



## Fine double fronted country house, barn & c. 2 acres

**Lodgefield House, Houghton Green Lane, Houghton, Preston, PR2 5SR**

Freehold





3 – 5 bedrooms • 2 bathrooms • 5 reception rooms •  
Breakfast kitchen • Double garage • Stables • Hay loft  
• About 2 acres

#### Local information

Lodgefield House lies on the edge of the hamlet of Haighton, well placed for access to the Ribble valley and the Forest of Bowland, an area of outstanding natural beauty. There are open countryside views to both the front and rear.

There are many sports clubs in the area, golf courses and livery with great dining at Haighton Manor only about one mile away.

The city of Preston with its many services and facilities is only about 4 miles away and junction 32 of the M6 is about 3 miles away, convenient for access to the North West's commercial centres.

It's about 15 minutes' drive to Preston Station with regular services to London Euston from 2hrs 18mins and Manchester Piccadilly from 48 mins.

Local schools are good and outstanding at primary and secondary levels and for those seeking private schools Stonyhurst College, Westholme and Kirkham Grammar School are all within reach.

#### About this property

Lodgefield House is an impressive double fronted Victorian house in the Georgian style approached by a carriage driveway with immensely flexible accommodation and scope to integrate the adjoining barn and garaging, all with about two acres of garden and paddock.

Set around a courtyard garden at the rear the accommodation is incredible on the ground floor in its current configuration and includes a welcoming reception hall with a traditional staircase, cupboard under and illuminated display niche.

A study/office lies off to the left with an ornamental Victorian fireplace with a marble hearth, oak flooring and bespoke library shelving. To the right of the hall is a pretty sitting room with an ornamental marble fireplace flanked by bespoke shelving and cupboards and pine flooring.

In the inner hall area double doors lead through to the magnificent triple aspect dining room. Large enough to seat twelve, the side bay has French doors opening to the gardens and the ornamental antique fireplace has a marble hearth. There is oak flooring, window seats and a glass fronted display cupboard.

The huge lounge is perfect for entertaining, L shaped with a triple aspect and a marble fireplace with a real fire in period style with a marble hearth and French doors open to the side.

The breakfast kitchen is in a 'Clive Christian' style and includes limestone flooring, a wine rack, dresser, granite surfaces, an island, electric AGA and a large sink. A combi Neff microwave, fridge, freezer and dishwasher are integrated. Underfloor heating is installed and double French doors open to









the side. A rear entrance vestibule with cupboards gives access to the courtyard at the rear.

Adjoining the kitchen is an orangery garden room with a dual aspect and lovely views over the land and gardens. By Amdega with underfloor heated herringbone limestone floor. Double French doors open to the rear and a door leads off to a rear hallway/boot room off the courtyard off which is the utility room with plumbing for a w.c. and shower.

Two further rooms lie off to the right of this hall, offering scope to create two further bedrooms or office space or a self-contained apartment. The first has a door to the rear and the second has a sliding door to the courtyard at the front.

A double garage adjoins these rooms and to the rear of these are two stables and a hall area with ladder access to the 33'10 x 21' hay loft. This area would be a great party room/games room, potentially additional bedrooms or office/studio space. This may involve planning permissions and/or building regulation approval.

There are three first floor bedrooms in the main section of the house including a linen cupboard off a half landing. The main landing leads to two large double bedrooms including the principal bedroom with its large en suite bathroom in 'Christians' style with a spa bath a Sanitan four piece suite. The house bathroom also has a classic white suite by Sanitan with a roll top bath and high level w.c., separate shower, bidet and wash hand

basin. The third bedroom has been fitted as a dressing room but could be re-instated if required.

Services: Main electricity, water and drainage. Oil fired central heating.

**Tenure**

Freehold

**Local Authority**

Preston City Council

**Viewing**

Strictly by appointment with Savills















**Lodgefield House, Haighton Green Lane, Haighton, Preston, PR2 5SR**

**Gross internal area (approx)** 295.32 sq m / 3178.79 sq ft

**Outbuildings** Garage 36.86 sq m / 396.75 sq ft. Barn/Stables 91.96 sq m / 989.84 sq ft

**Total** 424.14 sq m / 4565.40 sq ft



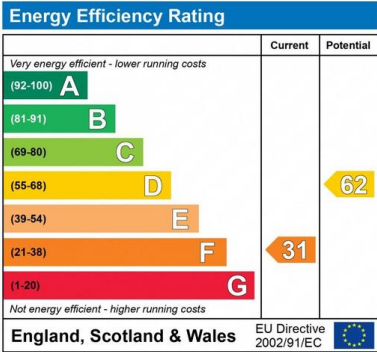
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For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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