



Plumpton Green  
103 Woodplumpton Road | Woodplumpton | Preston | PR4 0LJ



PLUMPTON GREEN

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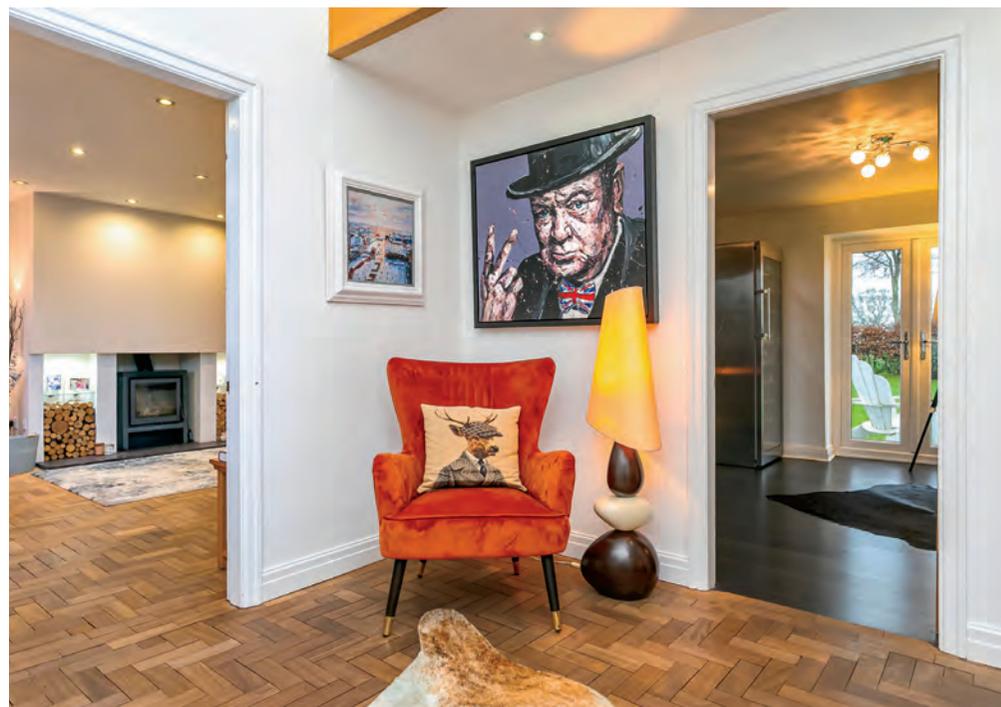


A heavy weight in terms of the lifestyle on offer Plumpton Green brings forth a cracking family house, generous gardens, excellent parking, stables and land, all wrapped up in a convenient rural location with good open views.

Built as a barn for the neighbouring farm, Plumpton Green was initially converted in 1986. The current owners bought it in 2013 and set about a comprehensive program of renovation, remodeling and extension in order to create a home for their growing family that had the luxury of sleek and contemporary internal fittings but still retained the handsome and traditional external good looks that had first appealed to them. The result is a successful marriage of space and light with a practical layout that not only works a treat for their lifestyle but will be sure to have broad appeal as it offers a certain degree of flexibility too. Crossing the threshold and there is an impactful double height entrance hall, sitting and dining rooms, a large open plan living kitchen that offers room to cook, eat and relax, a separate utility room and downstairs cloakroom. To the first floor the principal bedroom has a walk-in wardrobe and ensuite shower room. There are four further double bedrooms and a family bathroom.

Outside is plentiful parking, a double garage, level and private gardens, a block of four stables with a lockable store and adjoining fields offering a total acreage of c. 8.89 acres. Views are big, open and wide and the location offers all of the advantages of a countryside lifestyle with the convenience of easy access to the motorway network and city of Preston.

“ We bought the house in 2013 as a renovation project as both the house and garden needed a great deal of work. Whilst we've never had horses here the last owners did.







## Location

Plumpton Green enjoys a quiet and secluded position on a private country drive in a semi-rural location and whilst there are neighbours, privacy isn't impinged and there is the advantage of far-reaching views across open fields. The front of the house faces north-east, the back south-west so the rooms on that elevation and the main garden enjoy an exceptionally sunny aspect.

For daily provisions there are supermarkets at Broughton and Fulwood. Honeywell's Farm Shop is just under two miles away and a great place to visit being a family run establishment celebrating food and farming in Lancashire selling local produce with an artisan butchers. The nearest Post Office is in Cottam.

When the bright lights beckon, the diverse and welcoming city of Preston is the nearest and offers a bustling shopping experience with a great number of major chains represented on the main streets, busy markets, a thriving arts and cultural scene, a calendar of annual events and plenty of historical and heritage sites to visit as well as several picturesque parks to explore. Both NHS and private hospitals are on hand in the city.

Transport links are convenient with good access to the M55 and M6 and a train station on the main West Coast line at Preston ensuring that whether you are travelling for business or pleasure, London and Edinburgh can be reached within 2.5 hours by train, while Manchester is reached in under an hour.

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“ We've always really appreciated the direct access to the countryside from the house as we appreciate being able to get out and about without getting in the car for our daily dog walks.

*There are plenty of excellent places to go for something to eat or drink. We've never felt cut off or isolated as it's only a few miles to the motorway and we're minutes from the village itself.*

*Woodplumpton is a lovely village with a really strong community. There is a well-attended summer fair and two playparks for younger children. The pub holds regular events throughout the year as does St Anne's Church; we love the bells on Sunday mornings as the sound drifts across the fields.*







### Step inside

The layout was changed by the new owners to give them a floorplan that was family orientated with the kitchen centrally placed. The kitchen and family room are open plan but due to being L shaped the spaces retain their own identity to provide distinct areas for cooking, eating and relaxing. The formal dining room is perfect for high days, holidays and Sunday lunches; it has a real sense of occasion about it. The main sitting room is an elegant room with traditional touches including the wood burner. Having two distinct seating areas is of course conducive to a harmonious family life and for everyone to be under one roof but doing their own thing.

They say that first impressions count and pulling up outside Plumpton Green you will not fail to be impressed – the handsome front elevation has a pair of stately double opening solid wood doors surrounded by glazed panels filling the space of the former barn's door. Walking inside and a number of things strike you – looking up, it's double height, a vast and light filled space, emphasised by the contemporary glass balustrade of the staircase and gallery landing above, looking down it's the warm tones of the cherry wood parquet floor. Modern light oak internal doors with polished chrome handles lead off to the various rooms, their colour and clean lines keeping the look fresh. The parquet floor continues into the sitting room and whilst a wood burning stove is traditional in many respects, the Barbas is a sleek choice and maintains the modern vibe as it's set into a purpose-built surround with recesses for display and logs. Dual aspect you've lovely views out to the garden from this room. Popular with the family, it must be equally lovely to welcome friends here.

The dining room has a sleek wall mounted gas fire and French windows opening out to the seating terrace. Two recesses are illuminated with downlighters and provide an atmospheric display when dining by candlelight.

The clean lines of the SieMatic fitted kitchen cabinets are the epitome of current style. White high gloss handleless cabinets are banked against a wall and house a pair of ovens (with microwave and grill functions), a warming drawer, freezer and larder fridge (all NEFF). The island unit has contrasting dark wood grain effect door fronts and is home to a NEFF induction five plate hob with concealed extractor above. The island extends into a breakfast bar so it's a sociable place to cook whilst catching up with the family on the day's events or for pre-dinner drinks with friends. The worktop is Corian as is the surround and sink unit where a Quooker hot water tap will make your kettle redundant. The mirrored splash back is a glamorous touch and for practicality there is a concealed bin and hardwearing Amtico floor (in a dark colour choice of Scorched Timber) which extends into the living area and orangery.

The kitchen is open plan to the main living area with a generous floor area (in total c. 568 sq ft) it's a great family space, especially if you have young children, it would also make a good space for a dining table if you preferred the existing dining room for another purpose. As it stands, it's a living area with a media wall built to house a Sony TV and Sonos sound bar over a contemporary electric fire in a long, low glass box. Its appearance is so authentic it will no doubt be mistaken for a real fire, you really do have to see it to believe it! Once in the living area the view to the garden draws you forward into the orangery at the far end with bi-folding doors opening to the garden. Electric has been installed here for blinds but as the room isn't at all overlooked it was decided not to install them, but the option is there if you preferred. Set into the ceiling is a large glazed lantern allowing natural light to flood down into this lovely space. It must be very relaxing sat here, curled up with a good book, especially when it's raining, the sound of the rainfall on the glass reminding you how warm and cosy you are tucked up inside. Completing our tour of the ground floor is a utility room with plumbing for a washing machine, space for a condenser tumble drier, room to hang coats, store outdoor footwear and plumbing for a sink as a future option for you. Through the utility room is a stylish cloakroom with a sleek white suite of vanity unit and loo. A cupboard conceals the boiler and hot water storage tank.

Moving to the first floor and the landing is lovely, light and airy, thanks to the glass balustrade on the gallery and sheer volume created by the double height hall below. Embracing the volume, a glamorous chandelier provides illumination, modern oak doors lead off to the bedrooms. The principal bedroom has a great open view, as indeed do all of the bedrooms. One wall would appear to offer a run of wardrobes but upon closer inspection doors open to reveal a walk-in wardrobe and a fully tiled ensuite shower room with Duravit fittings comprising a large shower cubicle with rainfall and second hand-held heads, twin floating vanity units, a loo, floating storage cabinet and a chrome heated towel rail.

There are four further double bedrooms, one of which has a walk-in wardrobe. The family bathroom is a spacious set up with Villeroy & Boch double ended bath, large shower cubicle and loo as well as a striking vanity unit and storage cabinet both of which are by Keuco.

All in all, it's a modern family house that is stylishly appointed and well presented, offering clean cut, spacious and light filled rooms.



*We probably spend most of our time in the kitchen and living area. There's also a good flow between the orangery, kitchen, dining room and sitting room that makes this a house that's really well suited to having people over. On Christmas Day we tend to host and have a dozen or so around the dining table.*











## Step outside

The front garden is set back behind a well-established beech hedge with a good sized lawn and a tarmac drive edged with smart setts. Along the length of the drive is a variety of shrubs adding interest and colour throughout the months.

Each season brings something new in this part of the garden, in springtime it is a riot of bulbs, starting with snowdrops and crocuses to daffodils, many of them are now naturalized in the lawn. Adding to the springtime colour is the blossom from the pink flowering cherry tree, we are told it's "an absolute picture". There is also a pear tree and a few apple trees come the autumn months.

To the side is the stable accommodation and garage; the double garage is detached and has an electric up and over door with great scope to add further storage up into the pitched roof space. Four stables sit in a row with a lockable store at the far end and along the front a verandah provides shelter. The loose boxes all have light and a water supply. Attached to the stable block is a barn (11m x 6m), it needs work but is a great footprint if you wanted another outbuilding, possible for storage or as a games room or gym.

The back garden is an absolute sun trap, secluded and private for sitting and enjoying. Relaxing under the English oak pergola with a glass of something chilled is apparently the best spot to enjoy the sunsets. It's a great garden for children as there's a large level lawn; perfect for swings, climbing frames and trampolines when they are young and ball games and camping parties as they grow.

In front of the orangery raised beds are planted with herbs designed to be within easy reach when cooking. A porcelain tiled path connects the bi-folding doors of the orangery, the French windows of the kitchen and dining room and extends round to the main seating area; generously proportioned there is plenty of room for an assortment of garden furniture as well as a Marquis hot tub which is included in the sale.

It wouldn't be straight forward trying to work out how many vehicles could be accommodated on site and as appropriate parking provision is often on the wish list of buyers, this is one department in which Plumpton Green excels. There are two driveway accesses, one to the front of the house which is perfect for visitors as it takes them straight to the front door for meeting and greeting. The second access point is a little further on and leads into the side yard in front of the stables and garage and right next to the door into the kitchen. This is probably the area that residents will most frequently use – it's convenient coming in with your groceries and coats and boots can be offloaded in the utility room. The two areas are connected so you can drive right through, there's also a detached double garage. The private access road opens up to an extensive tarmac area, which subject to keeping rights of access clear can be used for further parking for Plumpton Green.

## Land

For those buyers with equestrian interests the land will be sure to be a major factor in the decision to purchase. The land is level, has vehicular access and a shelter for stock and is divided into two large fields. The fields themselves measure 8.27 acres. If you don't have equestrian interests then the land not only gives security and privacy but it's great opportunity to keep a few sheep or goats, a chicken house and run or simply have space for dogs and energetic children to run around and let off steam.



*The swallows come every year which is a lovely sight and we have a resident barn owl too. From the round window on the landing we've a great vantage point for watching the birds. Pheasants congregate on the front lawn and are entertaining to observe. Occasionally a golden pheasant visits the back garden and comes right up to the French windows in the kitchen. We've also seen deer in the back field, an otter nearby and lots of partridges. If you love nature, as we do, it's a great setting.*

*We've had some great garden parties here – one that was particularly memorable was for a family celebration, we had a band set up under the pergola, caterers came in and cooked hog roast and we set up chairs and fire pits everywhere.*

*September is a great month here, there are eating apple trees in the front garden which have given us more apples than we could ever eat so we make chutney to store and also give loads away. One of the fields has a sloe tree which has served us well for making our own sloe gin over the years.*





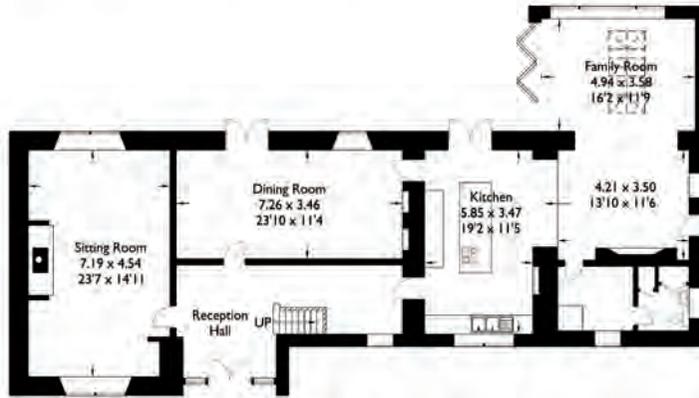
# Plumpton Green

Approximate Gross Internal Area : 275.26 sq m / 2962.87 sq ft

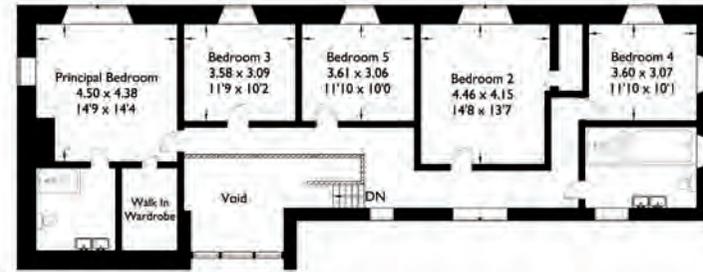
Outbuilding : 78.92 sq m / 849.48 sq ft

Garage : 47.37 sq m / 509.88 sq ft

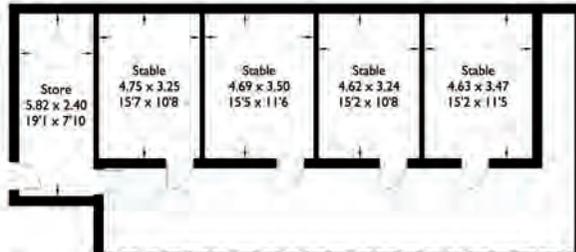
Total : 401.55 sq m / 4322.24 sq ft



Ground Floor



First Floor

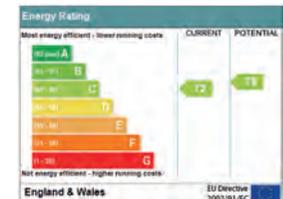


Outbuilding



Garage

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.



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. Printed 12.01.2024



# FURTHER INFORMATION

## *On the road*

M6 J32	2.7 miles
M55	3.2 miles
Preston	5 miles
Lytham	16.2 miles
Lancaster	21.3 miles
Manchester	40 miles
Manchester airport	45.8 miles
Liverpool airport	52.6 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.

## *Rail Journeys*

Based on approximate direct train journey times from Preston station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Services*

Mains electricity, gas, water and drainage.

Gas fired central heating from a Vaillant ecoTEC boiler in the ground floor cloakroom.

## *Please note*

From Woodplumpton Road to the field gate on the right, the drive is owned by the local farmer. Plumpton Green owns the drive after this, subject to rights of way and shared upkeep from the three recently built houses which share it.

## *Directions*

what3words: ///trees.onion.liked (this will take you to the turning off Woodplumpton Road)

Use Sat Nav PR4 0LJ with reference to the directions below:

Approachable from several directions, but probably easiest to describe from Broughton, whether coming from J32 of the M6 or on the A6 heading north out of Preston or south out of Lancaster. Once in Broughton head west on the B5269 (Newsham Hall Lane), keep an eye out on the left and turn onto Woodplumpton Road. You'll be turning right off here onto a private drive but it's unmarked so the best landmark to offer is to turn opposite No.96, a red brick semi detached house with a clear number above the front door. It's a double driveway, bear right and then take the first drive on the left for Plumpton Green.

## *Internet Speed*

Ultrafast speed available of 1000 Mbps download and for uploading 220 Mbps.

## *Local Authority*

Preston City Council

## Local leisure activities

In Preston there are live events held at Preston Playhouse, Preston Guild Hall and St Peter's Arts Centre as well as two cinemas, the Odeon and Vue

There are swimming pools and gyms at Fulwood Leisure Centre and Delta Hotels by Marriott Preston

Golf clubs at Royal Lytham and St Annes, Preston, Ashton and Longridge

There are lots of great, level routes from the house including the Guild Wheel, a circular route of 21 miles around the city of Preston. You can use it for walking, running and cycling, a mobility scooter or wheelchair will also traverse the path with ease.

## Local eateries

There's a wide selection of places locally to try, such as

The Wheatsheaf, Woodplumpton

The Plough, Eaves

The Galley Kitchen and Bar, Swillbrook Boatyard, near Catforth

The Cartford Inn, Little Eccleston

Ye Horns Inn, Goosnargh

The Italian Orchard and the Pepper Bistro, both at Broughton

Maxy Farm (pantry and restaurant), Preston

Roots Café, Catforth

Bartle Hall Hotel, Bartle, Preston (for great afternoon teas!)

## Great walks nearby

According to the owners the countryside walks straight from the door are "truly wonderful, lovely and flat". There are five loops centering around Catforth to choose from and a walk along Lancaster Canal to Moons Bridge Marina is worth checking out.

This pocket of the northwest is surrounded by great walking country, all accessible for daytrips. You may like the high peaking drama of the Lake District, the undulating gentle beauty of the Yorkshire Dales or the bracing openness of the Forest of Bowland. If it's sea air that entices you then the Fylde coast is also ready to be explored.

## Schools

### Primary

Woodplumpton St Anne's C of E Primary School

Catforth Primary School

St Mary and St Andrew's Catholic Primary School

Broughton-in-Amounderness Church of England Primary School

### Secondary

Broughton High School

Our Lady's Catholic High School

Stonyhurst College (independent school, ages 3 - 18)

## Included in the sale

Fitted carpets

Curtains, curtain poles and blinds

Light fittings

Integral kitchen appliances as described  
and the Marquis hot tub.

The Sony TV and Sonos sound bar in the kitchen living area would be additionally available by way of further negotiation.

Guide price £1,750,000

Council tax band - G

Tenure - Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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.

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