

**Guide Road,
Hesketh Bank**


SMART MOVE



Asking Price £650,000



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This substantial nine-bedroom detached property occupies a prominent position in a desirable semi-rural village, combining tranquillity with excellent accessibility. Offering extensive internal space and a flexible configuration, it represents a rare opportunity for investors, developers or operators seeking premises suitable—subject to planning—for care provision, specialist accommodation or other commercial ventures. Its scale, setting and layout make it a compelling prospect for both residential and business use. Viewing is by appointment via Smart Move, to enquire with our Tarleton office now.

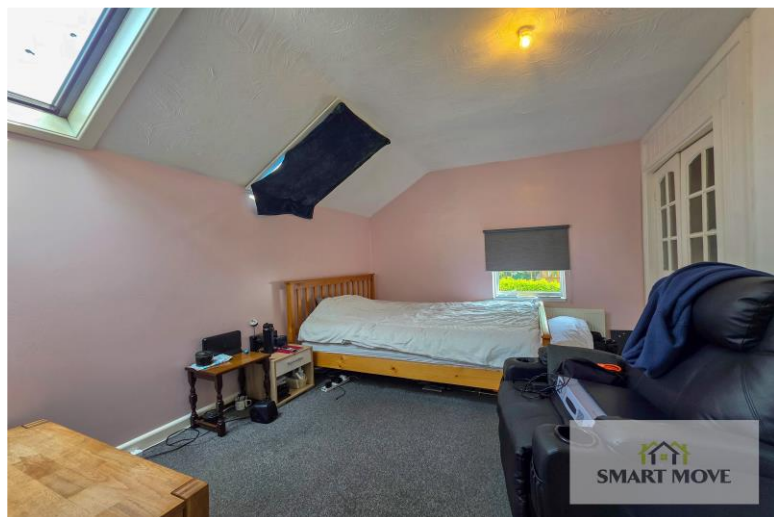
The property spans around 2,930 sq ft and in brief includes: entrance porch to the left-hand side of the property which leads to a central hallway with staircase to the upper floor, lounge, dining room, kitchen with external door leading to the rear patio, ground floor bedroom, ground floor shower room, landing, first floor WC and three bedrooms to the first floor, which completes the left-hand side of the property. In the centre of the two sides of the property is a one bedroom self-contained apartment / annex, which has French doors to the front of the property, a central lounge with external door leading to the rear, a bedroom, three piece shower room and fitted kitchen, which makes for a fantastic guest suite or "granny annex."

The right-hand side of the property is self-contained and as has its own front door, which leads to a hall with stairs leading to the first floor, ground floor bedroom with a en suite shower room off, large open plan lounge diner with sliding patio doors opening to the garden, separate fitted kitchen which also has a external door to the garden, first floor landing with airing cupboard, three piece first floor shower room, two bedrooms and the third bedroom has an additional reception room off (which could also be separated to create a fourth bedroom.) In all, the accommodation on offer within this unique property offers a massive array of uses to suit a multitude of potential buyers needs, so enquire now before it is too late.

The property occupies a generous corner plot of around 0.19 acres and as such boasts ample outside space including: a lawned garden to the left-hand side with laurel hedging border, tarmac driveway to the front for a couple of vehicles, rear paved courtyard style garden area with a garden shed and gated access. To the right-hand side is a further enclosed private garden area with paved patio, artificial lawn, planted flower beds and gated access to both the front of the property as well as to the rear car park. The rear car park is accessed off Guide Road and provides further off road parking for mutiple vehicles on the tarmac driveway.

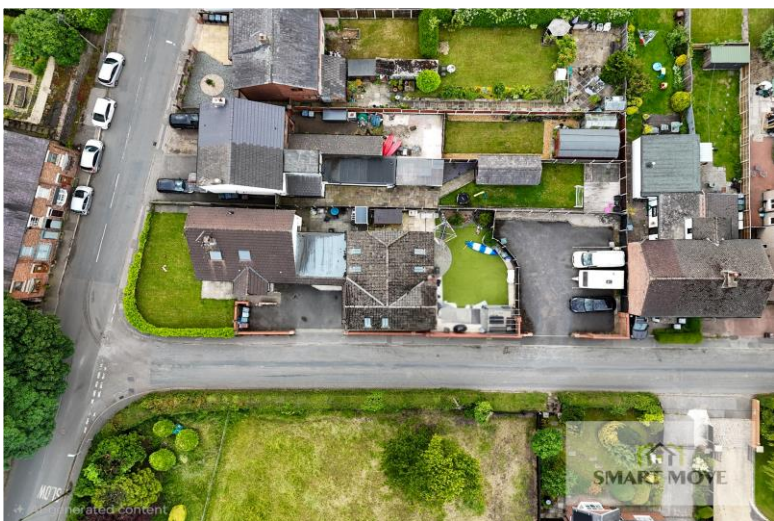
Planning permission was granted in 2007 (now lapsed) for use as a children's home for up to 6 children. West Lancs. planning reference: 2006/1104. If the intending purchaser was looking for a similar use, then a new planning application would need to be submitted, but it shows the potential that this property has.

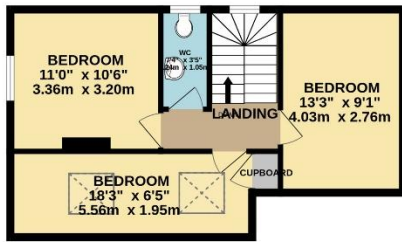
How to Find the Property: To locate the property using What3Words search keywords: [///blame.proof.hires](#)



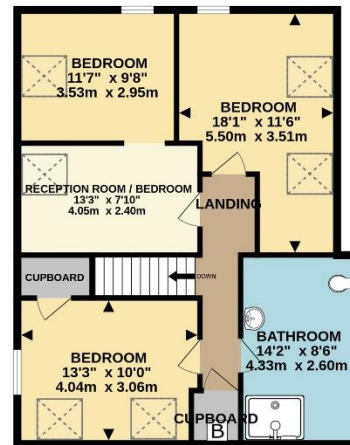
- * Large 9 Bedroom Detached House
- * Plot of Around 0.19 Acres
- * PP (Now Lapsed) for use as Children's Home
- * Private Gardens on Two Sides plus Car Park
- * Viewing by Appointment Only

- * Substantial Accommodation circa 2,930 sq ft
- * No Onward Chain & Vacant Possession
- * Potential for Various Uses (STPP)
- * Semi Rural Village Location
- * Freehold, Council Tax Band F & EPC Rating tbc





1ST FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



SMART MOVE



GROUND FLOOR
1728 sq.ft. (160.6 sq.m.) approx.

TOTAL FLOOR AREA : 2930 sq.ft. (272.2 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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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.