

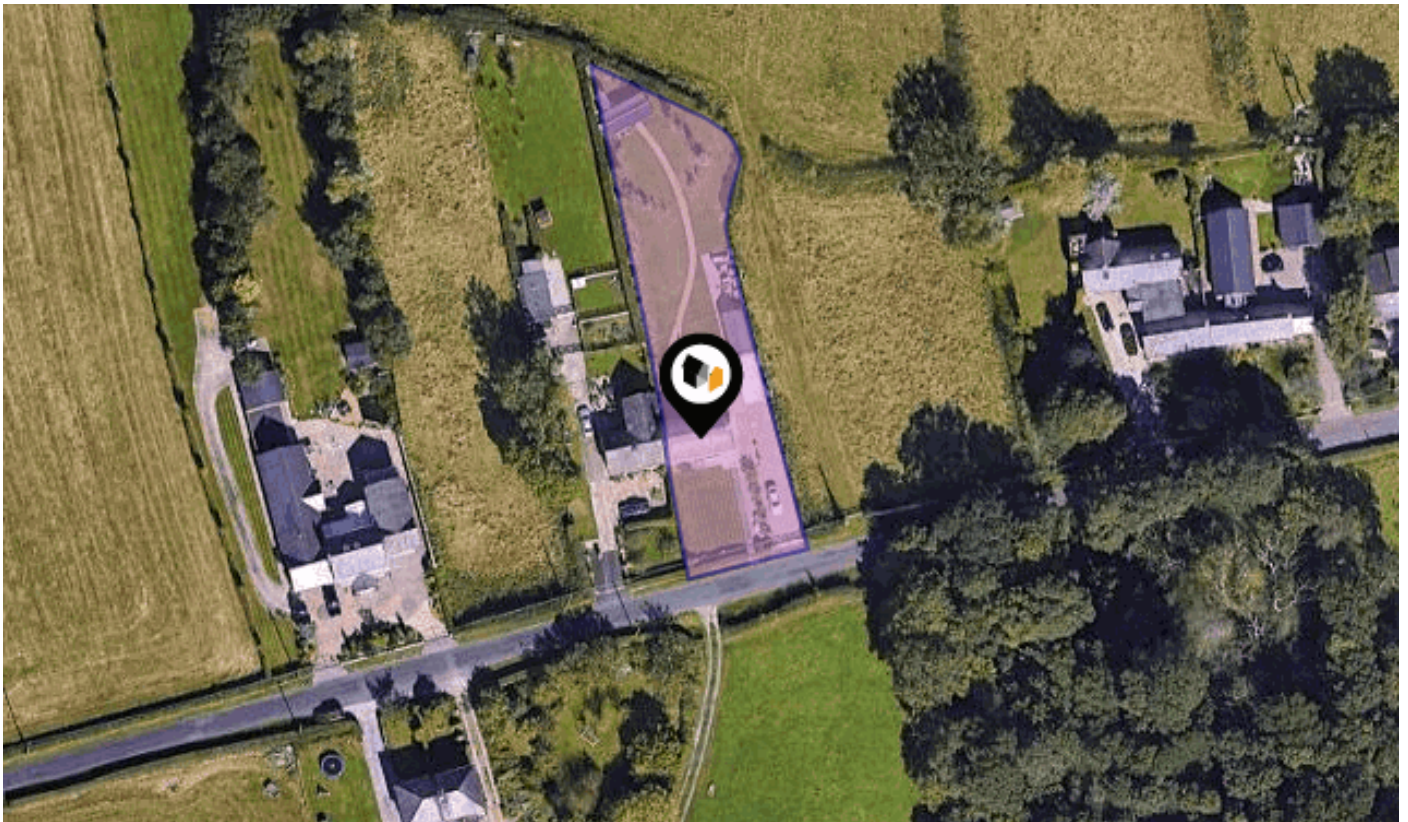


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd December 2025



RATTEN LANE, HUTTON, PRESTON, PR4

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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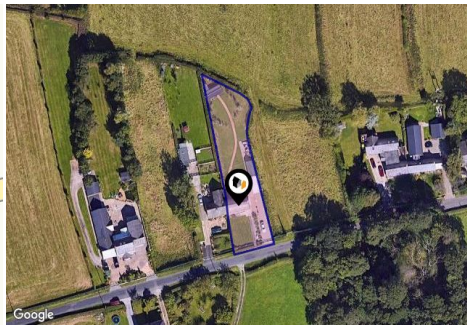
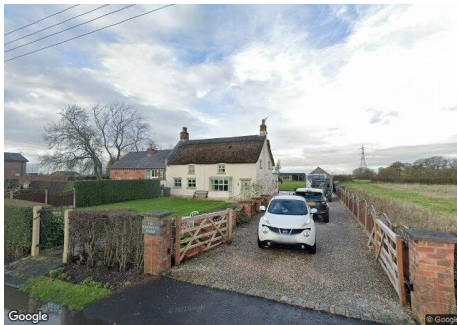
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* Beautifully Presented Grade II Listed Three-Bedroom Semi-Detached Cottage * Located in The Heart of The Picturesque Village of Hutton, close to Longton * Offered With No Onward Chain

This enchanting chocolate-box home-believed to date back approximately 300 years-radiates charm, character, and timeless appeal, offering a rare chance to acquire a unique piece of local heritage. The property opens into a welcoming vestibule, leading through to the dining room, which features a charming bay window, exposed character beams and an impressive inglenook fireplace with a newly installed log burner. Underfloor heating runs throughout the entire ground floor. The cosy yet spacious living room enjoys views over the garden and offers double doors that open onto the patio, along with a wood-burning stove positioned in the corner. A downstairs WC is also located on this level. The kitchen/diner forms the heart of the home and is beautifully appointed with pale grey shaker-style cabinetry, wooden work surfaces, an AGA oven, an integrated dishwasher and washing machine, and space for a freestanding fridge-freezer. Stone flooring enhances the cottage feel, and the staircase rises from this room to the first floor. On the upper level, there are three generously sized bedrooms, each benefiting from attractive views across the surrounding countryside. Bedroom One features a vaulted ceiling with exposed beams, fitted wardrobes and a stylish modern en-suite. Bedroom Two also enjoys vaulted ceilings, exposed beams and excellent natural light. Bedroom Three offers a versatile space suitable for a child's bedroom, guest room or home office. All bedrooms retain the property's original ceiling beams, further adding to the cottage's character. The family bathroom is fitted with a luxurious four-piece suite, including a corner shower, freestanding slipper bath, soak-away flooring and tranquil views over the fields. The property sits behind a gated driveway offering ample parking and a sense of privacy. The front garden features a neat lawn and a quaint pathway leading to the front door, enhancing the home's picture-book appeal. To the rear, the beautifully landscaped garden offers a generous and versatile outdoor space. A large patio provides the perfect spot for alfresco dining or entertaining, leading onto a wide lawn. A winding path guides you to a tranquil garden room and dedicated social area-ideal for summer gatherings or quiet relaxation. The garden also includes a wildflower meadow zone and a discreet additional area hidden behind the garden room for extra storage or space. A wooden garage is located at the rear, completing this exceptional outdoor setting. Set amidst open countryside and surrounded by an abundance of wildlife, the property provides a peaceful and idyllic rural backdrop while remaining conveniently close to excellent village amenities.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,582 ft ² / 147 m ²
Plot Area:	0.34 acres
Year Built :	1996-2002
Council Tax :	Band D
Annual Estimate:	£2,352
Title Number:	LAN144139

Tenure: Freehold

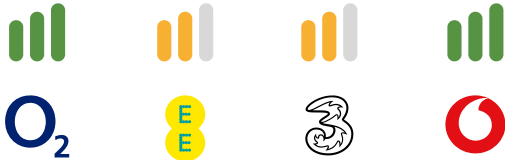
Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	31 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Ratten Lane, Hutton, Preston, PR4**

Reference - 07/2020/00620/HOH	
Decision:	Awaiting decision
Date:	29th July 2020
Description:	Single storey rear extension

Reference - 07/2023/00849/FUL	
Decision:	Awaiting decision
Date:	20th October 2023
Description:	Retrospectively change of agricultural land to domestic curtilage (since September 2013) and erection of wooden garden store

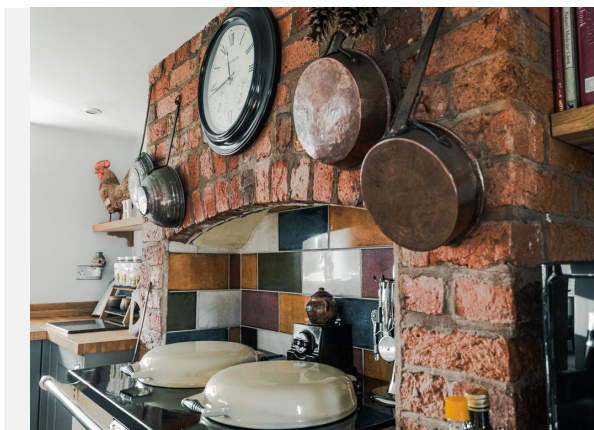
Reference - SouthRibble/07/2013/0251/FUL	
Decision:	Decided
Date:	25th April 2013
Description:	Sub-division of Knowles Farm to form two separate dwellings

Reference - 07/2023/00371/HOH	
Decision:	-
Date:	10th May 2023
Description:	Two storey side/rear extension and re-siting of eastern boundary with new post and rail fence

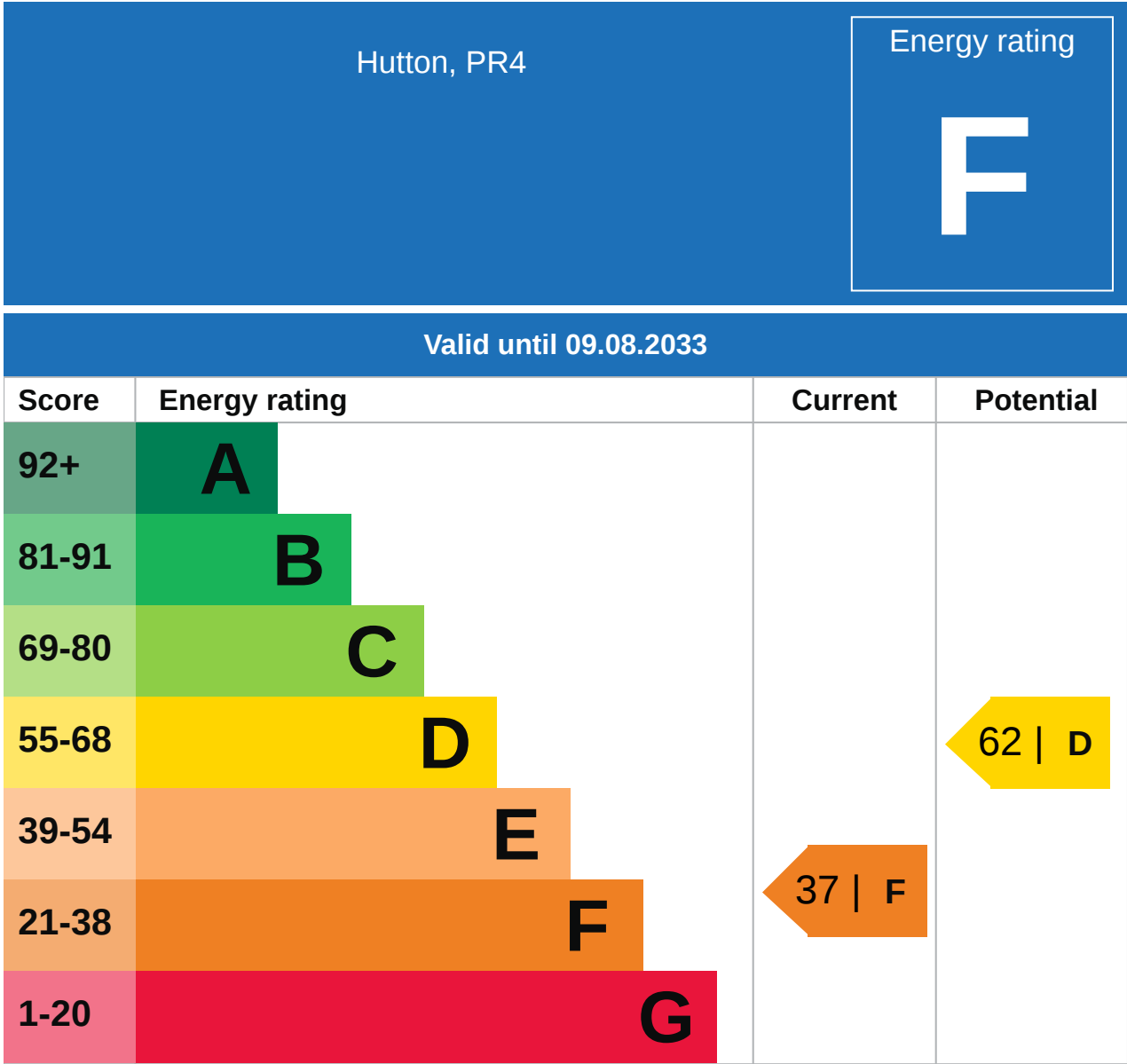
Planning records for: **Ratten Lane, Hutton, Preston, PR4**

Reference - SouthRibble/07/2013/0252/LBC	
Decision:	Decided
Date:	25th April 2013
Description:	Listed Building Consent -for Sub-division of Knowles Farm to form two separate dwellings
Reference - 23/0339	
Decision:	-
Date:	10th May 2023
Description:	SINGLE STOREY REAR EXTENSION (PART RESTROSPECTIVE APPLICATION)
Reference - 07/2023/00386/LBC	
Decision:	-
Date:	12th May 2023
Description:	Application for Listed Building Consent for a two storey side/rear extension and re-siting of eastern boundary with new post and rail fence
Reference - 07/2020/00621/LBC	
Decision:	Awaiting decision
Date:	29th July 2020
Description:	Single storey rear extension









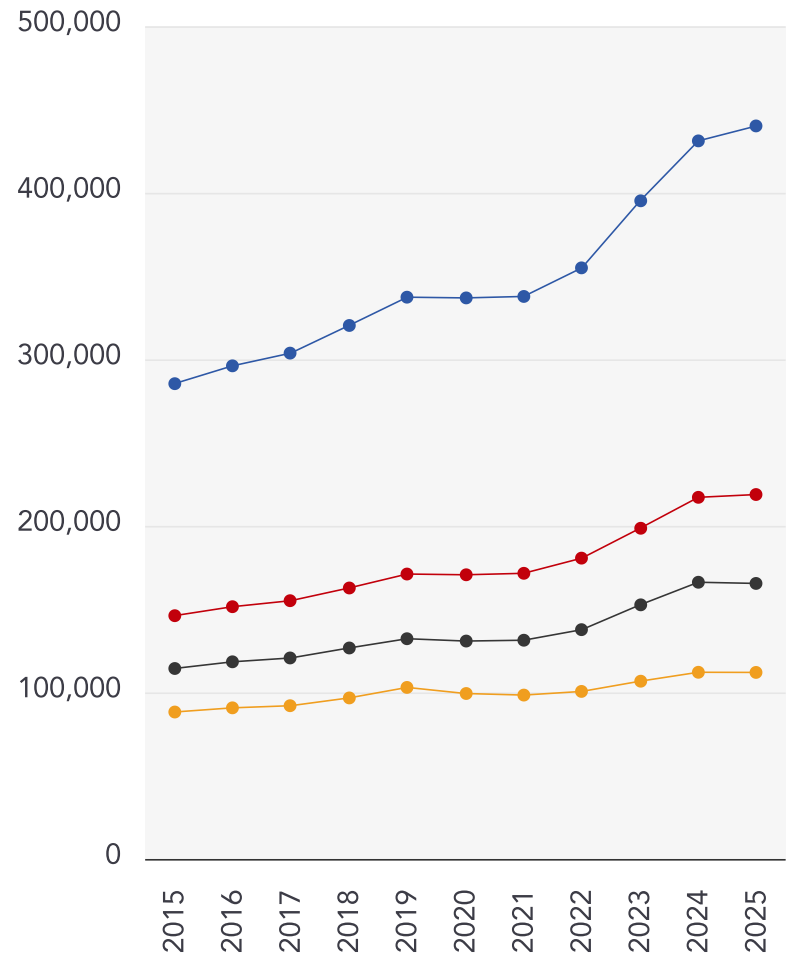
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric underfloor heating
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	147 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

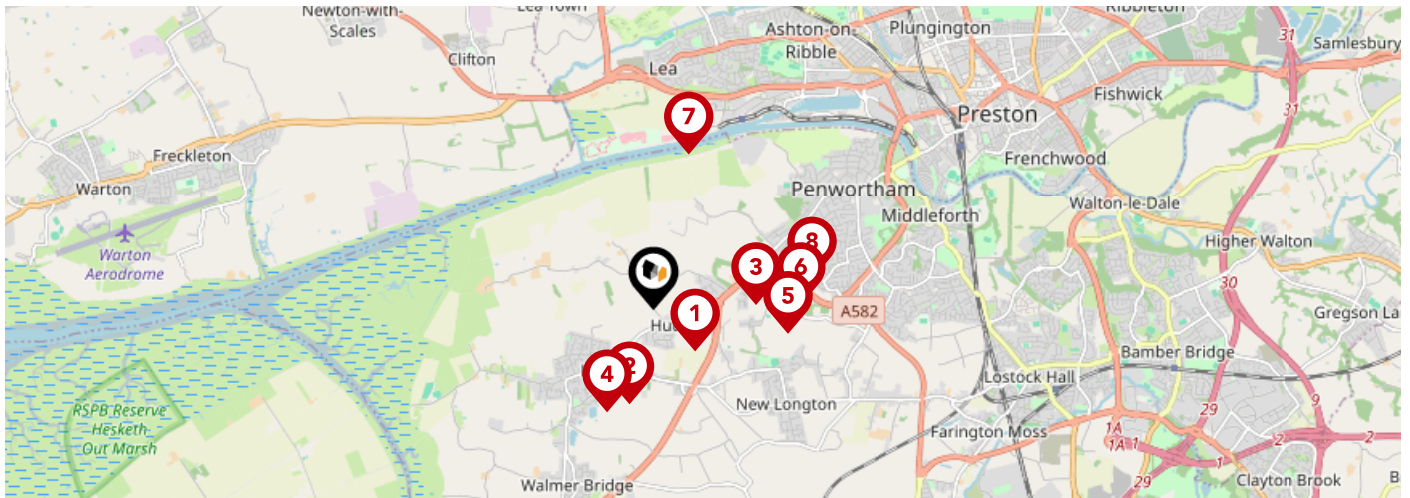
+49.8%

Terraced

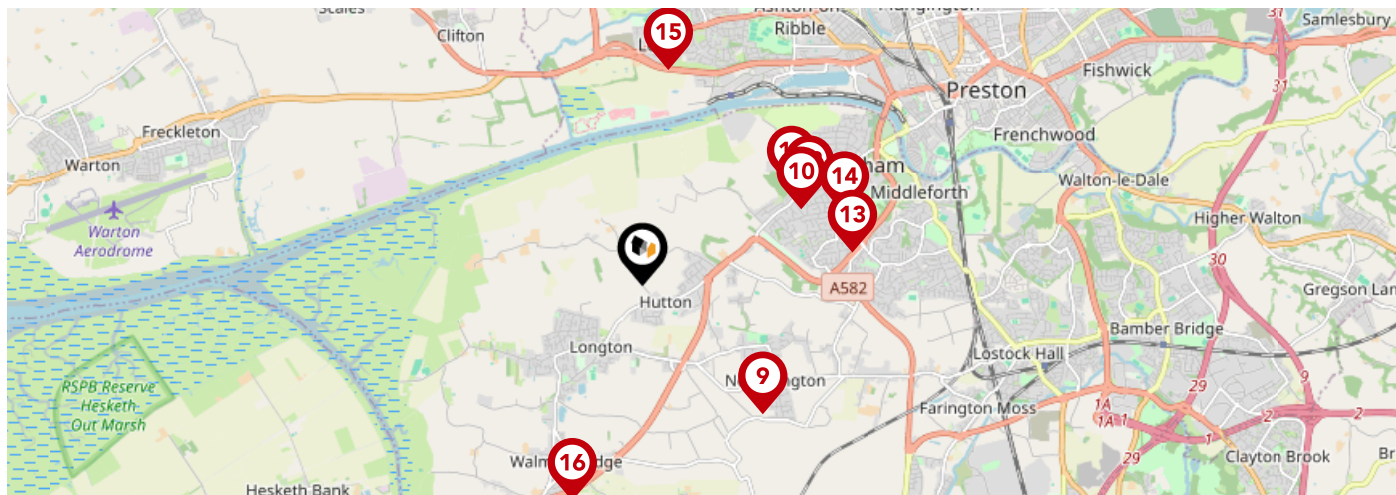
+44.66%

Flat

+26.94%



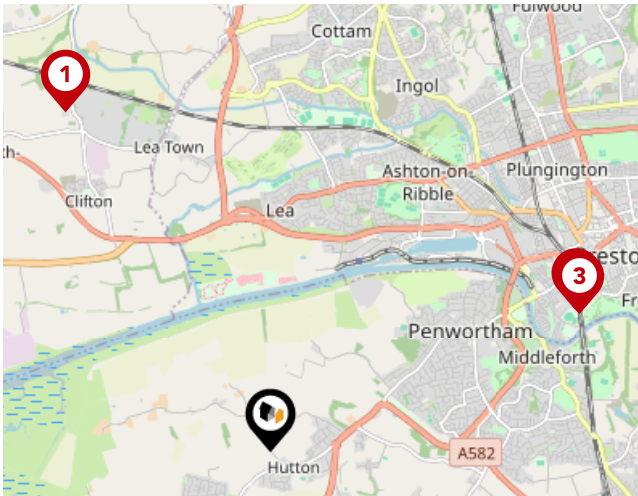
		Nursery	Primary	Secondary	College	Private
1	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance: 1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance: 1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance: 1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



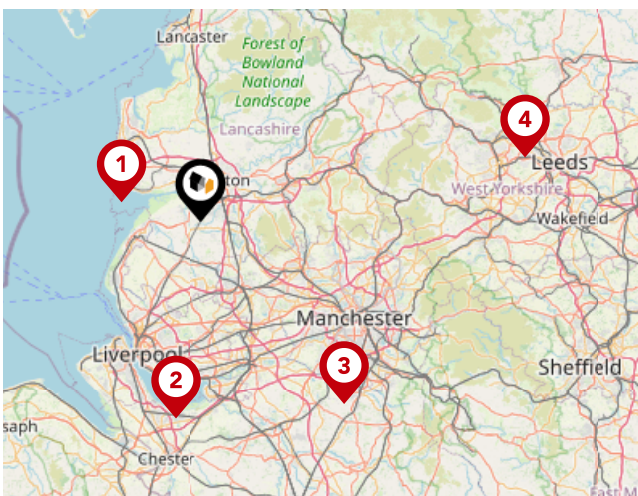
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	3.48 miles
2	Preston Rail Station	2.96 miles
3	Preston Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.37 miles
2	M55 J1	4.91 miles
3	M6 J32	5.71 miles
4	M6 J28	4.93 miles
5	M65 J1A	4.5 miles

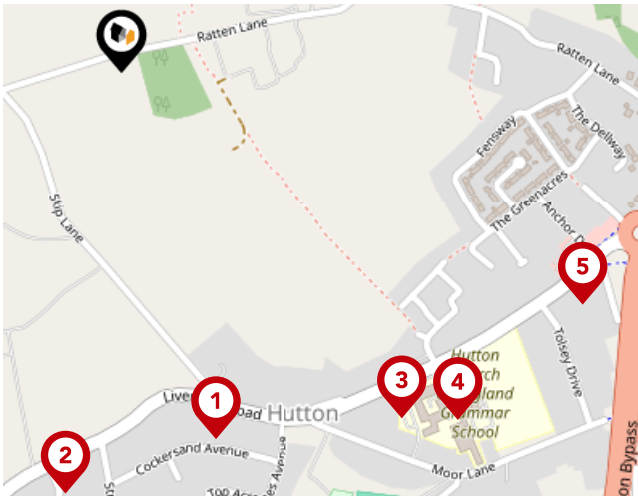


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.33 miles
2	Speke	27.92 miles
3	Manchester Airport	32.69 miles
4	Leeds Bradford Airport	46.35 miles

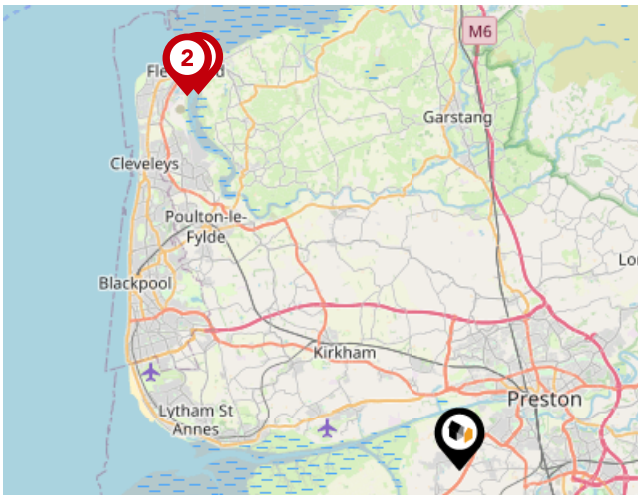
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Skip Lane	0.42 miles
2	Birchwood Avenue	0.47 miles
3	Grammar School	0.49 miles
4	Grammar School Grounds	0.53 miles
5	Anchor Drive	0.57 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.02 miles
2	Fleetwood for Knott End Ferry Landing	16.18 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



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Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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