

GUILDHALL

SALES & LETTINGS



GUILDHALL
SALES & LETTINGS

Full Site at Brooklands Blackpool Road St. Michaels, Preston, PR3 0UA

Asking Price £1,075,000



4



5



****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.



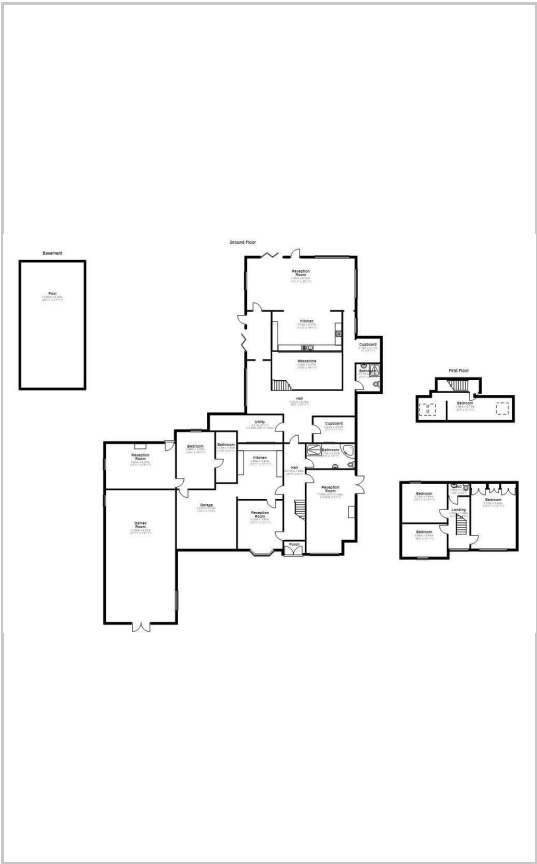
Please Note

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.

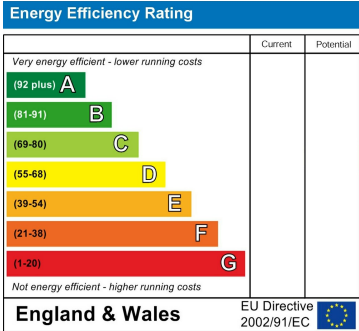
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.