



LUXURY

SKYFALL LODGE

BLASHAW LANE,
PENWORTHAM, PR1 0JN



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TOTAL APPROX. FLOOR AREA: 3,458 SQ FT + 545 SQ FT GARAGE

SKYFALL LODGE IS A DYNAMIC, FULLY FURNISHED NEW-BUILD HOME, MASTERFULLY DESIGNED AROUND OPEN-PLAN LIVING, ENTERTAINING AND A STRONG CONNECTION WITH ITS WOODLAND SURROUNDINGS. SET WITHIN APPROXIMATELY HALF AN ACRE, IT OFFERS BOLD CONTEMPORARY INTERIORS, SUBSTANTIAL RECEPTION SPACE AND AN OUTSTANDING MODERN SPECIFICATION.



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THE PROPERTY

Privately positioned behind remote gates and surrounded by approximately half an acre of secluded grounds, Skyfall Lodge offers the freedom and privacy of a country setting within easy reach of Penwortham and Preston. Its interior has been masterfully designed around light, space and open-plan living, with dramatic glazing framing the woodland and creating a natural connection between the house, terraces and gardens. This is a home for relaxed family living and memorable entertaining, summer evenings flowing out onto the terrace, drinks around the bar and quieter moments enjoyed from the primary suite's covered terrace. Bold, luxurious and beautifully private, Skyfall Lodge delivers an impressive lifestyle as well as an outstanding home.

DISTANCES

- HURST GRANGE PARK: 5 MINS
- NEAREST TRAIN STATION: 11 MINS
- NEAREST BUS STOP: 2 MIN WALK
- THE FLEECE INN: 10 MIN WALK
- ASHTON & LEA GOLF CLUB: 15 MINS
- PRESTON CENTRE: 9 MINS
- MANCHESTER CITY CENTRE: 60 MINS
- M6/M55: 20 MINS



ACCOMMODATION IN BRIEF

- Entrance hall
- Open-plan kitchen with dining
- Hidden utility room
- Media room with bar
- Snug/ family room
- Study
- Cloakroom/WC
- Primary suite with dressing room, ensuite & covered terrace
- 3 Further bedrooms (1 ensuite)
- Family bathroom

OUTSIDE

- Secluded plot approx. 0.5 acre
- Remote gated entry
- Extensive gravel driveway
- Turning circle with ample parking
- Remote entry double garage
- EV Charging point
- Front lawns to either side
- Rear lawn with woodland views
- Porcelain terraces to rear
- Covered terrace off the house





GROUND FLOOR

The ground floor immediately shows the level of thought invested in Skyfall Lodge. The spacious entrance hall rises towards a galleried landing, with glass balustrading, dark woodwork and a large picture window bringing light through both floors. Natural stone adds warmth to the contemporary feel, while black-framed glazing, modern internal doors and carefully positioned lighting continue the strong visual style of the exterior. Cloak storage and a WC are positioned off the hall, while a glazed passage connects the house with the double garage, illuminated at floor level to highlight the solid-stone wall.

The main living accommodation occupies much of the rear of the house, bringing the kitchen, dining and living areas together without making them feel like one vast, undefined room. Changes in floor level and ceiling detail give each area its own identity, while the extensive glazing maintains an open connection with the porcelain tiled terrace, garden and woodland beyond.

The kitchen is finished with walnut-toned cabinetry, heavily veined stone-effect surfaces and a substantial island that provides generous preparation space and informal seating. Black-framed, reeded-glass display cupboards are softly illuminated from within, introducing a warmer layer of lighting for the evening.

A comprehensive range of NEFF appliances includes multiple ovens, an integrated coffee machine, full-height wine refrigeration, a fridge freezer and an induction hob with downdraft extraction set into the island. Everything is integrated within the cabinetry, allowing the kitchen to retain its clean appearance while providing the equipment and storage needed for both everyday cooking and larger gatherings.

Almost hidden within the kitchen cabinetry is the entrance to a fitted utility, laundry and boot room. This well-planned secondary space includes storage cupboards, seating with cloak space, a sink and provision for laundry appliances, together with direct external access to the rear of the house. It allows coats, footwear, laundry and the less presentable parts of daily life to be kept away from the main living accommodation.



Beyond the dining area, the floor drops into a sunken living space, giving it a more relaxed and enclosed feel without separating it from the rest of the room. A contemporary wood-burning stove is recessed into the wall, while wide glazed sliding doors frame the rear grounds and open onto the covered terrace, finished with porcelain floor tiles. The result is a space that can comfortably accommodate family and guests while still feeling inviting on a quieter evening at home.

A separate reception (media room/ bar) takes a more informal approach to entertaining. A fitted bar with illuminated shelving runs alongside a comfortable seating area, with a wall-mounted flat-screen television and recessed lighting making this an ideal room for drinks, film nights or watching a major sporting event with friends. Behind the bar, a walk-over glass floor provides a view into the sunken wine cellar below, adding an unexpected but welcome detail to the room.

A smaller separate snug/ family room offers useful space for the quieter parts of family life. It could work particularly well as a children's play and television room, an everyday sitting room or simply somewhere to close the door and relax away from the larger reception areas. The dedicated study provides a further private room for working from home.

The ground floor is substantial, but its success lies in how naturally the different areas can be used. There is space to entertain on a large level, alongside comfortable rooms for ordinary family life, all finished to the same high standard and supported by underfloor heating throughout.

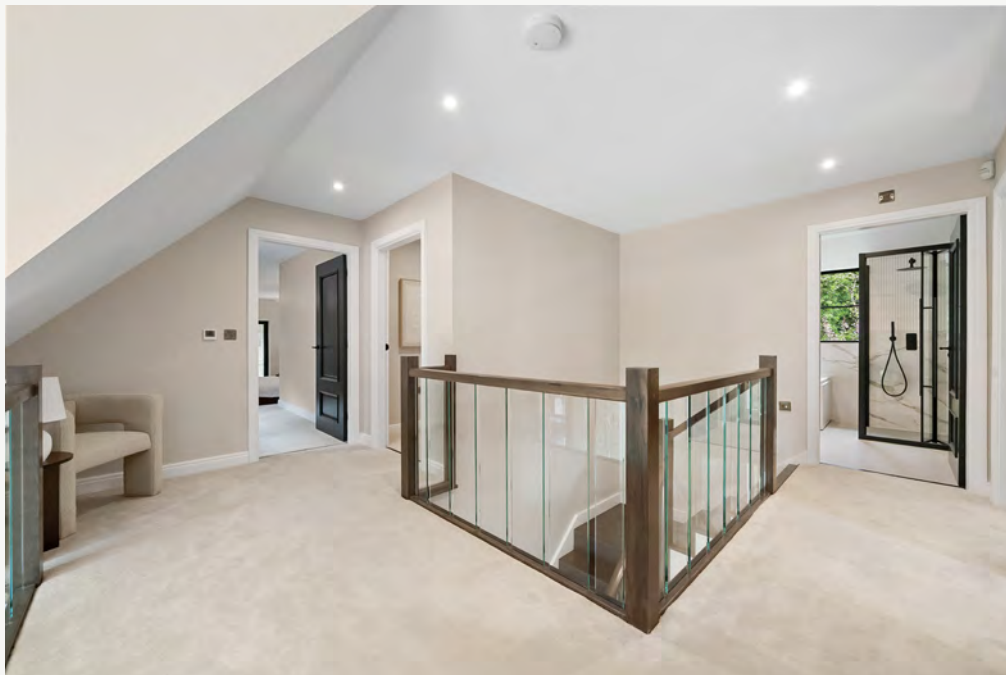












FIRST FLOOR

The staircase rises to a light-filled galleried landing, where elegant glass balustrading maintains an open connection with the entrance hall below. A large picture window draws daylight through the centre of the house and frames the established trees surrounding the plot.

The primary suite occupies a substantial part of the first floor and feels more akin to a high-end hotel suite than a conventional bedroom. Its high ceiling and generous dimensions comfortably accommodate a lounge area alongside the sleeping space, creating somewhere to read, watch television or simply enjoy time away from the main reception rooms. Wide glazed doors open onto a private terrace set beneath the roofline, with recessed lighting, a glass balustrade and ample space for outdoor seating. It feels like an outdoor room belonging entirely to the suite, overlooking the rear garden and woodland and providing a peaceful setting for coffee in the morning or a drink at the end of the day.

The walk-in dressing room is equally generous, with extensive open-fronted hanging space, fitted shelving and a central island providing additional drawer storage and a useful surface for accessories. Its layout allows clothing and personal belongings to be properly organised while keeping the bedroom calm and uncluttered. The large ensuite continues the same contemporary finish, with a freestanding bathtub, twin wash basins set within a fitted vanity unit, a spacious walk-in shower and wall-mounted WC. Large-format stone-effect tiling, black fittings, rainfall shower, recessed lighting and an illuminated mirror give the room a pristine appearance.

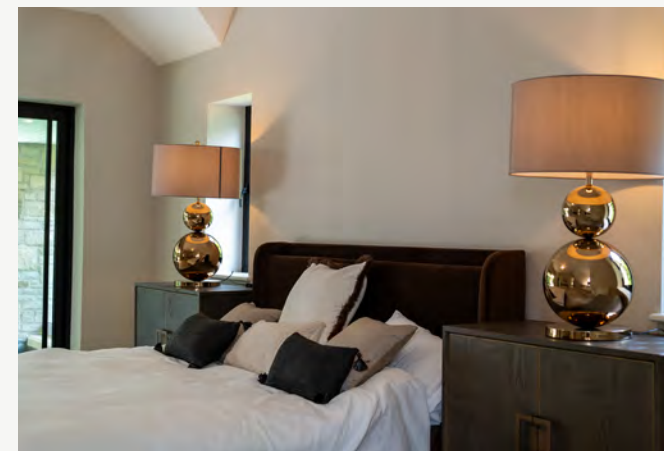
The three further bedrooms are all comfortable doubles with natural light and pleasant views across the grounds. The second bedroom enjoys its own ensuite shower room, while bedrooms three and four are served by the sizeable family bathroom, which includes a bath, separate walk-in shower, fitted wash basin and WC. The bathrooms share a consistent palette of large-format tiling and contemporary black fittings, maintaining the same standard throughout the floor.











OUTSIDE

Remote-controlled gates open onto a gravel driveway, where a turning circle and generous parking allow several vehicles to arrive and leave with ease. The approach immediately reveals an impressive home with strong kerb appeal and a striking contemporary presence.

The attached double garage is entered through a remote-controlled door and connected internally to the house by the glazed passage. An EV charging point is provided, while solar panels positioned on the garage roof contribute towards the property's energy efficiency and its EPC A rating.

To the rear, broad porcelain terraces extend from the principal living area, providing an ideal setting for outdoor dining and informal seating, while the adjoining covered terrace offers a more sheltered space beside the house, looking across the lawn towards the trees.

Beyond the completed terrace areas, the lawns wrap around the property and are currently open, uncomplicated and extremely private. They provide an excellent blank canvas for professional landscaping, whether a future owner prefers structured planting, contemporary borders, family recreation or a more garden-led setting around the house.

The mature woodland behind the plot gives the rear garden its privacy and character, forming a green backdrop to both floors without the upkeep associated with heavily planted formal grounds. Set within approximately half an acre, the outside space feels secluded and substantial, with the opportunity for its next owner to shape the gardens around their own lifestyle.

CCTV and an alarm system provide additional security, complementing the gated entrance and private position of the property.

Skyfall Lodge has the visual impact expected from a one-off contemporary build, but its real strength is how enjoyable it would be to live in. It is a home where family time, evenings with friends and quieter moments all have their place, delivered with a level of finish that leaves little for its next owner to do. For buyers looking beyond the conventional, Skyfall Lodge deserves to be experienced in person.





ABOUT THE AREA

Penwortham occupies an appealing position on the south bank of the River Ribble, combining a well-established community with swift access into Preston. Liverpool Road forms the town's main social centre, with independent cafés, restaurants, pubs and everyday amenities, while nearby Hurst Grange Park provides mature woodland, open parkland, play areas and attractive walking routes. Skyfall Lodge enjoys a particularly private setting on Blashaw Lane, within walking distance of The Fleece Inn and approximately five minutes by car from Hurst Grange Park. The surrounding area also offers easy access to riverside walks, open countryside and Ashton & Lea Golf Club, making Penwortham well suited to buyers who want privacy and greenery without feeling removed from city life.

TRANSPORT

Preston railway station is around 11 minutes away, with direct services to London Euston taking approximately 2 hours 12 minutes and direct trains to Manchester Airport. The M6 and M55 are around 20 minutes away, providing excellent links across the North West and beyond. Manchester and Liverpool John Lennon airports are both accessible for international travel at around an hour away.

SCHOOLS

Penwortham offers a strong selection of state and independent education. Nearby primary options include St Teresa's Catholic Primary School and Whitefield Primary School, both currently rated Good by Ofsted. At secondary level, Penwortham Girls' High School and All Hallows Catholic High School are rated Ofsted Outstanding in all areas, while co-educational Penwortham Priory Academy was confirmed as Good. Independent choices include Ashbridge Independent School in nearby Hutton for children up to the age of 11, Kirkham Grammar School for pupils from early years through to sixth form, with boarding available for ages 11-18, and AKS Lytham, an independent co-educational school for ages 0-18.





PROPERTY INFORMATION

Tenure: Freehold with
vacant possession.

Services: Mains water, electricity
and gas. Underfloor heating to
the ground floor with gas central
heating upstairs. Superfast
broadband (estimated), solar
panels and an EV charging point.

EPC: A

Council Tax Band: TBC

Flood Risk: None.

Local Authority:

South Ribble Borough Council
Tel: 01772 625625

Viewing: Strictly by appointment
with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

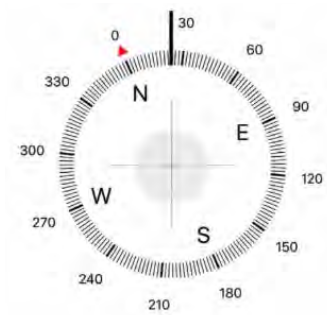
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TOTAL APPROX. FLOOR AREA: 3,458 SQ FT + DOUBLE GARAGE 545 SQ FT



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.
This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

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expluxury.uk.com

