



High Gates Back Lane, Great Eccleston

Preston

Offers Over £750,000

High Gates Back Lane

Great Eccleston, Preston

Presenting this exquisite Individual Detached Dormer Bungalow, a true gem exuding charm and comfort. As you approach the property, you are greeted by the spacious driveway with Gated Access, leading to the front entrance framed by lush greenery. Moreover, the property boasts an extensive private garden, ensuring peaceful seclusion.

Upon stepping inside, the Entrance Hallway sets the tone for the elegance that permeates throughout the residence. The Lounge captivates with its feature log burner, creating a cosy ambience perfect for relaxation. Moving on to the Dining Room, a versatile space also featuring a stylish Home office area, ideal for convenience.

Adjacent fireplaces between the Lounge and Dining Room add a touch of refinement and warmth, enhancing the overall atmosphere. The Fitted Dining Kitchen truly stands out with its feature gas and electric Aga, complemented by integrated appliances that cater to all culinary needs.

The property offers a Ground Floor Bedroom and Bathroom, along with 3 Further First Floor Bedrooms. The Master Bedroom impresses with a spacious Dressing Room and En-Suite for added luxury. A Contemporary Family Bathroom completes the sleeping quarters, featuring a walk-in shower for convenience and modern design.

Outside, the property provides ample off-road parking, alongside a gated access driveway leading to the Garage and Outbuildings, offering functionality and storage solutions. Additionally, a Self-Contained Log Cabin overlooks the enclosed courtyard area, providing a private retreat for relaxation or guest accommodation.

The Extensive Garden area is a haven for nature enthusiasts, with outline planning permission for a Detached Dwelling to further enhance the property's value. Located in a sought-after Rural Village, this home encapsulates the essence of peaceful countryside living. To truly appreciate the beauty and functionality of this property, a viewing is highly recommended.

- Individual Detached Dormer Bungalow with Extensive private garden, spacious driveway with Gated Access and Self Contained Log Cabin
- Entrance Hallway, Lounge with feature log burner, Dining Room with Home





Hallway

7' 1" x 5' 6" (2.15m x 1.67m)

Lounge

16' 2" x 16' 6" (4.93m x 5.04m)

Inner Hallway

7' 4" x 4' 5" (2.23m x 1.34m)

Dining Room

12' 4" x 12' 8" (3.75m x 3.86m)

Bathroom

7' 5" x 7' 10" (2.25m x 2.38m)

Bedroom 4

8' 7" x 12' 11" (2.62m x 3.94m)

Kitchen

10' 8" x 16' 5" (3.25m x 5.01m)

Landing

Master Bedroom

14' 8" x 16' 6" (4.48m x 5.04m)

Dressing Room

7' 1" x 11' 2" (2.16m x 3.41m)

En-Suite

6' 3" x 9' 0" (1.91m x 2.74m)

Bedroom 2

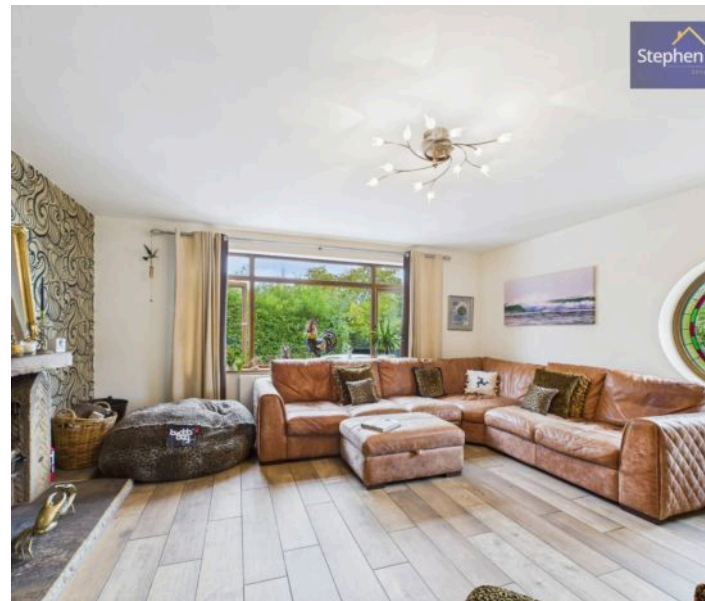
10' 8" x 12' 11" (3.24m x 3.94m)

Bedroom 3

10' 7" x 11' 7" (3.23m x 3.52m)

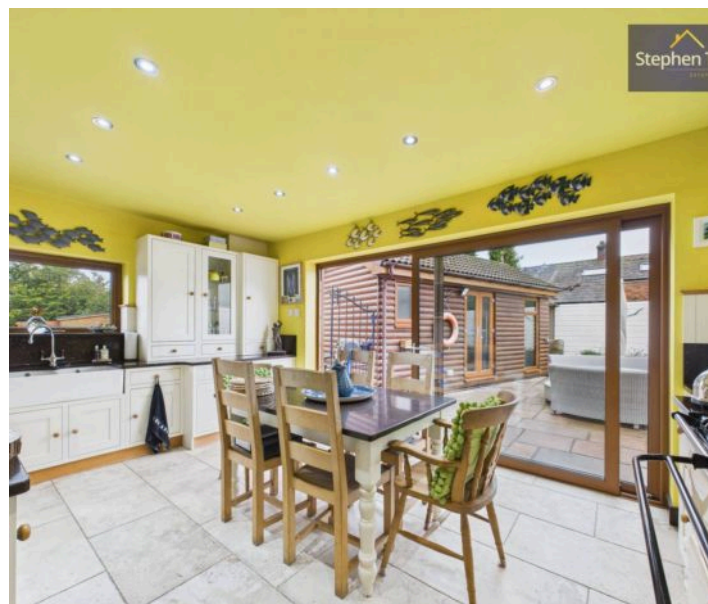
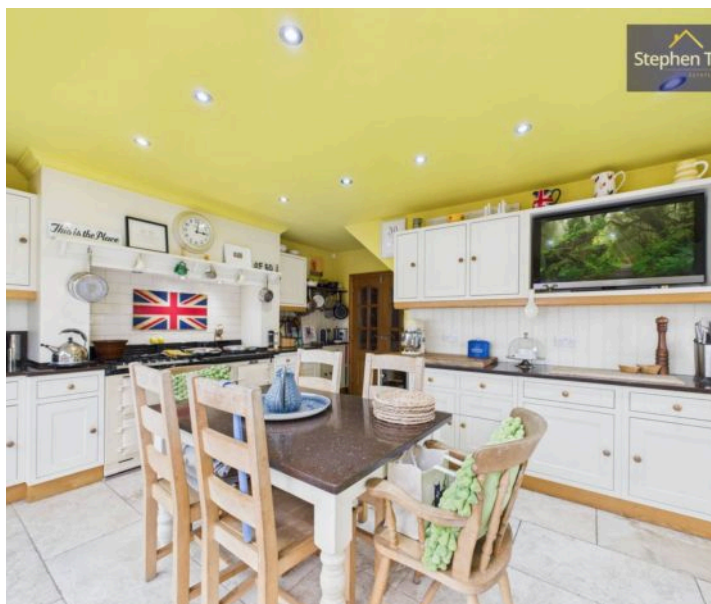
Bathroom

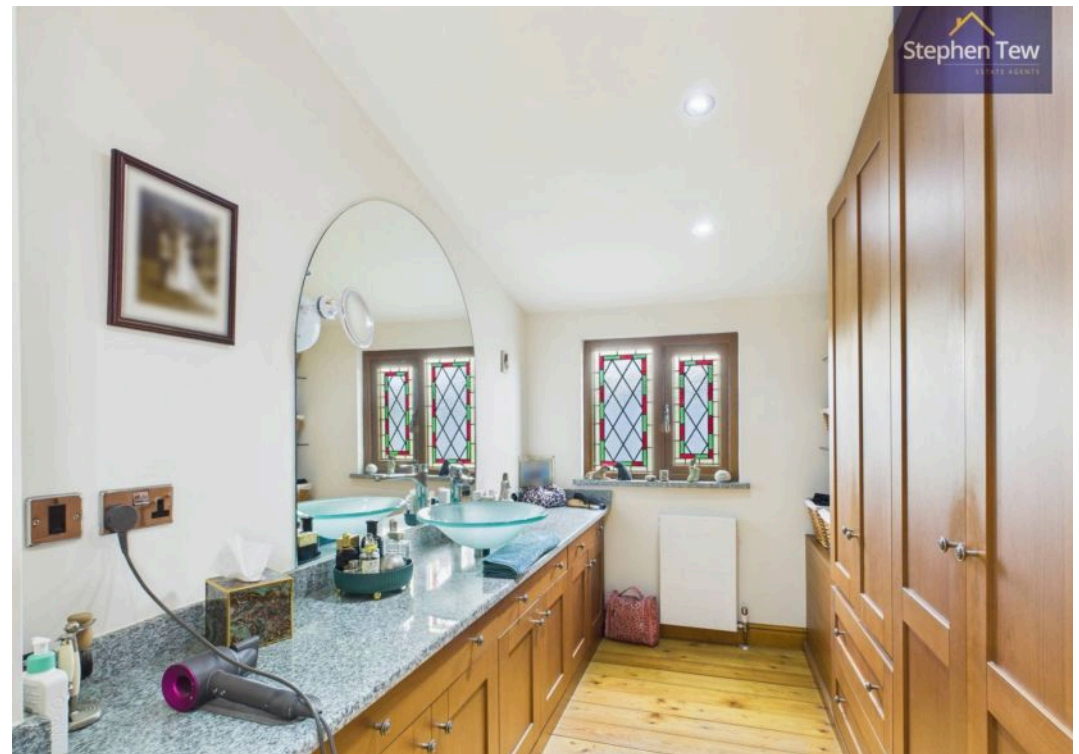
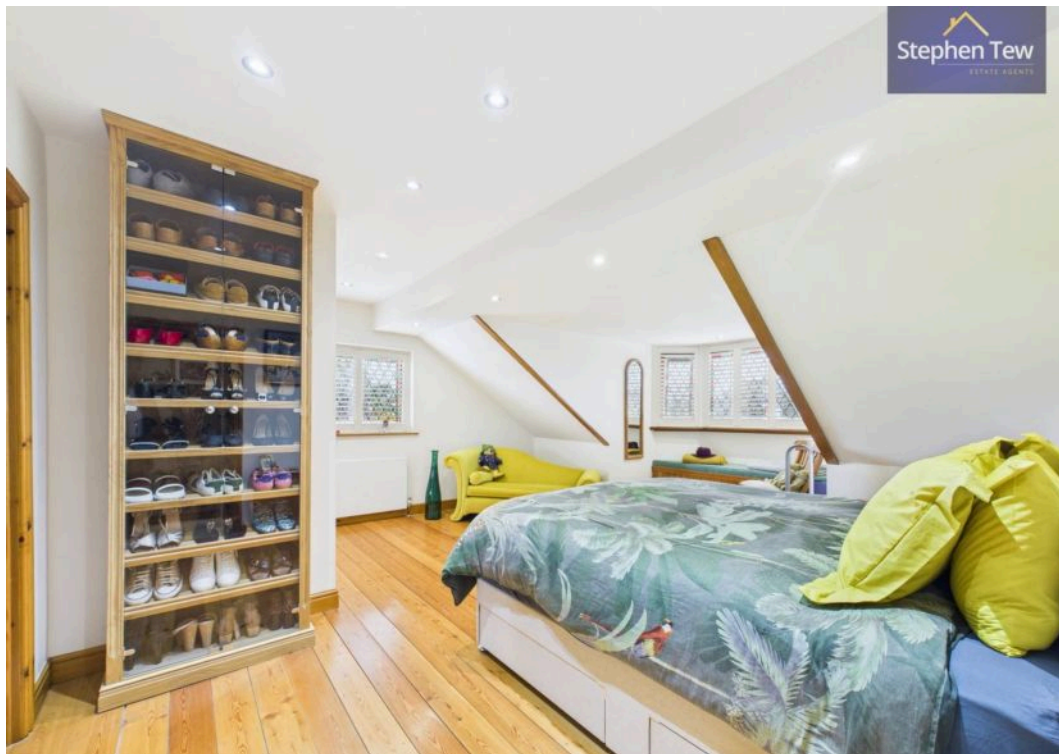
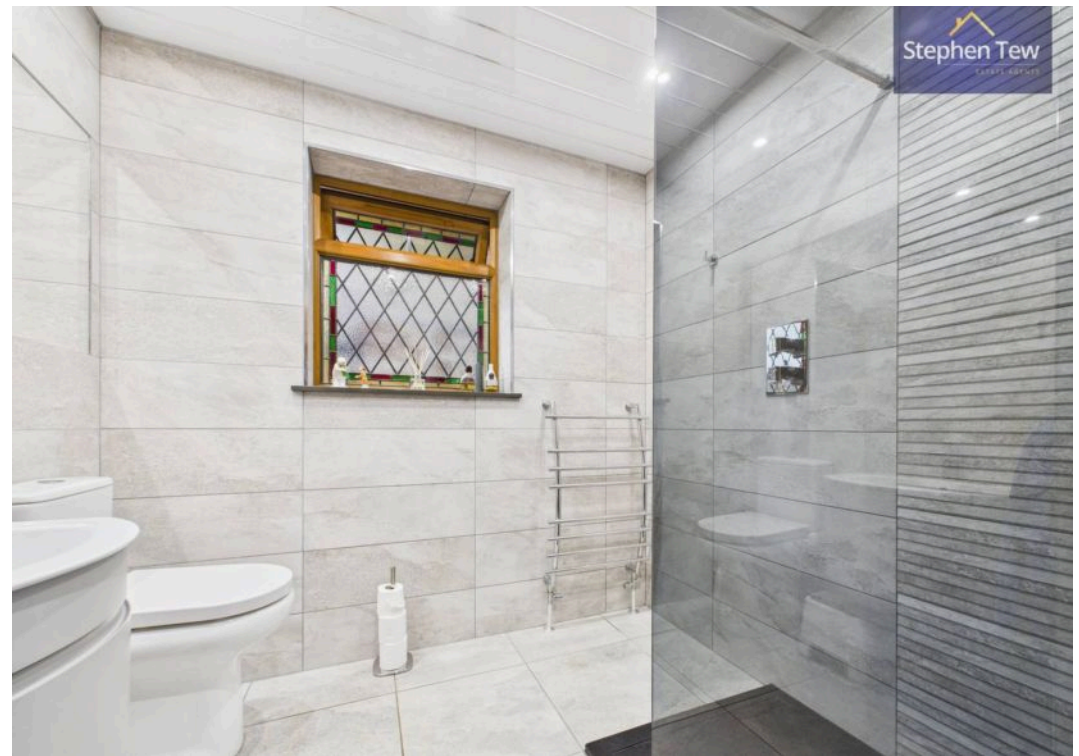
5' 11" x 8' 10" (1.80m x 2.69m)





Council Tax band: D
Tenure: Freehold







GARDEN

YARD

OFF STREET

6 Parking Spaces

GARAGE

Single Garage





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
1625 ft²
150.8 m²

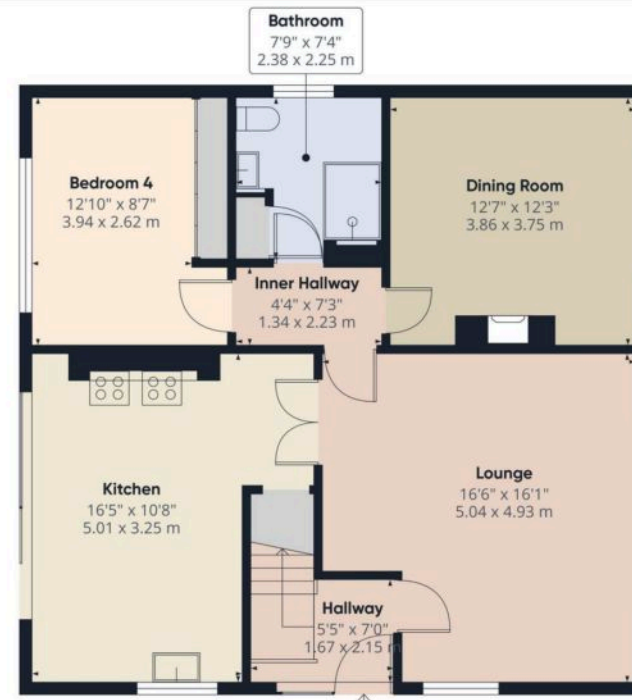
Reduced headroom
36 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



Floor 1 Building 1



Approximate total area⁽¹⁾
882 ft²
81.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



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