



The Old Coach House
Bilsborrow Lane | Bilsborrow | Preston | PR3 0RP

 FINE & COUNTRY

The Old Coach House





Welcome to The Old Coach House

Approached via an attractive courtyard, this impressive and well-presented detached property blends timeless character with good quality appointments required for modern family living. A private setting, there are delightful views of the established and well stocked gardens as well as far reaching views of Beacon Fell, Parlick and historic Bilborough Hall.

The ground floor accommodation provides a porch, reception hall with cloakroom, three beautifully proportioned reception rooms, breakfast kitchen, utility/boot room, two additional halls, office/playroom, ground floor bedroom with ensuite wet room. To the first floor are three spacious bedrooms and a beautifully appointed family bathroom.

The flexible ground floor layout offers potential for use as a self-contained annex with independent access, ideal for multi-generational living or guests.

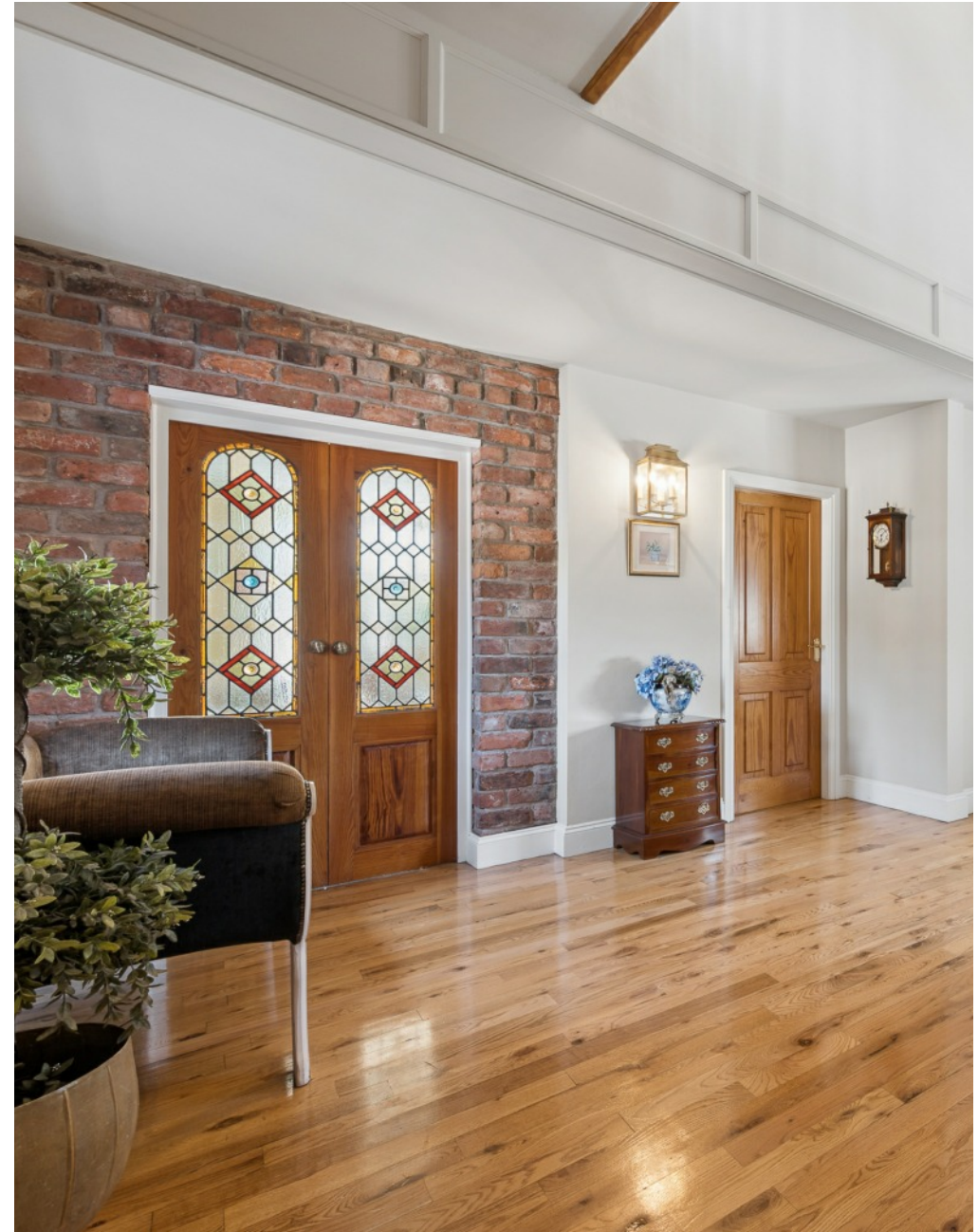
Outside, established gardens wrap around the property, offering large private seating terraces, mature planting, a charming cobbled courtyard, greenhouse and orchard trees. Extensive parking, a garage/stable and an adjoining paddock complete this exceptional country home, perfectly balancing rural tranquillity with outstanding accessibility. In all, 1.32 acres.

Bilborough, where the Lancaster Canal, excellent local amenities and easy access to Preston, Lancaster and the M6 combine with the outstanding scenery of the nearby Forest of Bowland National Landscape. Picturesque market towns including Garstang and Lytham are also within easy reach, offering an excellent choice of independent shops, cafés and restaurants.

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We've only lived here a short time, but have enjoyed the views and found it a restful setting, peaceful and quiet with lots of wildlife in the garden and in the neighbouring fields. We have a wide variety of birds in the garden, we often hear owls and see rabbits and deer in the fields.

The house has been great for entertaining and would also lend itself to creating a self-contained suite for a dependent relative; it would be straight forward to add a kitchenette in the sitting room with the adjacent entrance hall, ground floor bedroom and ensuite.







Location

Bilsborrow is a village on the A6 between Preston and Lancaster with Lancaster Canal running through the village. There's a primary school, village hall, church, post office and local amenities including a fish and chip takeaway, The White Bull pub and a Premier Inn.

The village is well connected with convenient access onto the A6 and M6, or if travelling by train, via stations at Preston and Lancaster on the main West Coast line.

Each with a different personality, the cities of Preston, Lancaster, Manchester and Liverpool between them offer a full range of commercial and recreational facilities including a vast choice of restaurants and great shopping. Culturally, there is a choice of theatres, cinemas and established arts and music scenes with festivals and events throughout the year.

If you prefer somewhere smaller then the attractive towns of Garstang and Lytham are also convenient with supermarkets, thriving independent shops and a variety of places to enjoy a drink or bite to eat.

If access to the great outdoors is important to you then it's all around. Located close to the protected National Landscape (formerly the AONB) of the Forest of Bowland which covers 300 square miles with fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. It offers many opportunities for outdoor adventure with an extensive network of lanes, footpaths and bridle paths for walking, running and cycling.

Step inside

Approaching through the central courtyard, a welcoming open porch provides a charming introduction to The Old Coach House, where the front door opens into a beautifully presented oak floored reception hall, this spacious area is enhanced by a substantial and bespoke staircase rising to the first floor with a gallery landing above. Leading off the hall is a traditionally styled cloakroom with painted panelled walls and heritage style two-piece suite.

The oak floor from the hall continues through a pine door with coloured glass panels into the formal dining room, an attractive dual aspect room including bi-folding doors opening onto the west facing garden terrace. To create a sociable flow, the dining room is partially open to the breakfast kitchen which has a further set of bi-folding doors onto the terrace. Both sets of bi-folds provide great garden views and allow the outside space to become a natural extension of the house during the warmer months.













The beautifully appointed breakfast kitchen has an extensive range of cabinets complemented by granite work surfaces. You'll have no shortage of volunteers for washing up as the view takes in Beacon and Parlick Fells and the stately Bilsborough Hall.

Positioned beyond the kitchen is a practical rear hallway providing handy access to the main parking area, together with an exceptionally well-appointed utility/boot room. This highly practical and functional space features further storage cupboards, a bench seat with storage for outdoor clothing and footwear, a Belfast sink and dedicated dog shower. Natural stone flags to the floor complete the room's practical and stylish look. Continuing, there is a versatile room - suitable for a variety of purposes, currently it is a fifth bedroom, but it's well suited as a home office, hobbies or playroom and enjoys an aspect over the courtyard.



Back to the reception hall and through pine double opening doors with leaded light panels is a welcoming snug. A wood burning stove adds warmth and character with a bay window commanding a restful, leafy view over the garden. From here through to a fourth reception room, a large, light and airy sitting room with ceramic tiled floor warmed by underfloor heating. The ceiling rises to the roof's apex adding a touch of drama, bi-folding doors open to the south facing garden terrace making the layout ideal for both family living and entertaining. This room, together with the adjoining hall (with substantial oak door to the courtyard), ground floor bedroom and contemporary ensuite, lends itself perfectly to use as a self-contained annex, ideal for multi-generational living, guest accommodation or independent family members. With its own independent access, this area offers excellent flexibility, whether incorporated into the main residence or used separately.

The ground floor bedroom has been thoughtfully designed to provide adaptable accommodation for a variety of lifestyles. Benefiting from fitted floor to ceiling wardrobes, underfloor heating and a generously proportioned ensuite wet room.



Returning to the reception hall and the staircase rises to a spacious first-floor gallery landing off which is invaluable additional storage.

There are three well-proportioned bedrooms on the first floor. The principal suite commands an impressive distant view through French windows with a Juliet balcony, together with an excellent range of fitted wardrobes. Plentiful natural light is boosted from a pair of Velux skylights. The second and third bedrooms also benefits from attractive views, one has fitted wardrobes.

Completing the first floor layout is the beautifully appointed family bathroom, fitted with a roll top bath with shower attachment, separate shower, a large heritage styled wash basin and WC. All in all, a stylish and relaxing space for everyday living.





Step Outside

The grounds of The Old Coach House have been thoughtfully landscaped to create a beautiful setting that offers privacy and complements the property's wider rural surroundings. A deep stone-flagged terrace wraps around to the rear of the house to two sides (to the west and south) offering a variety of easily accessible spaces for outdoor dining, seating or entertaining in the peaceful, green and leafy surroundings. Mature hedges and planting border the gently rolling lawns with a variety of trees and coloured foliage to add structure and interest to the outlook. Window and door openings are framed by climbing plants including roses, honeysuckle and wisteria adding colour and scent. Flowering trees add seasonal blossom and include magnolias and hydrangeas. There are apple trees and a greenhouse. The garden is gated and so offers peace of mind for those looking to enclose dogs or keep a watchful eye on small children. The garden has taken years to establish and can be immediately enjoyed by new owners. The house has a U shaped layout and as a result, between the two single storey wings is a most attractive courtyard, laid with stone cobbles and setts.

The drive passes the courtyard and proceeds round to the north of the property where there is ample space for numerous cars and vehicles to park. A lovely open space that adjoins open fields and has a view of impressive Bilsborough Hall, and in the far distance, Parlick and Beacon Fells. It also provides access to the garage or stabling as vehicular doors front the parking area and stable doors open to the courtyard.

The adjoining paddock has both vehicular and pedestrian gates and offers added amenity value for enjoying a country lifestyle. The total plan being c. 1.32 acres.

There are external lights, water and an EV charging point.









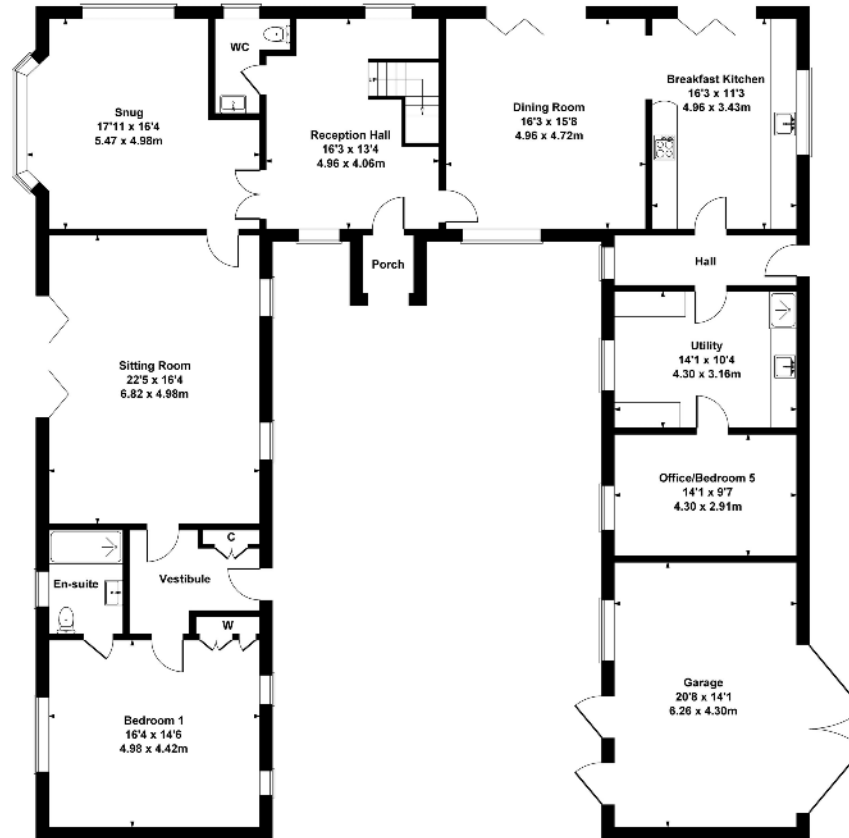
The Old Coach House, Bilborrow Lane, Bilborrow, Preston

Approximate Gross Internal Area

House : 3035 sq ft - 282 sq m

Garage : 291 sq ft - 27 sq m

Total : 3326 sq ft - 309 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Lens Media Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



FURTHER INFORMATION

On the road

Garstang	5.8 miles
Scorton	8.7 miles
Preston	8.3 miles
Lancaster	15.6 miles
Lytham	20.6 miles
Manchester	39.9 miles
Liverpool	45.5 miles

Transport links	
M6 J32	4.9 miles
Preston station	8.7 miles
Manchester airport	49.4 miles
Liverpool airport	54.5 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)

Services

Mains electricity and water.
Oil fired central heating from a traditional Navien boiler (new in 2025) in the utility room, capable of control remotely via the HIVE App. Hot water store in airing cupboard on landing.
Underfloor heating (from the boiler) in the sitting room, hall, ground floor bedroom and ensuite wet room.
Private drainage.
EV charging point.
Security alarm.

Local Authority charges

Wyre Council – Council Tax band G

Tenure

Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

48 mins	Manchester (Picadilly)
2hr, 11 mins	London (Euston)
2hr, 30 mins	Edinburgh

Directions

what3words [///shopping.trunk.bungalows](https://www.what3words.com/#!/share/what3words///shopping.trunk.bungalows)

Download the what3words App or go online for directions straight to the property.

Included in the Sale

Fitted carpets, curtains, curtain poles, shutters, blinds, light fittings and domestic appliances as follows: Rangemaster Toledo cooker, Bosch fan, Bosch fridge and Beko dishwasher,

Available by way of further negotiation are the free-standing appliances (Lamona fridge freezer, Beko washing machine and tumble dryer), the majority of furniture and the hot tub (four seats plus recliner, new in 2025).

Please note

The access drive is private. There are four users; The Old Coach House, Fir Trees, Fir Trees Cottage and the neighbouring farmer to access adjacent land. Fir Trees only requires use of the first section. Upkeep costs are shared.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Places to visit

Between them Preston and Lancaster have a great choice of historic buildings, museums and galleries to visit.

Live theatre: The Preston Playhouse and Preston Guild Hall. The Dukes and Lancaster Grand in Lancaster.

Historic houses – Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stonyhurst College, amongst many others.

Cinema: The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston.

The Bowland Visitor Centre

Sports & Recreation

In Preston: the UCLan Sports Arena with 3G pitches, hockey and tennis courts; the Sir Tom Finney Sports Centre with indoor and gym facilities; and Preston Sports Club for cricket and hockey. The city also features numerous public football pitches in parks and playing fields.

Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of cycling routes (both on and off road) throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is something for all levels.

Nearest golf clubs – Preston Golf Club, Pleasington Golf Club, Longridge Golf Club, Royal Lytham and St Annes Golf Club, St Annes Old Links Golf Club

Parkruns on a Saturday morning at Preston, Garstang, Blackpool and Lancaster

Gym and spa facilities: Barton Manor Hotel, Acresfield Health Club & Spa, and The Spa Hotel, Ribby Hall

The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, curling, ten pin bowling and two restaurants

Places to eat

The White Bull, Bilsborrow

The Italian Orchard, Broughton

Ye Horns Inn, Goosnargh

The Derby Arms, Longridge

The Hand and Dagger, Treales

The White Bull & The Farmers Arms, Great Eccleston

The Cartford Inn, Little Eccleston

The Barn, The Apple Store Café & Daisy Clough, Scorton

The Plough, Eaves

The Patten Arms, Winmarleigh

Wallings Ice Cream Parlour & Café, Cockerham

The Parkers Arms, Newton-in-Bowland

The Assheton Arms, Downham

The Freemasons, Wiswell

The Shireburn Arms, Hurst Green

The Waddington Arms, The Lower Buck Inn & The Higher Buck, Waddington

Special occasions

Pipers, Garstang

The Gibbon Bridge, Chipping

The Three Fishes, Whalley

Northcote, Langho

Eight at Gazegill, near Clitheroe

The Inn at Whitewell, Forest of Bowland

Schools

Primary

John Cross CoE primary School, Bilsborrow,

St Mary & St Michael Catholic Primary School

Garstang Community Primary School

Garstang St. Thomas CoE Primary School

Independent - Stonyhurst College, St Pius X Catholic Preparatory School

and Westholme Preparatory School

Secondary

Lancaster Royal Grammar School and Lancaster Girls' Grammar School

Garstang Community Academy, Garstang

Broughton High School

Independent - AKS in Lytham, Rossall in Fleetwood, Stonyhurst College and Westholme School

Further Education

Colleges - Preston, Myerscough, Lancaster and Morecambe

Universities – Central Lancashire UCLan, Lancaster and Cumbria (Lancaster campus)

Great walks nearby

Walking enthusiasts are exceptionally well catered for, with the Lancaster Canal towpath and the renowned Wyre Way close by, together with scenic riverside walks around Bilsborrow and Brock Valley. The Forest of Bowland National Landscape, Beacon Fell Country Park and the much loved Nicky Nook are all within easy reach, offering an outstanding choice of countryside walks ranging from gentle canal-side strolls to rewarding fell-top hikes. There's also great access to the Fylde coastline if you fancy a spot of sea air.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

Fine & Country Lakes & North Lancs
Tel: 01524 380560
sales@fineandcountry-lakes.co.uk

