Private Supply

## Heating

Gas Central

## Broadband

CABLE

## Accessibility

-

## Restrictions

-

## Condition

-

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£600,000

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

Brabiner Cottage, Brabiner Lane, PRESTON, PR2 5SN

## Feature 1

Detached Rural Cottage

## Feature 2

Beautiful, Mature Gardens

## Feature 3

Three Bedrooms Boasting Beautiful Views

## Feature 4

Two Receptions Rooms

## Feature 5

Breakfast Kitchen With Underfloor Heating

## Feature 6

Utility Room And Downstairs Bathroom

## Feature 7

Character Features Throughtout

## Feature 8

Garage With Ev Charging Point And Off Road Parking

## Feature 9

Close To Local Amenities And Transport Connections

## Feature 10

Outstanding Potential To Further Enhance And Personalise

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# Property Description

Brabiner Cottage, Brabiner Lane, PRESTON, PR2 5SN

## Enchanting Country Cottage with Stunning Gardens, Stream & Panoramic Views

Nestled within an idyllic and private setting, this three-bedroom detached cottage offers a rare opportunity to acquire a character-filled home surrounded by some of the most beautiful gardens and countryside views.

### Key Features

- Detached character property in a highly sought-after rural setting
- Three bedrooms with stunning countryside views
- Beautifully landscaped mature gardens and a substantial plot
- Picturesque brook flowing along the boundary
- Elegant orangery-style kitchen and breakfast room with electric underfloor heating
- Two charming reception rooms with character features
- Exposed beams and feature fireplaces throughout
- Large utility room and ground-floor bathroom
- Private driveway with ample parking
- Single garage with hot and cold water supply and excellent storage potential
- Close to local amenities and transport connections
- Outstanding potential to further enhance and personalise

### Agent's Perspective

This charming stone-built cottage seamlessly blends timeless character with contemporary comfort. At the heart of the home is a beautifully appointed modern kitchen, enhanced by electric underfloor heating and designed to create a welcoming space for both everyday living and entertaining. Perfectly positioned to take advantage of its exceptional setting, the kitchen enjoys breathtaking panoramic views across the surrounding countryside.

The ground floor offers generous and versatile accommodation, including two welcoming reception rooms, each rich in character with exposed wooden beams and feature wood-burning fireplaces that create a cosy atmosphere throughout the seasons. A practical utility room and a downstairs shower room further enhance the home's functionality.

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Upstairs, three well-proportioned bedrooms enjoy delightful views over the surrounding gardens and countryside. The principal bedroom is particularly special, benefiting from breathtaking panoramic views from every window, allowing you to enjoy the stunning landscape from every angle.

Externally, the property truly comes into its own. The beautifully landscaped gardens provide an ever-changing display of colour and texture, with the gently flowing stream adding to the sense of peace and seclusion. Whether enjoying morning coffee beside the water, entertaining guests, or simply appreciating the natural surroundings, the outdoor space offers a lifestyle that is increasingly hard to find. A garage provides useful storage and parking and benefits from an electric vehicle charging point, reflecting the property's blend of traditional charm and modern convenience.

## Client's Perspective

I am so very sad to be leaving the cottage after 42 years due to the need to downsize however I still intend to remain in the area as it is such a beautiful area to be. It has been a delight and privilege to live, work and entertain our friends here. Leaving Brabiner Cottage is one of the most difficult decisions I've made, especially as my wife adored living here.

The characteristic cottage is in a quiet location but still provides easy access to the city, countryside, travel networks, local schools, churches, and a vibrant village community with shops, public house and excellent restaurants.

## Location

Situated in a desirable rural setting, the property enjoys the best of both worlds: a peaceful countryside environment with easy access to nearby villages, local amenities, and transport links. Surrounded by rolling countryside and an abundance of wildlife, the location is perfect for those seeking a slower pace of life without sacrificing connectivity.

A truly special cottage in a magical setting, offering charm, character and a lifestyle that is increasingly difficult to find.

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## Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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