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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th August 2026



THE VINERY, NEW LONGTON, PRESTON, PR4

Roberts & Co

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

01772 746100

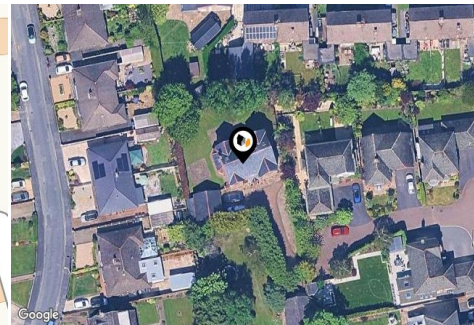
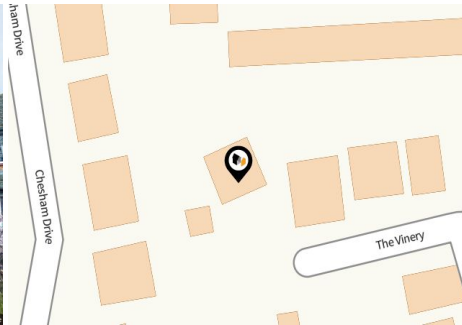
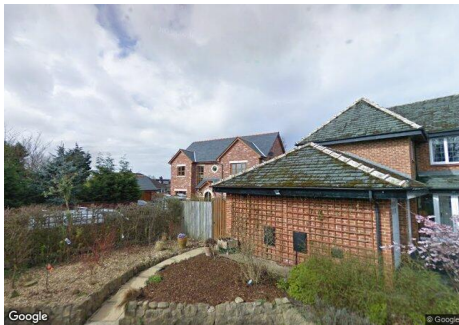
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Chain Free * Stunning | Six Bedroom Detached Family Home * Private Cul-de-Sac Position * Five Reception Rooms * Double Garage

Tucked away in the far corner of a peaceful and highly sought-after cul-de-sac, this impressive chain-free six-bedroom detached family residence occupies an exceptionally private plot, offering an outstanding amount of versatile living space both inside and out. A long block-paved driveway creates a striking approach to the property, providing ample off-road parking for multiple vehicles and leading to a detached double garage, making it ideal for growing families or those requiring additional storage. Stepping inside, you are welcomed by an entrance porch complete with a built-in storage alcove, perfect for coats and shoes, before entering the grand central entrance hall. This spacious hallway forms the heart of the home, providing access to all of the principal ground floor rooms. The property boasts five generous reception rooms, offering incredible flexibility for modern family living. To the rear, the elegant formal living room enjoys a feature gas fireplace, decorative coving and patio doors opening directly onto the garden, creating a wonderful space for relaxing or entertaining. At the front of the property are two further reception rooms, both finished with decorative coving. One makes an ideal formal lounge or family room with dual windows allowing plenty of natural light, while the other provides the perfect home office for those working remotely. The cosy sitting room is positioned just off the kitchen and flows seamlessly into the stunning orangery, creating a superb open-plan entertaining space. The orangery is flooded with natural light thanks to its full-height windows and patio doors, offering uninterrupted views across the beautifully maintained gardens. The well-appointed fitted kitchen features attractive light wood-effect shaker-style cabinetry complemented by generous work surfaces and a range of integrated appliances including a dishwasher, electric double ovens, microwave, gas hob and fridge freezer. A separate utility room provides additional practicality with space and plumbing for both a washing machine and tumble dryer, together with external access to the garden. Completing the ground floor is a convenient WC. The first floor offers four spacious double bedrooms, all benefiting from decorative coving. The impressive principal bedroom features two windows, a dedicated dressing area and a private en-suite shower room. The luxurious family bathroom is fitted with a beautiful freestanding slipper bath, separate shower cubicle, WC and vanity wash hand basin, creating a relaxing spa-like retreat. The second floor provides two further generously sized bedrooms along with a modern shower room, making it an ideal space for older children, guests or multi-generational living. Externally, the attractive gardens wrap around the property, providing an excellent degree of privacy and enjoying no overlooking neighbours. With several patio seating areas positioned to capture the sun throughout the day, there is plenty of space for outdoor dining, entertaining or simply relaxing while enjoying the peaceful surroundings. Situated in the desirable village of New Longton, the property is conveniently located close to New Longton All Saints' Church of England Primary School, falls within the catchment area for several highly regarded schools, and benefits from excellent transport links to Preston, South Ribble and the surrounding motorway network.



Property

Type:	Detached
Bedrooms:	6
Floor Area:	2,615 ft ² / 243 m ²
Year Built :	2007-2011
Council Tax :	Band F
Annual Estimate:	£3,528

Local Area

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

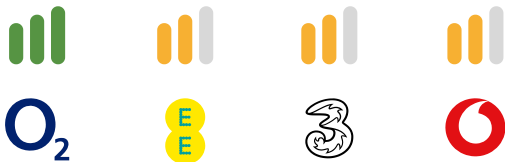
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7 mb/s	79 mb/s	1800 mb/s

Mobile Coverage:

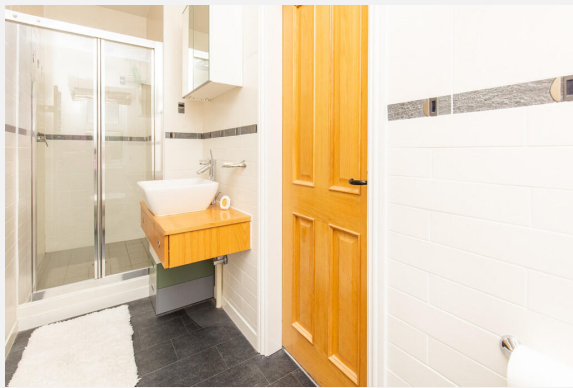
(based on calls indoors)



Satellite/Fibre TV Availability:







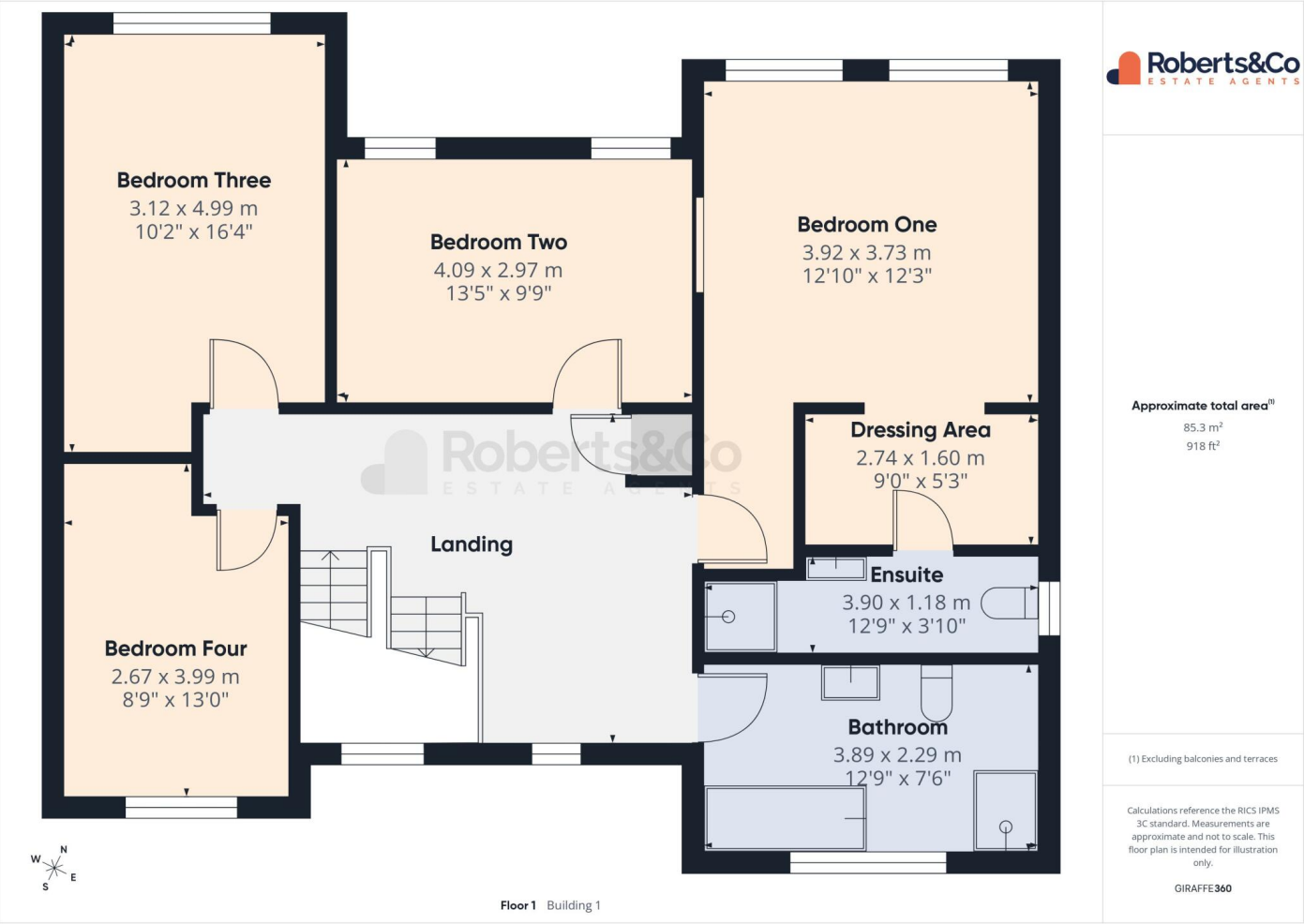




THE VINERY, NEW LONGTON, PRESTON, PR4



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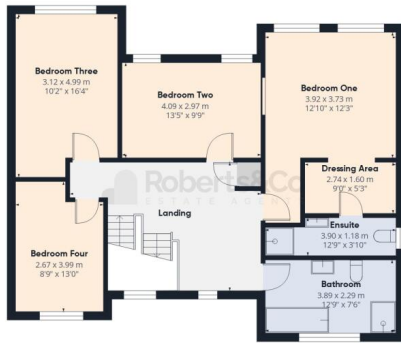
THE VINERY, NEW LONGTON, PRESTON, PR4



THE VINERY, NEW LONGTON, PRESTON, PR4



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

261.9 m²

2818 ft²

Reduced headroom

0.9 m²

10 ft²

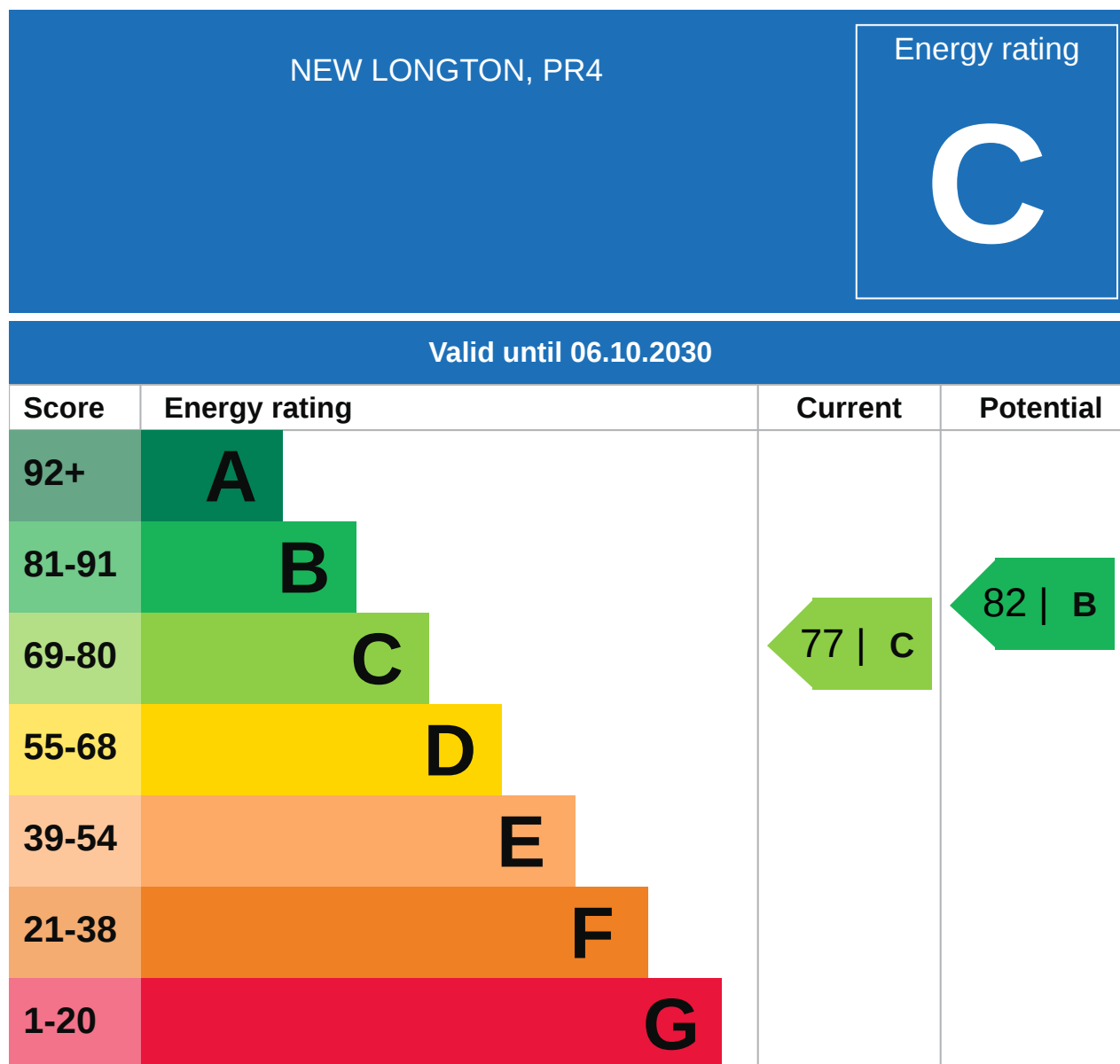
(1) Excluding balconies and terraces

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.

GIRAFFE360



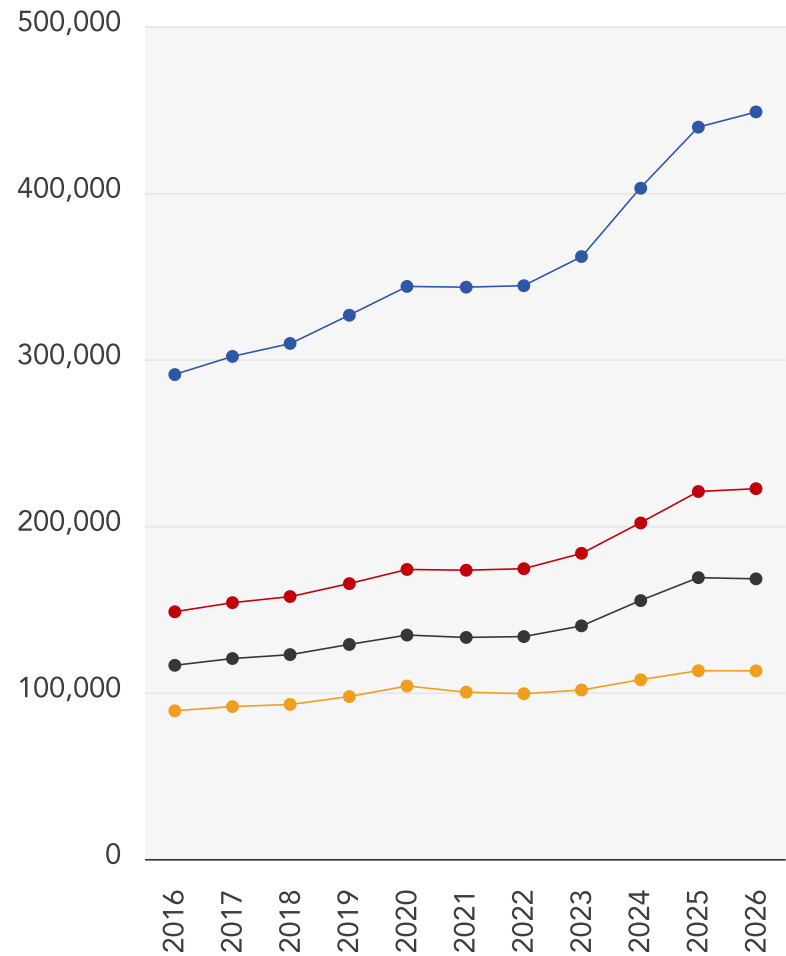
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	243 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

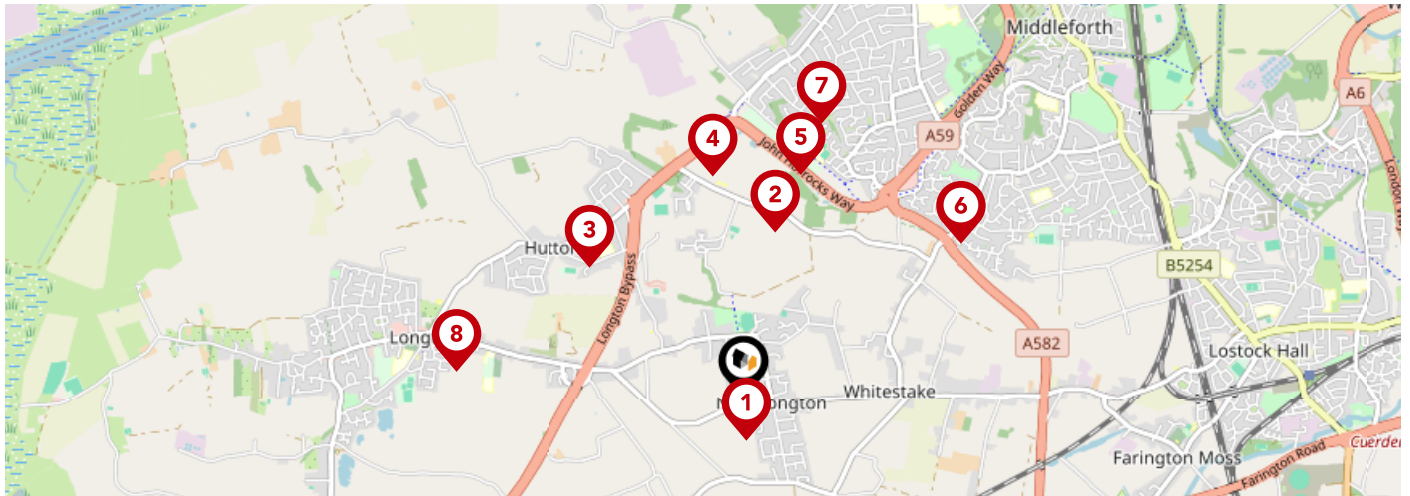
+49.8%

Terraced

+44.66%

Flat

+26.94%



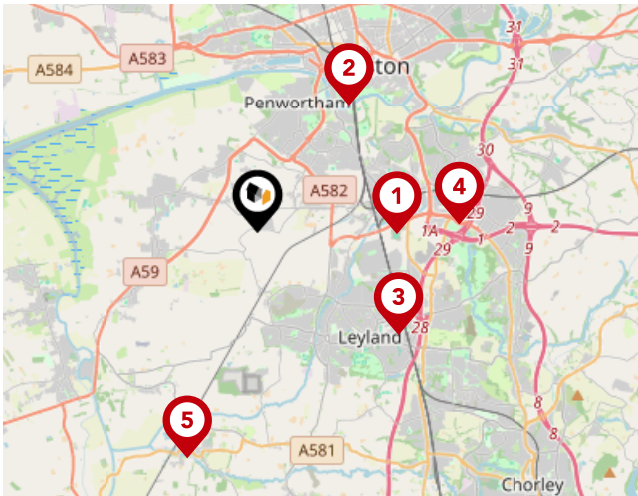
		Nursery	Primary	Secondary	College	Private
1	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.19	☐	☒	☐	☐	☐
2	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.74	☐	☒	☐	☐	☐
3	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.89	☐	☐	☒	☐	☐
4	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.98	☐	☒	☐	☐	☐
5	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.01	☐	☐	☒	☐	☐
6	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.17	☐	☒	☐	☐	☐
7	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.25	☐	☒	☐	☐	☐
8	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:1.27	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.45	☐	☒	☐	☐	☐
10	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.46	☐	☒	☐	☐	☐
11	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.5	☐	☒	☐	☐	☐
12	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:1.65	☐	☒	☐	☐	☐
13	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:1.73	☐	☐	☒	☐	☐
14	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:1.77	☐	☒	☐	☐	☐
15	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.79	☐	☒	☐	☐	☐
16	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:1.82	☐	☐	☒	☐	☐

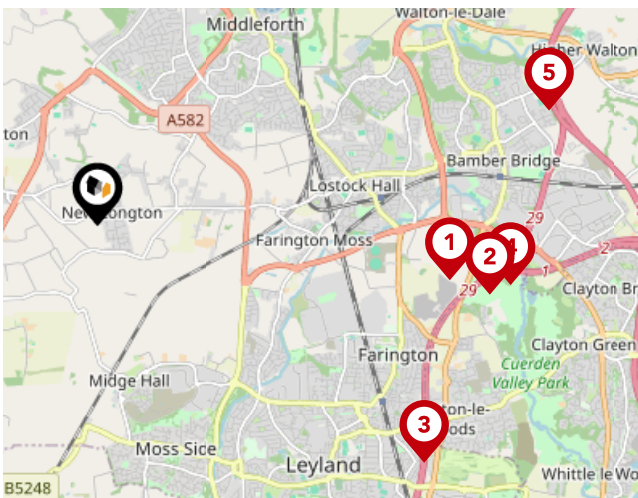
Area

Transport (National)



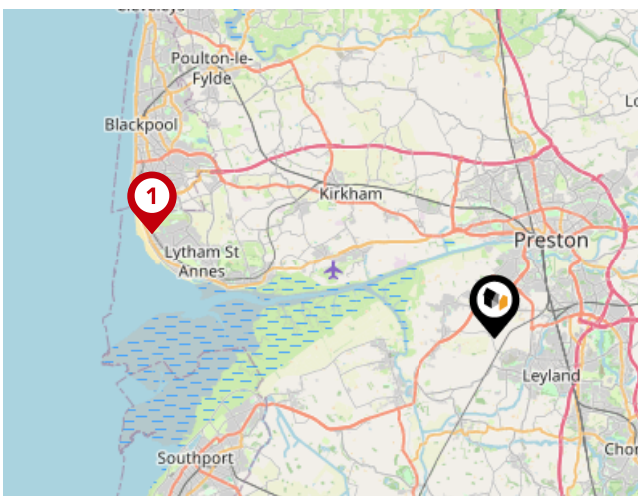
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	2.45 miles
2	Preston Rail Station	2.73 miles
3	Leyland Rail Station	3.05 miles
4	Bamber Bridge Rail Station	3.54 miles
5	Croston Rail Station	4.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.11 miles
2	M65 J1	3.48 miles
3	M6 J28	3.53 miles
4	M6 J29	3.65 miles
5	M6 J30	4.08 miles

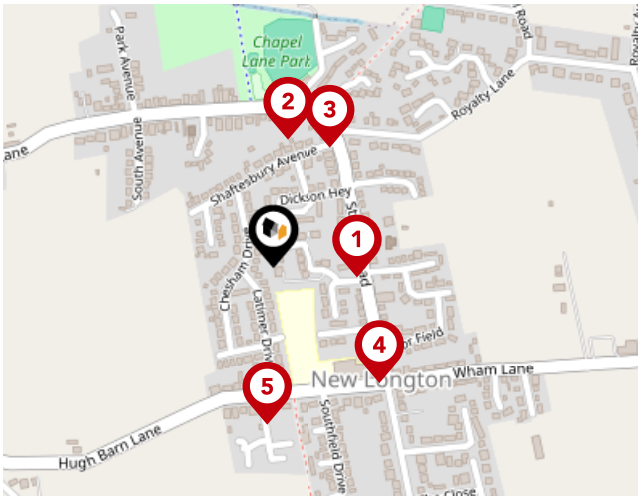


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.56 miles

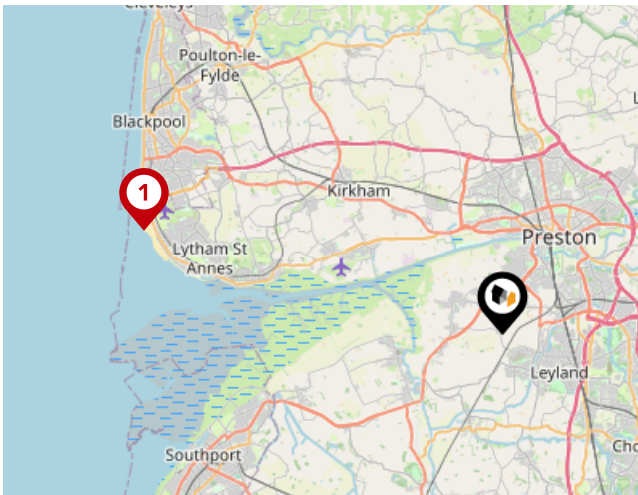
Area

Transport (Local)



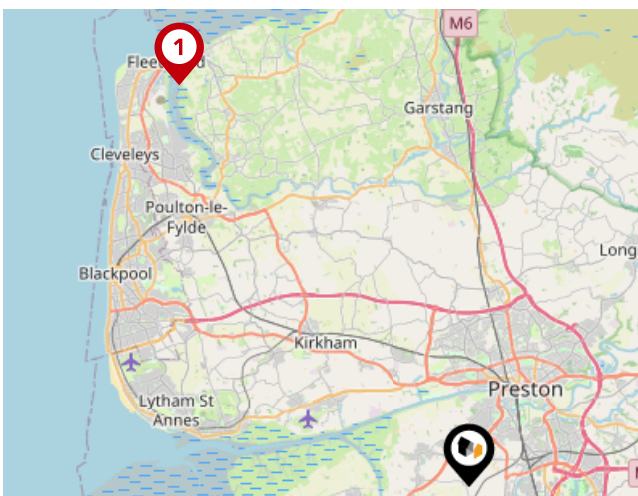
Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.09 miles
2	Boundary Close	0.14 miles
3	Boundary Close	0.14 miles
4	Primary School	0.17 miles
5	Latimer Drive	0.17 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.36 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_and_co_sales_lettings/

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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