

HOME  TRUTHS



Granville Avenue, Hesketh Bank

PR4 6AH





Tucked away on a quiet private road in a highly sought-after residential location, this exceptional bespoke family home offers the perfect blend of single-level living and expansive family accommodation. With four double bedrooms and approximately 2,500 square feet of beautifully appointed living space.

The tarmac driveway provides ample parking for multiple vehicles and leads to the EV charging point, secure rear parking, garage/workshop, and the main entrance.

Step into the welcoming hallway, where panelled walls and wooden flooring immediately set the tone for the quality throughout. To the front are bedrooms two and three, both generous doubles with elegant bay windows.

Further along the hallway are bedroom four and the superb principal suite, a wonderfully private retreat featuring patio doors opening onto a secluded terrace, along with a dressing area and a stylish en suite complete with fully tiled finishes, walk-in shower, floating vanity basin, wc and heated towel rail.

The true centrepiece of the home occupies the rear of the property — a breathtaking open-plan family room flooded with natural light. This magnificent space offers extensive room for both relaxed living and entertaining, while the kitchen comprises a range of wall and base units centred around a substantial island with integrated appliances.

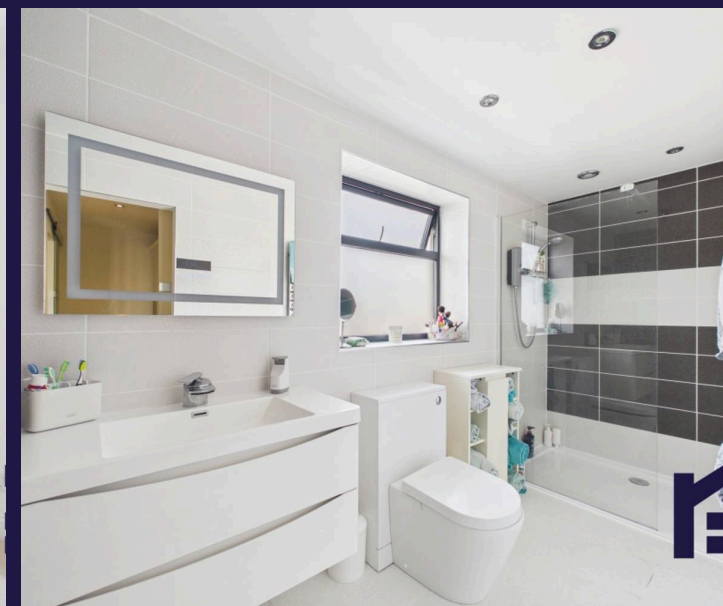


The luxurious family bathroom features fully tiled elevations and flooring, bath, rainfall shower, wash hand basin on vanity, wc and heated towel rail. Adjacent sits the highly practical utility/preparation kitchen, fitted with its own hob, oven, sink and additional appliance space — ideal for entertaining or multigenerational living.

Stairs rise to the first floor office area, leading onward to a superb additional reception space, evocative of a first-class airline lounge, enjoying elevated views over the garden — perfect as a media room, studio or relaxation area.

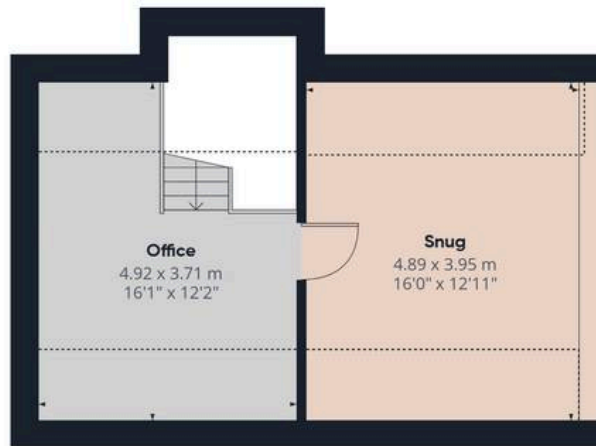
Externally, the landscaped rear garden is designed for both enjoyment and entertaining. A decked seating area and lawn bordered by mature planting lead gently down to the substantial garage/workshop, additional sun terrace, and atmospheric kasbah seating area, creating a truly unique outdoor environment.

Combining high specification finishes, outstanding versatility and remarkable entertaining space, this is a rare opportunity to acquire a one-of-a-kind home within easy reach of village amenities.

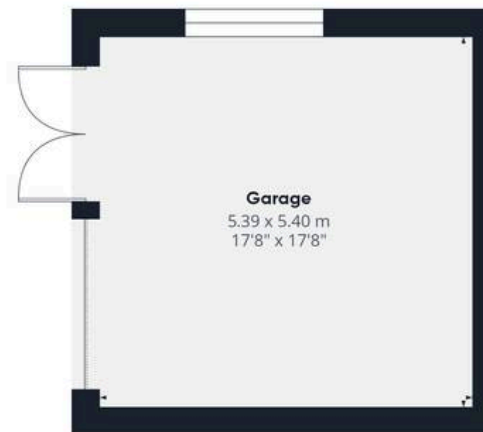




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

237.8 m<sup>2</sup>

2561 ft<sup>2</sup>

**Reduced headroom**

15.9 m<sup>2</sup>

171 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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