



Brockside Cottage

Badgers Wood | Bilsborrow | Preston | Lancashire | PR3 0GQ

MSW HEWETSONS



Brockside Cottage

Guide Price of £825,000

A substantial stone-built rural cottage set on a quiet and highly sought-after cul-de-sac of similarly high quality homes. Occupying an unusually generous plot of approximately 2.78 acres, the property enjoys a private position adjacent open fields, with beautifully uninterrupted views to the rear and side. The current owners have invested decades of care and considerable expense to create an exceptional and thoughtfully designed garden that includes a generous section of frontage to the river Brock. It features a rich variety of mature specimen trees, shrubs and plants all meticulously maintained. Furthermore it provides ample space for future owners to develop their own lifestyle pursuits, whether sporting or recreational. All rarely found in such a peaceful and secluded setting.

A private entrance driveway leads via the formal gardens to a double garage, with a stone flagged patio and an immaculately maintained summer house. This space being ideal for outdoor entertaining. The parkland grounds extend further to include a heated greenhouse, an established vegetable garden, productive fruit trees and riverbank.

The property also benefits from a highly practical location, offering convenient access to Preston city centre, where fast and regular rail services provide direct connections to London Euston.

For local amenities, the attractive market towns of Garstang and Longridge are within easy reach, both offering a wide selection of independent shops, as well as well-regarded pubs and restaurants.

Set within a highly desirable rural area, the property is ideally positioned for access to some of the region's finest countryside. Notably, Beacon Fell Country Park. Nearby,

Bleasdale Fell, Fair Snape Fell, and Parlick provide excellent opportunities for walking and cycling, catering to all abilities.

The area is also renowned for its long-established country pursuits, including prestigious game shooting estates and fishing along the rivers River Ribble, River Lune and River Hodder.

Educational provision in the area is excellent, with a wide selection of highly regarded primary and secondary schools available in both the public and private sectors, all within convenient reach.

Constructed of attractive local stone, the house is linked-detached at first-floor level only and offers well-planned, spacious family accommodation. The interior is presented to a high standard throughout, featuring quality fixtures and fittings, LPG central heating, and hardwood double glazing.

The property retains a wealth of period character, including exposed timber beams, distinctive architectural detailing, and original stonework, combining charm with modern comfort.

Particulars of sale

Ground Floor

Reception hall, breakfast kitchen, utility, sitting room, dining room, office and WC.

First Floor

Principal bedroom with en suite, dressing room/bedroom four, bedroom two with en suite, bedroom three, house bathroom.

External

The private entrance driveway leads to a double garage with outdoor WC, a stone flagged patio, lawned gardens siting a well-maintained summer house and patio area. The gravel driveway leads onto the extensive parkland gardens with a heated greenhouse, a sizeable vegetable garden, a fruit cage section, several cold frames and culminates into a generous section of river frontage with access to the River Brock.

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Property Information

Services

- Mains Electricity
- LPG Central Heating
- Mains Water
- Mains Sewerage

Council Tax

- Band G payable to Wyre Council.

Tenure

- Freehold

Viewings

- Strictly by appointment with the agent.

Brockside Cottage

Approximate Gross Internal Area : 281.97 sq m / 3035.10 sq ft

Garage : 36.49 sq m / 392.77 sq ft

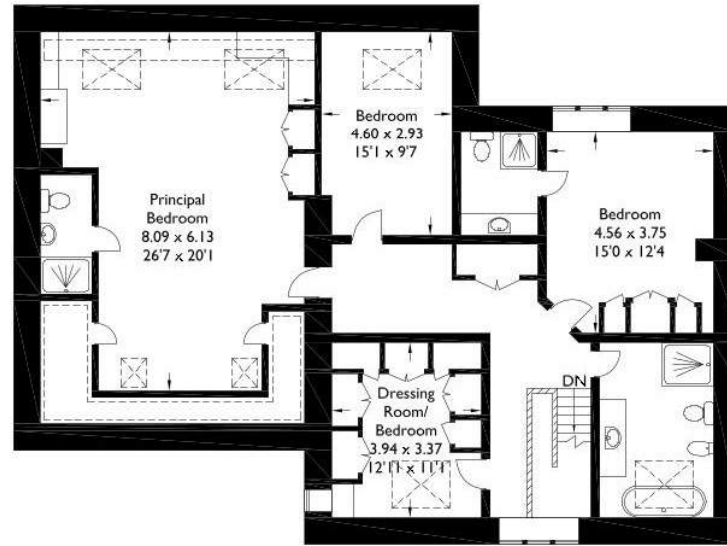
Outbuilding : 14.51 sq m / 156.18 sq ft

Total : 332.97 sq m / 3584.05 sq ft

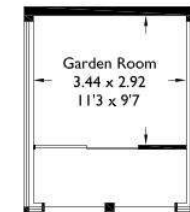
----- Restricted Head Height



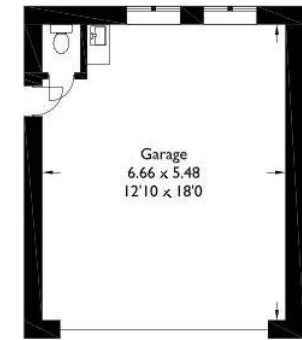
Ground Floor



First Floor



Outbuilding



Garage







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