Pendle Hill Properties
estate and letting agents

Creation Date
29/10/2026

Property Details

11 Peacock Hill Close, Grimsargh, Preston, Lancashire, PR2 5BU

OIRO **£269,950**

Property Photos

11 Peacock Hill Close, Grimsargh, Preston, Lancashire, PR2 5BU

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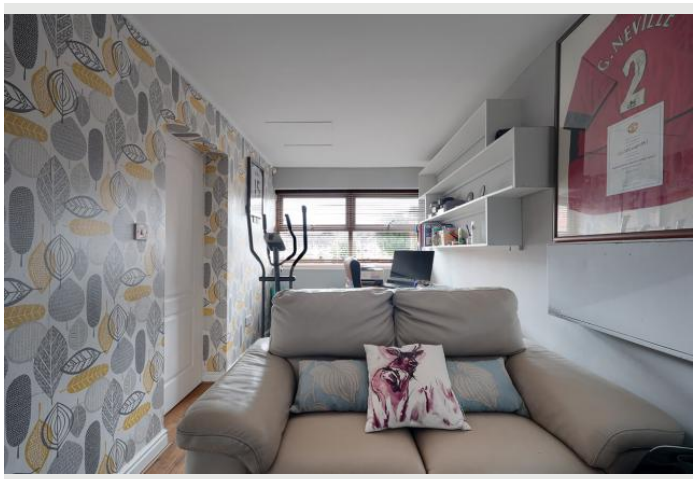

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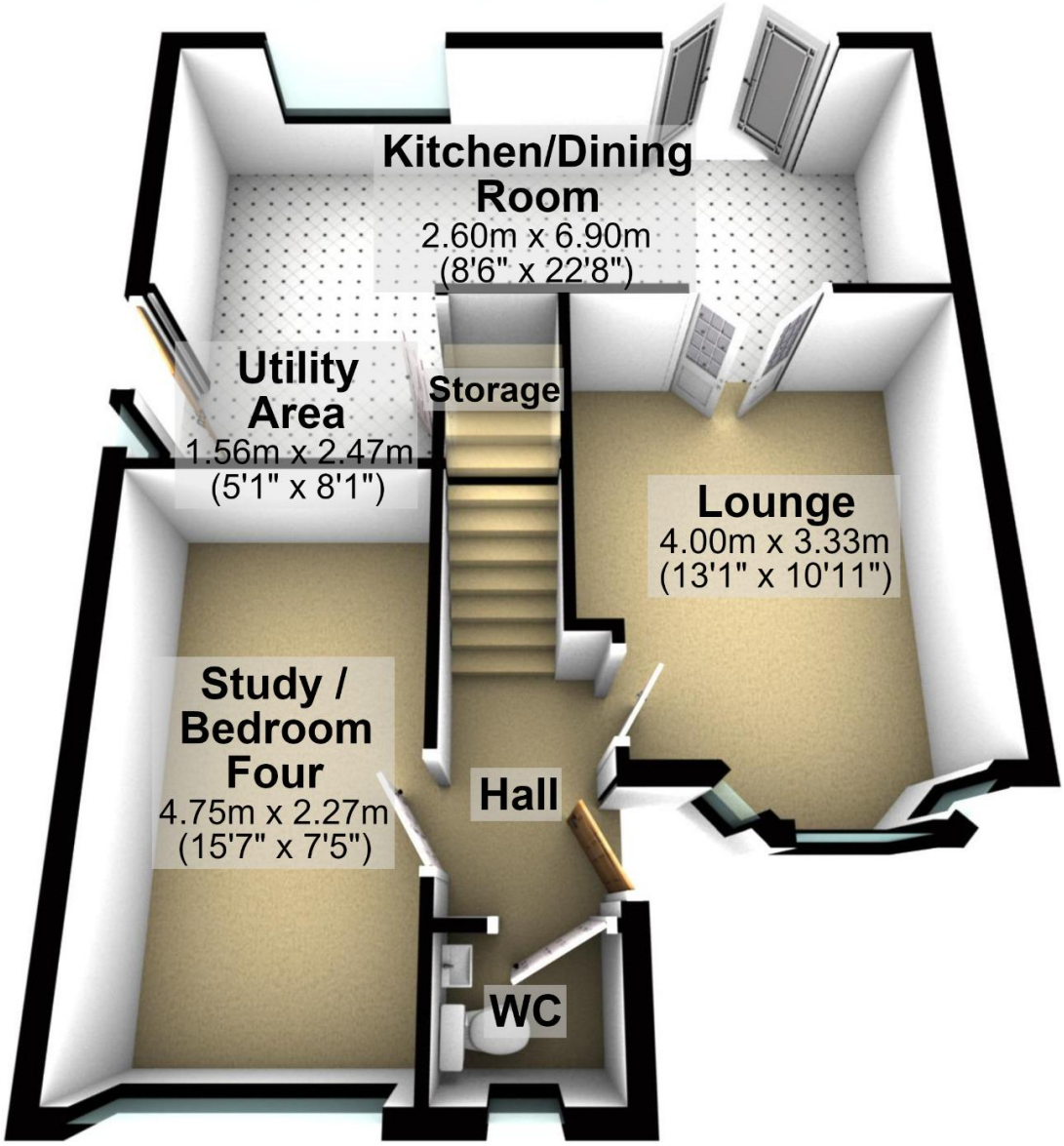
Property Floor Plans

11 Peacock Hill Close, Grimsargh, Preston, Lancashire, PR2 5BU

Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)

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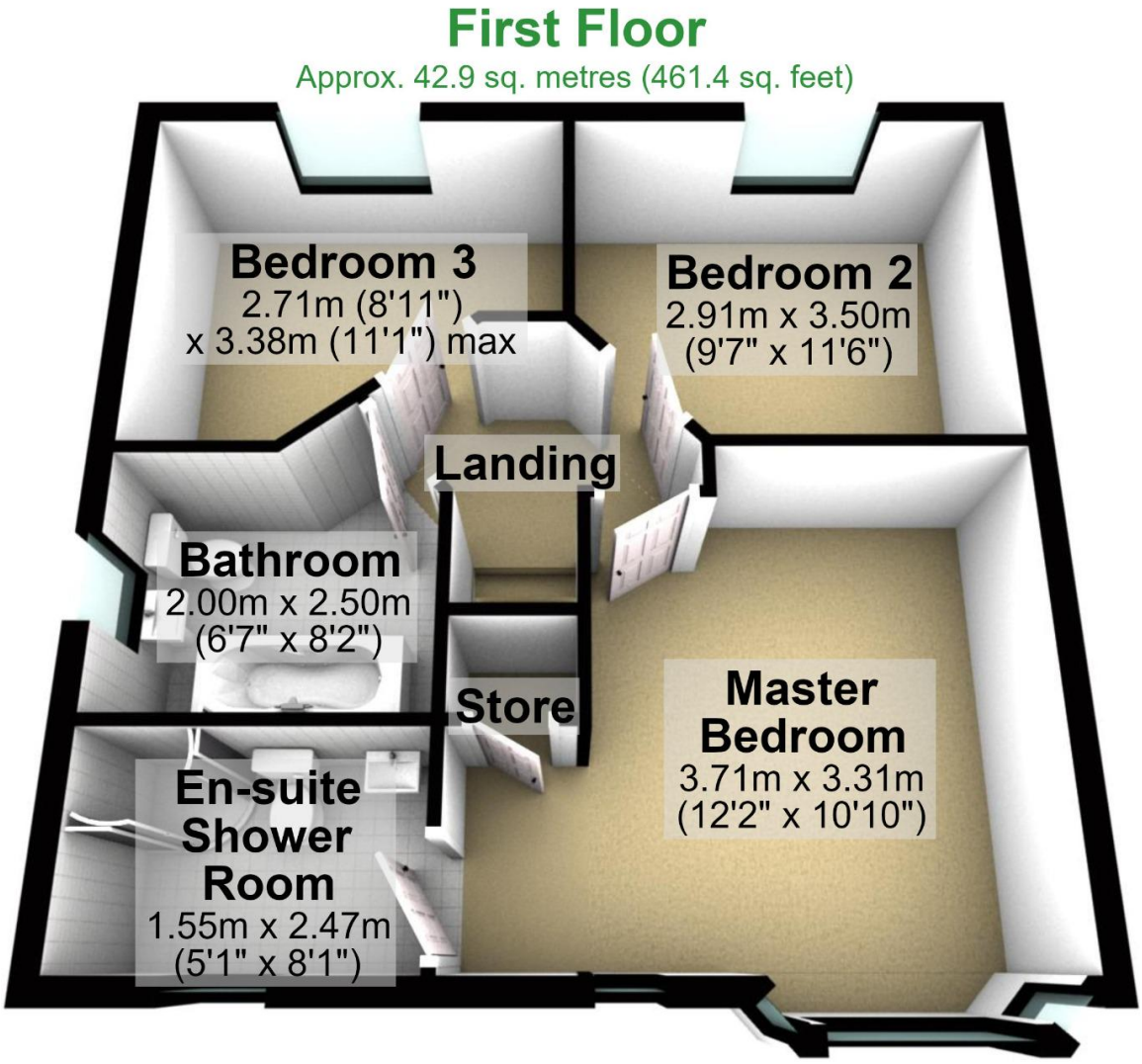

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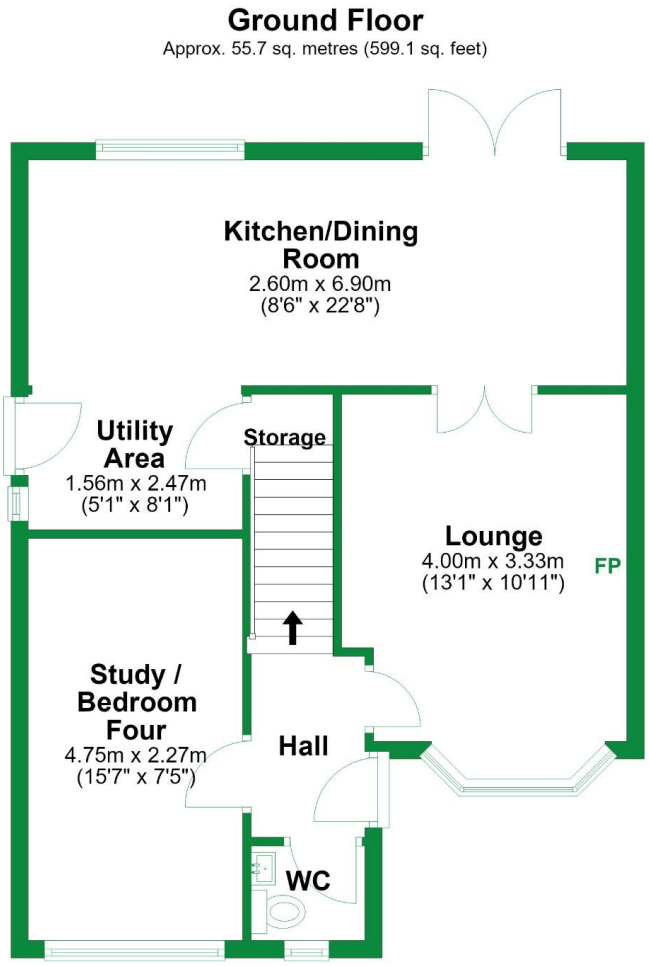

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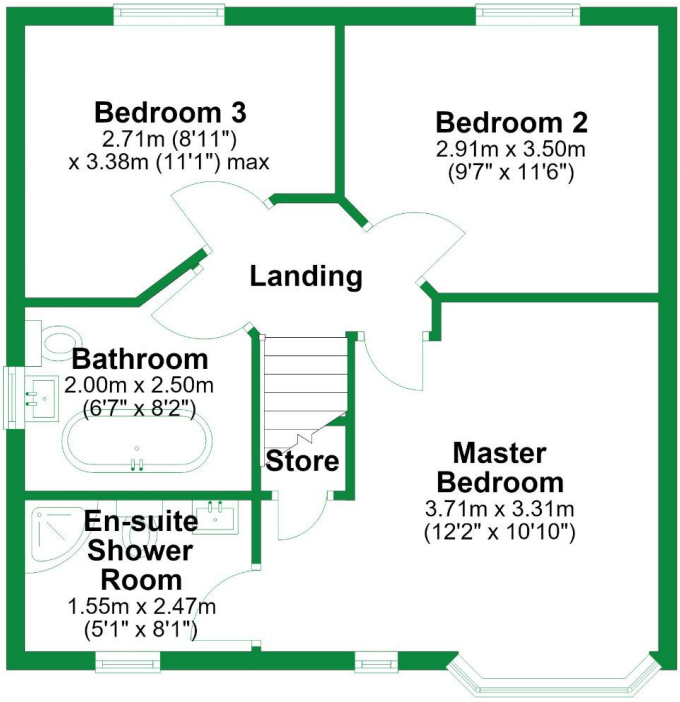
First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



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Property EPC

11 Peacock Hill Close, Grimsargh, Preston, Lancashire, PR2 5BU

Energy performance certificate (EPC)

11, Peacock Hill Close PRESTON PR2 5BU	Energy rating **C**	Valid until:	9 July 2029
		Certificate number:	0449-2880-6837-9191-4811

Property type	Detached house
Total floor area	104 square metres

Rules on letting this property

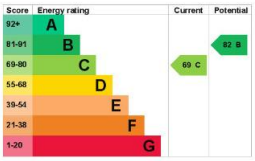
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1060
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£269,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

11 Peacock Hill Close, Grimsargh, Preston, Lancashire, PR2 5BU

Feature 1
Three-bedroom Detached Family Home In A Quiet Cul-de-sac
Feature 2
Two Reception Rooms, Offering Versatile Living Space
Feature 3
Spacious Lounge With French Doors Opening Into An Impressive Kitchen/dining Space
Feature 4
Quartz Worktops, Breakfast Bar Ample Storage And Utility Area
Feature 5
Principal Bedroom With Bay Window And Ensuite
Feature 6
Modern Family Bathroom With Freestanding Bath
Feature 7
Well Established And Generous Rear Garden
Feature 8
Plenty Of Off Road Parking
Feature 9
Popular Village Location With Excellent Access To Preston And Longridge

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Three-Bedroom Detached Home – The Hills, Grimsargh

Situated within the popular Hills development in Grimsargh, this impressive three-bedroom detached home offers beautifully presented accommodation with a particularly sociable layout, excellent bedroom space and a generous rear garden. Set within a quiet cul-de-sac and complemented by ample off-road parking, it is an excellent choice for modern family living.

Key Features

Three-bedroom detached family home
Popular Hills development in Grimsargh
Quiet cul-de-sac position
Two reception rooms, offering versatile living space
Spacious lounge with gas fireplace
Impressive kitchen diner with doors opening from the lounge
Quartz worktops and dedicated breakfast bar
Excellent kitchen storage and undermount sink
Separate utility area
Downstairs WC
Principal bedroom with bay window and ensuite
Fitted wardrobes to principal and second bedrooms
Modern family bathroom with freestanding bath
Generous rear garden
Ample off-road parking
Popular village location with excellent access to Preston and Longridge

Agent's Perspective

The ground floor immediately impresses with its feeling of space and flexibility. There are two reception rooms, with the first currently used as a useful study and additional living space, making it ideal for those who work from home or simply require somewhere separate to relax. The principal living room is a particularly attractive space, with a bay window and centred around a gas fireplace and designed to flow effortlessly into the impressive kitchen and dining area. Double doors open through to the generous kitchen diner, creating a lovely open-plan feel while retaining distinct areas for cooking, dining

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and entertaining. The kitchen has been thoughtfully designed around both style and practicality, featuring quartz worktops, a dedicated breakfast bar, an undermount sink and excellent storage. From here, the accommodation continues into a separate utility area, helping to keep the main living spaces uncluttered. A downstairs WC completes the ground floor.
Upstairs, the principal bedroom is a lovely retreat, enhanced by a charming bay window which brings additional light and a greater sense of space. The room benefits from fitted wardrobes and a contemporary ensuite with a rainfall shower. The second bedroom is another generous double and also benefits from fitted wardrobe space, while the third double bedroom provides excellent flexibility for family, guests or home working.
The main bathroom has been finished in a modern style and features a freestanding bath, creating a relaxing and contemporary space.
Outside, the property continues to impress with a good-sized rear garden, providing a pleasant area for outdoor dining, children and entertaining. To the front, there is plenty of off-road parking, a particularly useful feature for a detached home within such a well-established development.

Location - Grimsargh
Grimsargh is a highly regarded village positioned between Preston and Longridge, offering an appealing combination of village life and convenient access to larger towns and cities. The village has a strong community feel, with a village store, local pub, primary school, church and a range of community activities and events.
For those who enjoy the outdoors, Grimsargh Wetlands and the surrounding countryside provide plenty of opportunities for walking and recreation, while the village's proximity to Preston makes it particularly attractive to commuters. There are regular bus services towards Preston and Longridge, with the M6 also readily accessible for wider travel.

Overall, this is a beautifully positioned detached home that combines generous and versatile accommodation with a lovely kitchen and entertaining space, good gardens, ample parking and a peaceful cul-de-sac setting within one of the area's most popular village locations.

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Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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