



The Coppice
Bonds Lane | Elswick | PR4 3ZE

 FINE & COUNTRY



Welcome to The Coppice, Bonds Lane, Elswick, PR4 3ZE

Set within approximately 2.33 acres in the charming Fylde village of Elswick, The Coppice is a beautifully upgraded and substantially extended modern country home that perfectly balances high quality appointments to bring a touch of luxury to your everyday with an idyllic rural lifestyle.

Recently transformed to an exceptional standard, the property offers over 2,100 sq ft of light-filled accommodation, including a striking first-floor addition that captures far-reaching views across open farmland to the Bowland Fells. Designed with both family life and entertaining in mind, the versatile layout is complemented by neatly kept, level and above all, private gardens, a substantial modern barn, stable block and adjoining paddocks, creating a rare opportunity for those seeking a genuine lifestyle property.

Despite its tucked away and rural setting, The Coppice enjoys excellent connectivity, with nearby villages providing everyday amenities, larger market towns and cities within easy reach and convenient access to the M55, M6 and West Coast Main Line. Whether your passion is horses, the great outdoors or simply embracing the tranquillity of country living without sacrificing modern convenience, The Coppice offers an exceptional home in one of Lancashire's most desirable rural settings.



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We've loved evolving The Coppice into our much loved family home. People say that they are lucky to have good neighbours but we are truly blessed. We will really miss the neighbours, from sharing our passion for freshly made goodies, to helping each other if needed.

We will miss the constantly changing views of the Bowland Fells, from the sun first peeking over the fells, to the ever changing sunlight throughout the day, to watching the deer trotting across the distant fields, it's a house where it's easy to be late for breakfast, the views are truly captivating from the moment you open the curtains. The views at night we also find quite magical, with the dark skies and the tiny twinkly lights from the houses across the fells in the winter.

We love the rural setting but have found we're still incredibly accessible for local shops, pubs and restaurants in Great Eccleston (it's within walking distance), Kirkham and Garstang.



Location

Elswick is a small and attractive village on the Fylde peninsula, there are local facilities including a pub and useful newsagents, with additional services in neighbouring villages of Little and Great Eccleston which are within walking distance. For a wider selection, try Kirkham and the attractive market town of Garstang where supermarkets are available and, in the latter, a busy high street with independent retailers and a weekly market.

Whilst all different, the cities of Preston, Lancaster, Manchester and Liverpool between them offer a full range of commercial and recreational facilities including a vast array of restaurants and great shopping. Culturally, there is a choice of theatres, cinemas and established arts and music scenes with festivals and events throughout the year.

If access to the great outdoors is important to you then at Elswick it's all around. Not only are there super views from the rear elevation and garden of The Coppice over towards the distant Bowland Fells, but there is ready access to the protected National Landscape (formerly the AONB) of the Forest of Bowland. This covers 300 square miles with fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. It offers many opportunities for outdoor adventure with an extensive network of lanes, footpaths and bridle paths for walking, running and cycling as well as hacking out on horseback.

Although rural, the location is not at all isolated, so whether you need to travel for business, family commitments or social engagements, transport links are to hand with convenient access onto the M55 and M6, or if travelling by train, there are stations at both Preston and Lancaster on the main West Coast line with a connecting branch line station at Kirkham and Wesham which has direct services to Manchester airport, ideal if you'd prefer to save the hassle and costs of car parking.

Setting the scene

The Coppice has recently been substantially extended by way of a substantial dormer addition and additionally undergone a thorough renovation with great attention to detail in the specification and standard of work. The previous true bungalow didn't maximise the setting and enjoy any views to the Bowland Fells, but the two new first floor bedrooms and the lovely galleried seating area all command a great outlook across surrounding farmland to the impressive undulating hills in the distance.

As well as the first floor addition, comprehensive work has included a new Worcester Bosch boiler and many new radiators, new complementary kitchen and utility fittings, a modernised ground floor bathroom, new composite external doors, new contemporary oak internal doors (with antique brass effect handles, hinges and thresholds) and two new fully glazed external doors to allow additional light to flood into the spacious hall and sitting room. Furthermore, a new consumer unit has been installed along with a partial rewire to bring the property fully up to code, there is also capacity to add an EV charging point if required. Once the structural work and appointments were complete, new decorations, floor coverings and light fittings completed the transformation.





The Grand Tour

Approach via a covered front entrance for shelter and be welcomed into a generous reception hall that immediately sets the tone for the property, providing an impressive feeling of openness and acting as a natural lynchpin for the whole flow of accommodation.

To the left is a beautifully proportioned sitting room, with southern and westerly aspects it is flooded with natural light and centred around an attractive fireplace with wood burning stove, creating a warm and inviting principal reception space. The recently added glazed door opens to the main seating terrace for convenience when enjoying the garden. Also facing south, the dining kitchen is ideal for both everyday family living and entertaining. Extensive cabinets have painted solid ash doors with oak worktops. The adjoining utility room offers practical convenience with cleverly concealed storage for coats and outdoor footwear, direct access outside and through to the integral garage which is currently used as a home office but could be easily reinstated by simply removing the office furnishings.

The ground floor offers two spacious double bedrooms, both enjoying pleasant outlooks to the garden and served by an attractively appointed family bathroom complete with both bath and large separate shower.

One of the standout features of the home is the recently constructed first floor with its new solid oak staircase. The first floor has been thoughtfully designed to create exceptional principal and guest bedroom suite arrangements. A bright and spacious landing, enhanced by natural light and super open views, provides a wonderful feeling of space and accommodates a second seating area; lovely for reading, catching up with the latest box set or as a home study area. Leading from the landing are two impressive double bedrooms, each generously proportioned benefitting from its own contemporary ensuite shower room and walk-in wardrobe. Both enjoy views of the Bowland Fells. This first floor addition has been carefully integrated with the original property, creating stylish, modern accommodation that is both practical and luxurious.

Throughout the home, plentiful glazing ensures every room feels bright and airy, while the generous proportions create a wonderful sense of openness. The layout offers excellent flexibility, making it equally suited to family living, multi-generational occupation or those seeking generous guest accommodation.

Overall, the property extends to over 2,100 sq ft within the main house. The combination of spacious ground floor living, the impressive first-floor extension and its light-filled interiors results in a home that feels both substantial and exceptionally comfortable. It's also ready to move straight into and start enjoying.



Step Outside

An enviable combination of gardens, land and outbuildings for an active outdoor lifestyle.

Gardens

There are two gated vehicular entrances from Bonds Lane, offering an in and out route, ample parking and a direct access to the stables and land away from the main house's parking area. The boundary along Bonds Lane is hedged which provides privacy.

The front elevation faces almost due south, the seating area along the rear elevation attracts the morning sun, as it then moves round to the main seating area which enjoys a view to the west of the attractive lawn garden with a deep, colourful planted bed along the side of the barn. The lawn garden to the back of the house has an established apple tree centrally planted and creating an attractive focal point.

Land

The agricultural land is situated to the north and is divided into the "top paddock" and "bottom paddock" by a public footpath which is fenced off completely. In total the plot extends to c. 2.33 acres.

The vendors operate a "paddock paradise grass track system with loafing/winter turnout area" in the paddock nearest the house and adjacent to the stables. This encourages horses to walk around the field for exercise, rather than taking short cuts. Access to the loafing area and stables is created by gates being opened and closed in a certain configuration to allow horses flexible access depending on their needs. There is a yard area between the stables and barn and a second off grass turnout area to the west, the vendors say this has been particularly useful for winter turnout. There is direct vehicular access for horseboxes from the public highway with ample room to park and store such vehicles. The track system has inner and outer electric fencing, run from a mains energizer, all of which are included in the sale.

Straddling the boundary between The Coppice and the neighbouring property is a natural pond, fenced from the paddock for safety it attracts all manner of wildlife including moorhens, herons and kingfishers. Lapwings have been spotted and are often heard, along with numerous birds of prey.

Outbuildings

The professionally built timber stable block was added in 2024 and comprises two loose boxes and a store, which could easily be converted to a third stable with the addition of a new door and kickboards. All three have bubble top, wall to wall rubber matting and LED lighting. There is also an additional lean to store at the far end.

The modern sheeted barn was built in 2012 and has insulated floor, walls and ceiling. With vehicular and pedestrian access, power, light and water, it's an exceptionally useful building.





FURTHER INFORMATION

On the Road

Great Eccleston	1.5 mile
Kirkham	6.0 mile
Garstang	8.6 miles
Preston	14.6 miles
Lancaster	18.4 miles
Manchester	45.8 miles
Liverpool	51.3 miles

Transport links

J3 M55	3.7 miles
Kirkham and Wesham railway station	5.3 miles
Preston railway station	14.9 miles
Manchester airport	55.3 miles
Liverpool airport	60.3 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.

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

Services

Mains electricity and water. Oil fired central heating from a Worcester combination boiler in the utility room.
Private drainage to a sole use tank located within the boundaries.
External CCTV. Imou video doorbell with access via an App.

Local Authority charges

Fylde Council - Council Tax band E

Tenure

Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

48 mins	Manchester (Picadilly)
2 hr, 11 mins	London (Euston)
2 hr, 30 mins	Edinburgh

Directions

What3words /// smile.hothouse.sneezed

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtain poles, blinds, light fittings and domestic appliances as follows: Rangemaster professional (six plate hob, two ovens, grill and warming drawer), Smeg extractor fan and Bosch dishwasher.

Available by way of further negotiation are the curtains, drawers in main bedroom's walk in wardrobe and ensembles and free standing appliances comprising: larger fridge and tall freezer (both Smeg), Bosch washing machine, three Samsung wall mounted televisions (all hardwired to internet, 80" screen in sitting room, 65" screens in both of the first floor bedrooms).

Please note

A public footpath crosses the paddock and is fenced from the land.

Anti Money Laundering Regulations (AML)

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 to conduct these checks at a charge of £48 inclusive of VAT 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.

Places to visit

Between them Preston and Lancaster have a great choice of historic buildings, museums and galleries to visit.

Live theatre: The Preston Playhouse and Preston Guild Hall. The Dukes and Lancaster Grand in Lancaster.

Historic houses: Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stonyhurst College, amongst many others.

Cinema: The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston.

The Bowland Visitor Centre

Sport and recreation

For those with horses, straight from the door there is a byway that's only wide enough on foot or horse, it's popular for hacking out and provides a good circular route into Elswick. There are plenty of other routes locally for a ride out, we can provide more details if of interest.

In Preston: the UCLan Sports Arena with 3G pitches, hockey and tennis courts; the Sir Tom Finney Sports Centre with indoor and gym facilities; and Preston Sports Club for cricket and hockey. The city also features numerous public football pitches in parks and playing fields.

Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of cycling routes (both on and off road) throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is something for all levels.

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

Gym and spa facilities: Barton Manor Hotel, Acresfield Health Club & Spa, and The Spa Hotel, Ribby Hall

The Flower Bowl entertainment venue at Barton Grange offers crazy golf, curling, ten pin bowling and two restaurants

Parkruns on a Saturday morning at Preston, Garstang, Blackpool and Lancaster

Places to eat

The White Bull, Bilsborrow

The Italian Orchard, Broughton

Ye Horns Inn, Goosnargh

The Derby Arms, Longridge

The Hand and Dagger, Treales

The White Bull & The Farmers Arms, Great Eccleston

The Cartford Inn, Little Eccleston

The Plough, Eaves

The Patten Arms, Winmarleigh

The Parkers Arms, Newton in Bowland

The Assheton Arms, Downham

The Freemasons, Wiswell

The Shireburn Arms, Hurst Green

The Waddington Arms, The Lower Buck Inn & The Higher Buck, Waddington

Special occasions

Pipers, Garstang

The Gibbon Bridge, Chipping

The Three Fishes, Whalley

Northcote, Langho

Eight at Gazegill, near Clitheroe

The Inn at Whitewell, Forest of Bowland

Great walks nearby

The public footpath that crosses the field goes to Great Eccleston and is ideal for visiting The White Bull or The Farmers Arms in the village.

Hop in the car to explore the Fylde coastline, the Beacon Fell Country Park or the protected National Landscape of the Forest of Bowland which includes fells, deep valleys, ancient woodlands, sprawling heather and peat moorland.

Slightly further afield, but very much within day trip territory are the National Parks of the Lake District and Yorkshire Dales.

Canalside walks in Garstang and Lancaster.

Schools

Primary

Great Eccleston Copp CoE Primary School

St Mary's Catholic Primary School

Inskip St Peter's CoE School

Out Rawcliffe CoE Primary School

Treales CoE primary School

Secondary

Kirkham Grammar School

Hodgson Academy, Poulton le Fylde

Broughton High School

Garstang Community Academy

Archbishop Temple School, Fulwood

Corpus Christi Catholic High School, Fulwood

Cardinal Allen Catholic High School, Fleetwood

Independent - AKS, Rossall and Stonyhurst College

Further Education

Colleges – Preston, Myerscough, Lancaster and Morecambe

Universities - Central Lancashire, Lancaster and Cumbria (Lancaster campus)

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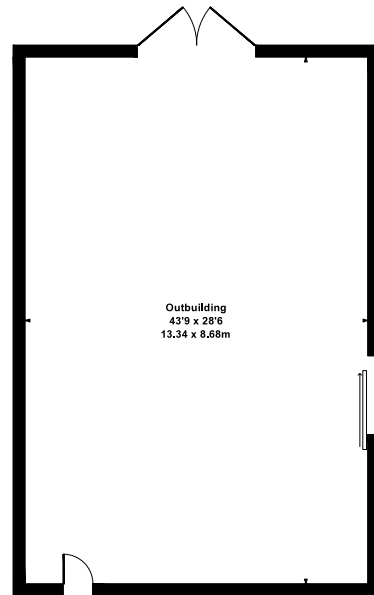
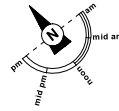
Approximate Gross Internal Area

House : 2110 sq ft - 196 sq m

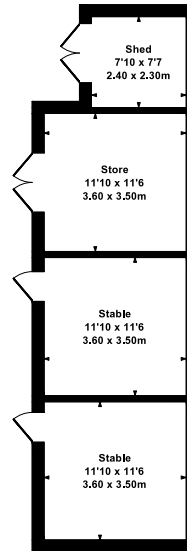
Outbuildings : 1733 sq ft - 161 sq m

Garage : 226 sq ft - 21 sq m

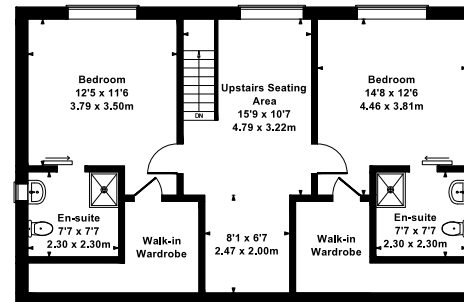
Total : 4069 sq ft - 378 sq m



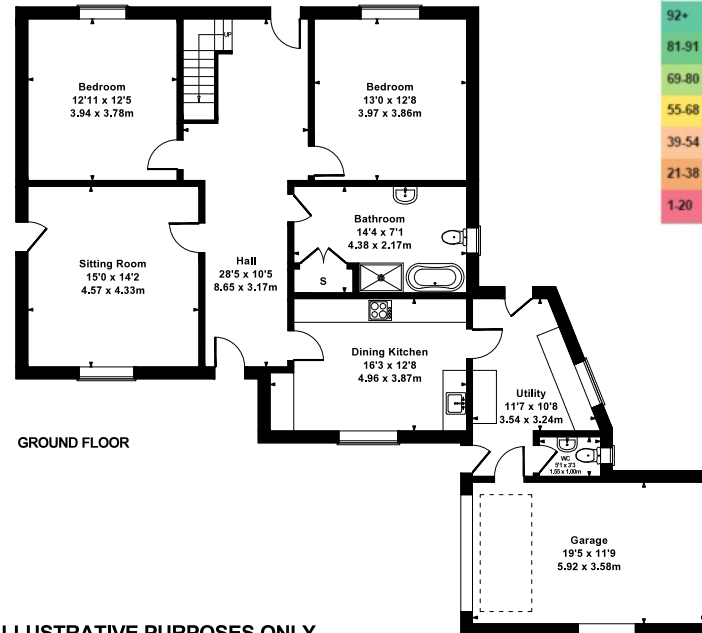
OUTBUILDING



OUTBUILDINGS



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,



FINE & COUNTRY

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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, 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

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