



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£500,000

Shoreside Farm, Shore Road, Hesketh Bank, Preston, PR4 6XP

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## PROPERTY SUMMARY

Built in circa 1840 this is a rare opportunity to acquire a detached farmhouse with double garage and workshop and approx 1 acre plot. The spacious and well presented accommodation comprises vestibule, reception hall, wc, two reception rooms, fitted dining kitchen and utility room. To the first floor there are three double bedrooms and modern bathroom. The property benefits from oil fired central heating, double glazing throughout and open views towards the fylde coast. No Chain.





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

E



THREE BEDROOM DETACHED FARMHOUSE WITH DOUBLE GARAGE

TOTAL FLOOR AREA : 3154 sq.ft. (293.0 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.