

# GUILDHALL

SALES & LETTINGS



## Brooklands Blackpool Road

St. Michaels, Preston, PR3 0UA

Offers Over £1,200,000



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**\*\*A 'GRAND DESIGN' OPPORTUNITY WITH VAST OF POTENTIAL FOR THOSE LOOKING FOR A PROJECT, ONLY LIMITED BY THE IMAGINATION!\*\***

Nestled in the sought-after rural setting of St Michaels, Preston, this substantial detached residence offers a rare opportunity for those seeking space, versatility, and the scope to create something truly remarkable.

The property provides five generous bedrooms, complemented by five versatile reception rooms, including a dedicated games room, making it perfectly suited for growing families living or those who enjoy entertaining. There are four bathrooms throughout, along with a fitted kitchen, ensuring immediate practicality while still offering significant potential for further enhancement.

Set within approximately seven acres of land, the grounds are a particular highlight. A stunning one-acre lake sits at the heart of the estate, stocked with fish including carp and frequented by ducks, creating a serene and picturesque setting. Additional features include a substantial barn (approx 60ft x 45ft), a semi-constructed menage, and planning permission already approved for a six-car garage—providing immense flexibility for development and bespoke use.

The exterior is equally impressive, with extensive off-road parking and large, open spaces ideal for equestrian, leisure, or lifestyle pursuits. The current owner has made creative use of the former pool area, decking it over to provide additional living accommodation above. This property represents an exceptional lifestyle opportunity with huge potential to transform into a unique country estate. With its combination of space, land, and established features, it's an ideal choice for buyers looking for a great opportunity. Please note the wooded area belongs to the neighboring property.



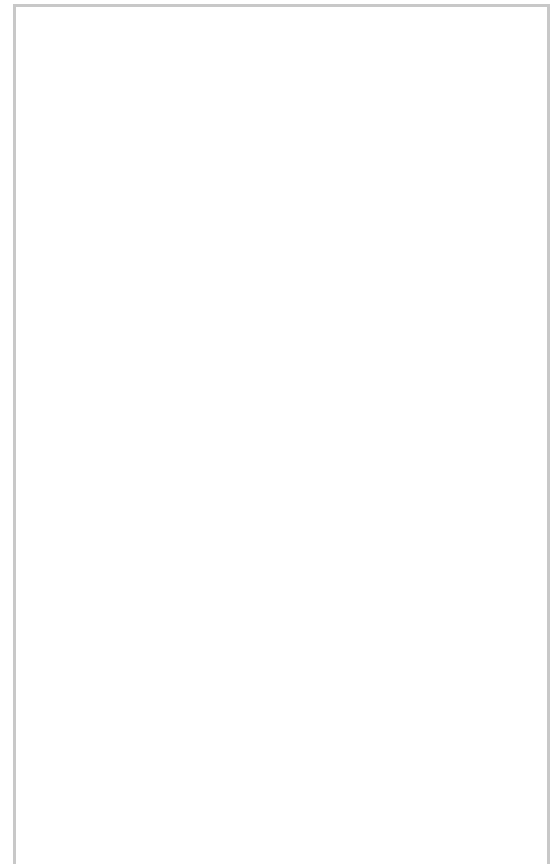
**Please Note**

\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\*

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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