



Fermor Road, Tarleton, Preston

Offers Over £636,950

Property is a work in progress and will be finished for completion

Ben Rose Estate Agents are pleased to present to market this beautifully presented, five-bedroom detached family home, situated in a highly sought-after and peaceful village setting in Tarleton, Lancashire. This luxurious property offers a perfect blend of contemporary design and high-quality finishes throughout, making it ready for immediate move-in. The home provides spacious and versatile living accommodation ideal for growing families, with stunning countryside views to the rear adding to its tranquil appeal. Perfectly positioned, the property enjoys easy access to a range of local amenities, including well-regarded schools, shops, and eateries within the village. Excellent travel links are close by, with both Southport and Preston easily accessible via the A59, while the nearby M6 and M65 motorways provide convenient connections to Liverpool and Manchester. Tarleton also benefits from strong bus links and a welcoming community atmosphere, ideal for family living.

Stepping inside, you are welcomed into a bright and inviting reception hall, setting the tone for the stylish interiors that flow throughout the home. To the front, the spacious lounge provides a warm and comfortable space for family relaxation, complemented by a stunning bespoke media wall that serves as a focal point. Moving towards the rear, you'll discover the heart of the home — a luxurious open-plan kitchen, dining, and snug area. The newly installed kitchen features a sleek, modern design with integrated appliances, ample storage, and a central island with a breakfast bar, perfect for casual dining. The adjoining dining area offers space for a family-sized table, while bi-folding doors seamlessly open out to the garden, flooding the space with natural light. A cosy snug area with a second bespoke media wall completes this impressive open-plan layout. A convenient utility room is located just off the kitchen, providing through access to the WC.

Ascending to the first floor, a spacious open landing welcomes you, beautifully enhanced by a striking floor-to-ceiling window that fills the space with light. The property boasts five well-proportioned bedrooms, each finished to a high contemporary standard. The master bedroom enjoys peaceful views to the rear and benefits from a stylish modern en-suite. Bedroom two also features its own en-suite, perfect for guests or older children. The remaining bedrooms are equally well presented and served by a luxurious four-piece family bathroom, complete with a freestanding bath and separate shower.

Externally, the property has a private driveway offering off-road parking for multiple vehicles and leading up to a single integrated garage. The rear garden is a true highlight — private and enclosed, featuring a well-maintained lawn and a patio seating area ideal for entertaining or unwinding while taking in the scenic views.

This home truly combines modern family living with a touch of luxury, making it an exceptional opportunity for those seeking a high-quality property in the quiet yet well-connected village of Tarleton.



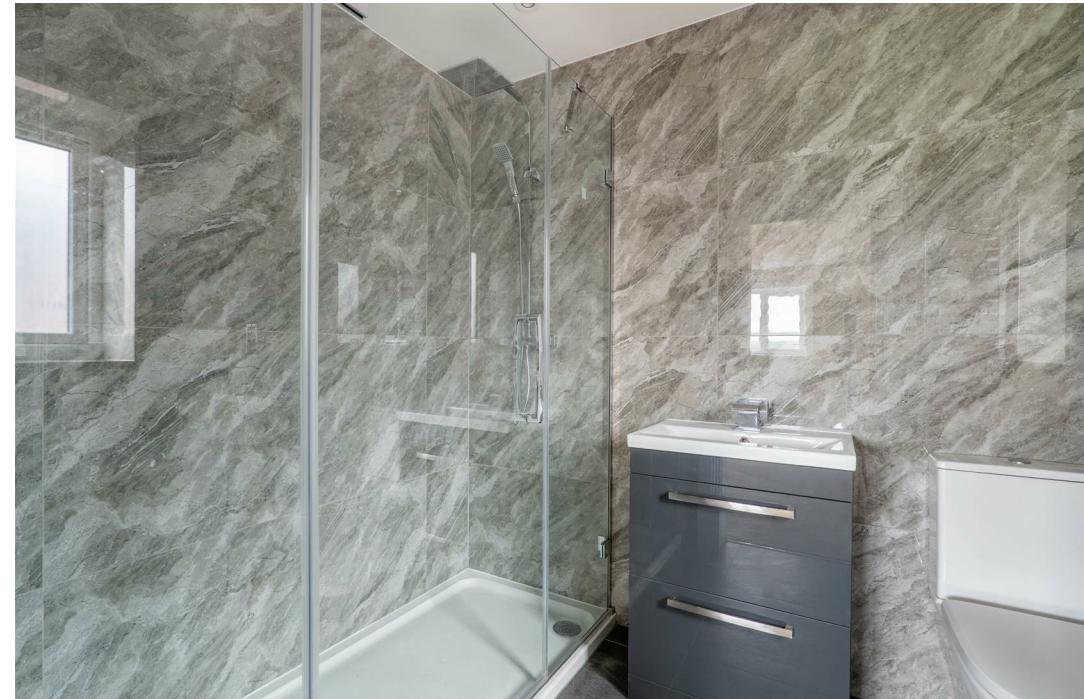


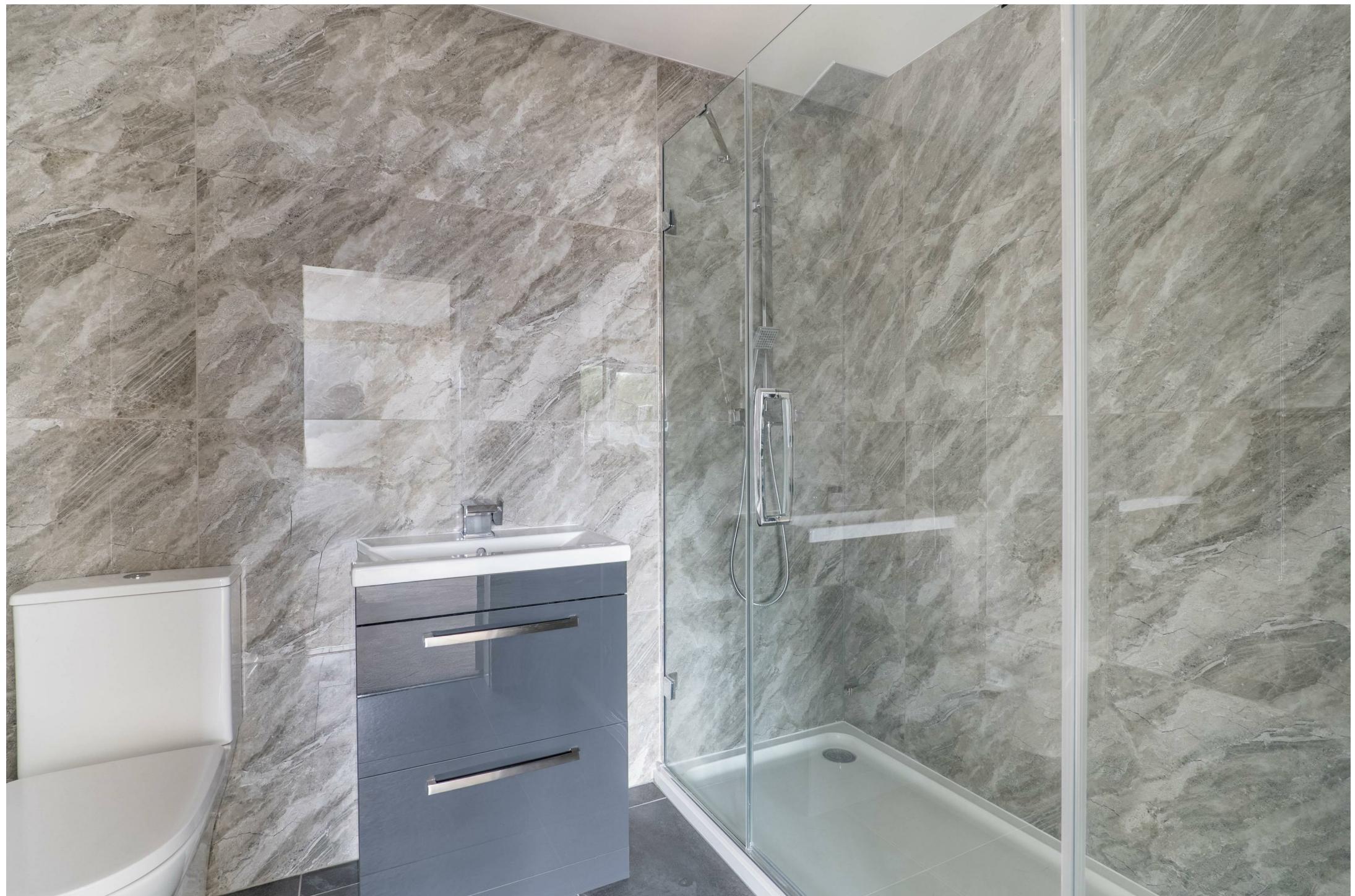












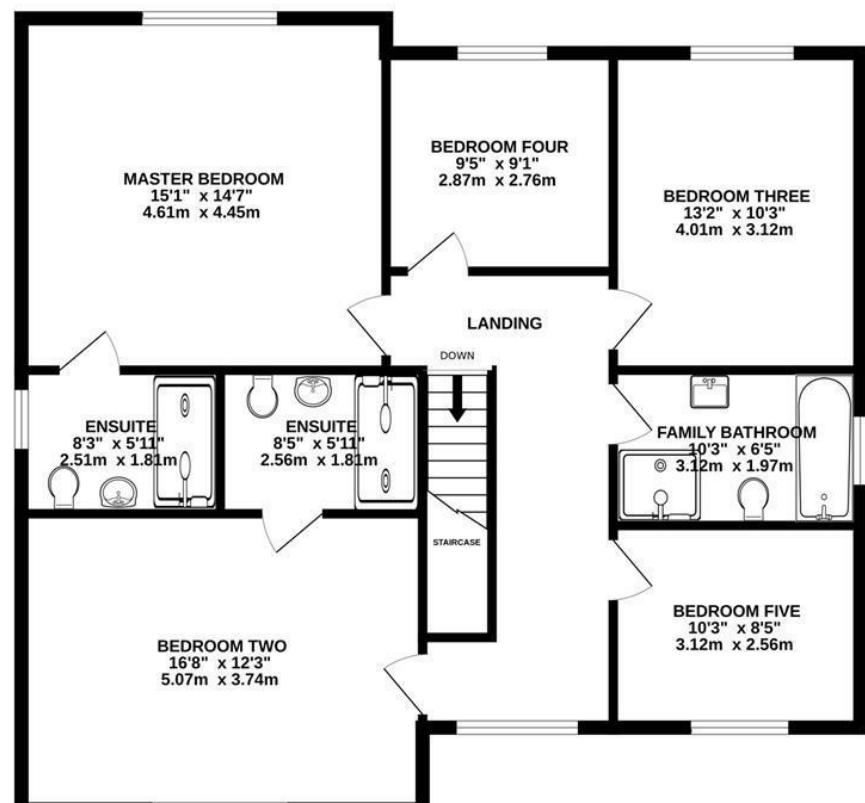
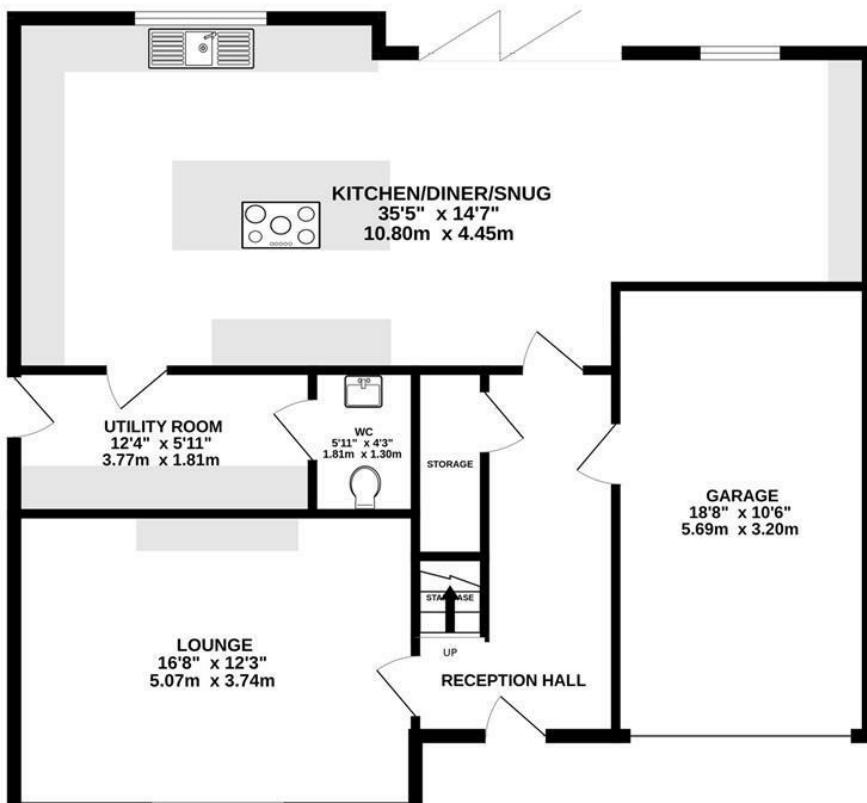




BEN ROSE

GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.

1ST FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



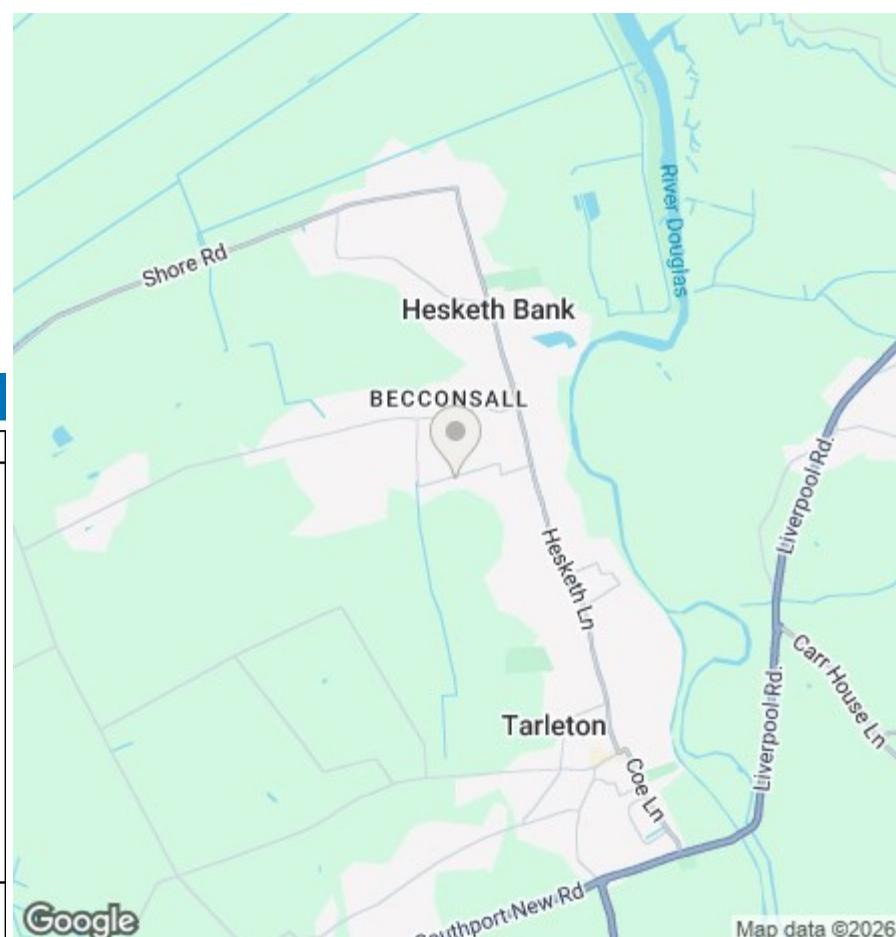
TOTAL FLOOR AREA : 2128 sq.ft. (197.7 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	