



Lodge House  
Lodge Lane | Elswick | Preston | Lancashire | PR4 3YH

FINE & COUNTRY

# LODGE HOUSE

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A handsome detached lodge house commanding an advantageous position at the head of the tree lined driveway that leads to the neighbouring Hoole House, a stately country home.

Lodge House sits in a generous 0.8 acre plot, very much the crowning glory of this attractive house being the beautifully designed, well stocked and meticulously tended garden.

With a secure gated entrance Lodge House offers privacy and security and the advantage of a location which provides all round accessibility being convenient for the cities of Preston and Lancaster, the wider Fylde coast and attractive towns of Garstang and Lytham as well as access to the M55, M6 and West Coast mainline train services.

Built in 2004, Lodge House is attractively presented and immaculately maintained. Accommodation is arranged over three floors and offers well-proportioned living space with an entrance hall, cloakroom, separate sitting and dining rooms, a delightful conservatory, well equipped dining kitchen and utility room. To the first floor is a principal bedroom with an ensuite bathroom as well as two further double bedrooms with a 'Jack and Jill' style connecting shower room between the two. There are two very usable cellar rooms and an attic for storage.

Outside a detached double garage with additional workshop space has a hobbies/store room to the first floor. There is excellent private parking and a summer house.

The surrounding gardens offer a generous seating terrace alongside the captivating ponds, shrubberies, level lawns, a small copse and productive orchard.



*“ We'll miss the garden most when we move, but it's time to downsize. Our favourite time of year here is probably springtime. The garden has a succession of flowering bulbs that take us into summer, starting with snowdrops, crocuses, bluebells, daffodils and narcissi, progressing into tulips. The vibrant colours are so welcome after the winter months.*









## Location

For those seeking a quiet rural setting on the outskirts of a village, Lodge House offers a great deal; the social connections of a local community together with the basic amenities that a small village such as Elswick has to offer. There are two pubs, a village shop, primary school and church within easy reach.

Day-to-day needs are well provided for between the attractive towns of Garstang and Lytham. Between the two you will find a full range of health services (doctors, dentists, opticians as well as hairdressers and barbers), professional services (including solicitors and accountants), supermarkets (Booths, Sainsbury's and Aldi), vets surgeries and a great selection of places to go for drinks and food as well as busy high streets full of independent traders. Garstang also has a popular weekly market which is set out down the main thoroughfare.

Whilst rural, the location is not isolated. Whether you are looking to travel for business or pleasure, by road or rail, there is handy access to both the M55 and M6 and a station on the main West Coast railway line at Preston.

For fans of the great outdoors, there is good access to two local country parks, Beacon Fell and Wyre Estuary. The Beacon Fell Country Park offers woodland, moorland and farmland. The Beacon Fell summit is 873 feet above sea level and commands spectacular views of the Forest of Bowland and Morecambe Bay; on a clear day it is even possible to see the Isle of Man. The much smaller Wyre Estuary Country Park is located in Thornton-Cleveleys and offers year-round activities and events for the whole family. It has received a Green Flag Award and a Visit England Award and is the starting point on the Wyre Way.



“ We moved here to be near family and it's worked very well for us. Elswick is a lovely village and has served us well during our time here.











## Step inside

Thanks to the generally leafy surrounding, the wider countryside setting and the immediate landscaped gardens and pond, the views from all rooms within Lodge House are delightful.

A bright and sunny house, the conservatory faces almost due east so enjoys the first of the day's sunshine, the table in there makes the ideal choice for breakfast. The pond side terrace, sitting room and principal bedroom are south facing so enjoy day long sun, so much so that blinds were needed along the south facing conservatory windows.

There are two entrances to Lodge House. Guests will probably park to the west of the house and approach via the porch to the front door and entrance hall whereas residents are more likely to use the garage and parking area in front of it, accessing the house through the larger porch on the north elevation as this leads directly into the utility room and thereon the kitchen. Much more convenient if you are unloading shopping, returning home after a walk in wet weather or with dogs or children as there's good storage for boots, brollies and prams. Stepping in through the front door and off the entrance hall is a cloakroom.

There are two reception rooms, a bright and well proportioned sitting room with a wood burning stove set on a recessed flagged hearth. Lodge House then offers three locations for dining; the conservatory is a lovely sunny spot in summer, the table in the kitchen is perfect for lunches and informal family suppers and finally, the dining room comes into its own for Sunday lunch, high days and holiday days when a more formal setting is required with its striking corner positioned square bay window.

The dining kitchen has a comprehensive range of classic panel fronted cabinets in a warm shade of buttermilk, complemented by the granite worktops in black and terracotta. There is a central island unit, a separate fitted dresser, a pull out larder unit and a co-ordinating mantelpiece which sits over the Falcon cooking range which has five gas burners, two electric ovens and grill. In terms of appliances there is a NEFF fridge freezer, a Bosch microwave and a two drawer Fisher Paykel dishwasher. The utility room has fitted units which conceal a Samsung washing machine and a Bosch tumble drier.

Providing a lovely flow of space and open aspect, from the kitchen there are double opening, part glazed doors into the conservatory. The underfloor heating is on the entire ground and first floors and through into the conservatory ensuring that this is an all year round space. A ceiling fan helps to regulate temperature when required. There are French windows at the far end opening to the well kept gardens.

Rising to the first floor landing there is a hatch with pull down ladder access to the loft space which is boarded with a light and used for storage.

The principal bedroom has a comprehensive range of fitted rosewood veneer furniture including a wall of wardrobes, chests of drawers and additional bedside drawers. The ensuite has a heritage feel with Victorian styled wall tiling featuring dado and cornice tiles. The slipper bath is ready for a long soak, but if time doesn't permit, there is a separate cubicle with a rainfall shower head. The loo has a high flush and there is a wash basin.

There are two further double bedrooms, one of which has a walk in store cupboard. Positioned between these rooms is a connected shower room. It too has a heritage style suite, this time comprising a cubicle with rainfall shower head, a wash basin and loo.

The spiral ash stairs also lead down to the cellar. These are two excellent rooms with good head height, power, light and painted concrete floors. Ideal for hobbies or storage they are very versatile. The boiler is here as is the water storage tank and both gas and electric meters.

The standard of finished employed in the initial build was high and the aftercare by the owners has been meticulous to maintain standards. Double glazed windows have uPVC frames with an oak effect finish both externally and internally where it is complemented by the extensive use of natural wood. Doors throughout are oak veneer, on the ground floor they have panelled glass panels to allow the light to flow. On the ground floor skirting boards and architraves around the doors are all pine, stained to an oak finish. Window cills are also wooden and the fabulous statement two flight spiral staircase that runs top to bottom was a bespoke commission and handcrafted in ash. The front and back doors are both uPVC as is the glazing and roof in the conservatory. Soffit and fascia boards are also in woodgrain effect uPVC to minimise future maintenance. The choice of oak effect sits well with the red brick elevations which mirror the red brick of the original boundary wall.

Providing the finishing touch, there is cornicing to the ceilings in the hall and cloakroom, sitting room, dining room and kitchen. Sockets and switches have an antique bronze finish. There is ceramic floor tiling to the hall, cloakroom, kitchen, utility room, conservatory and in both the bath and shower rooms. Fitted carpets are laid in the sitting and dining rooms, landing and three bedrooms.

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“ We absolutely love the conservatory; if we're at home during the day (or on a summer's evening) it's where we spend our time. It's lovely whatever the season and the view out to the garden, especially over towards the pond is our favourite.

At other times of the year we tend to move into the sitting room in the evenings. It's an especially cosy room with the fire lit.











### Step outside

Whilst the setting is road side Lodge House is very well screened by mature planting and a smart tall red brick wall.

There is an electric sliding gated entrance which opens to an extensive tarmac parking area. Standing well is the substantial detached garage which has an electric roller door, room comfortably for two cars as well as workshop and storage space to the sides. There's power and light and an uPVC side personal door and window with obscured glass. At the far end a ladder leads to a hatch which leads to the first floor – an excellent space with good head height, Velux skylight, power and light. Ideal for hobbies, a home office or possibly a teenager's den. The personal door opens to a verandah along which is an established purple wisteria, there's a rarer pink variety adorning the summer house.

Leading out from the conservatory are steps which flow into the large flagged seating terrace alongside the two ponds which are connected with a short stone edged waterway. Nothing short of delightful, the main pond has pink, white and yellow flowering lily pads and around the edges a wide variety of colourful pond plants and a selection of acers. At the head of the pond is a wooden summerhouse with verandah to the front alongside which is a working Victorian street lamp.

Flagged paths lead round the house and level lawns surround the terracing and pond to the east and south sides. These are edged by trees and shrubs for privacy including camellia, fuchsia, lilic and pieris. A wide selection of evergreen conifer trees contributes a multitude of shades of greens to the garden and there's a small copse of ten stately spruce trees. The orchard is productive and offers plum, damson, pear, cherry and greengage trees and three apple trees (Royal Gala and Braeburn eating varieties and a Bramley cooker) as well as an established walnut tree.

Along the roadside the original red brick wall provides the backdrop for a border planted with conifers, rose bushes and a eucalyptus tree. Tucked within this border is a charming dog kennel built of red brick under a slated roof to match the house.

Rainwater is harvested via the French drains around the house and feeds into the pond. This serves the purposes of not only keeping water away from the property but also ensuring pond water levels are topped up (there is an outflow to local fields if it reaches a certain point).

There is outside lighting (some on sensors), power points, water and CCTV.

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“ We created the garden almost from scratch; it's been a labour of love. The older trees were here of course and provided us with some structure but after that, we've designed and planted it all. It's been wonderful over the last years seeing it become established and fill out.

*The wildlife has been a joy, we have visiting deer, hedgehogs and a whole array of garden birds including woodpeckers. It will be a complete wrench leaving the garden.*

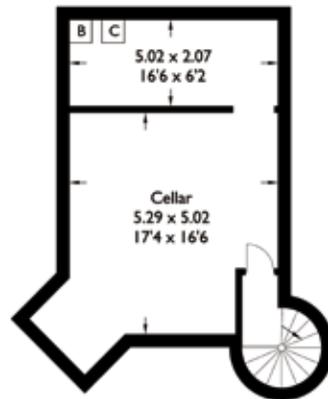


# Lodge House

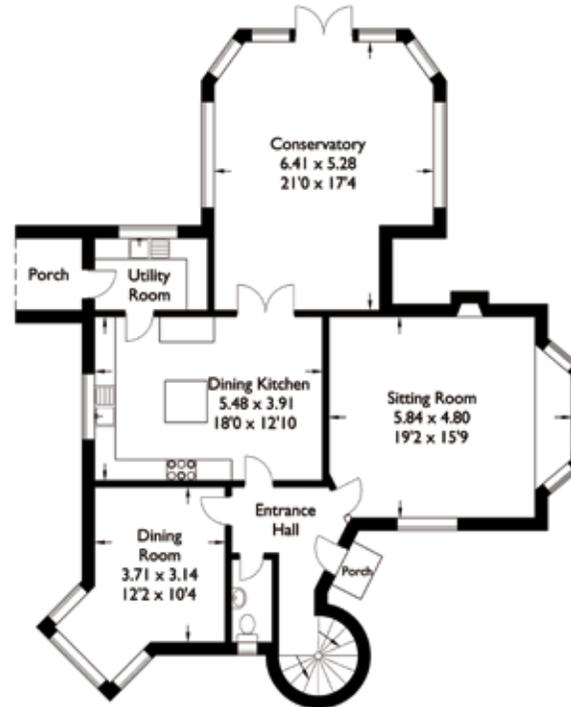
Approximate Gross Internal Area : 189.74 sq m / 2042.34 sq ft  
 Garage : 43.57 sq m / 468.98 sq ft  
 Cellar : 41.91 sq m / 451.11 sq ft  
 Total : 275.22 sq m / 2962.44 sq ft



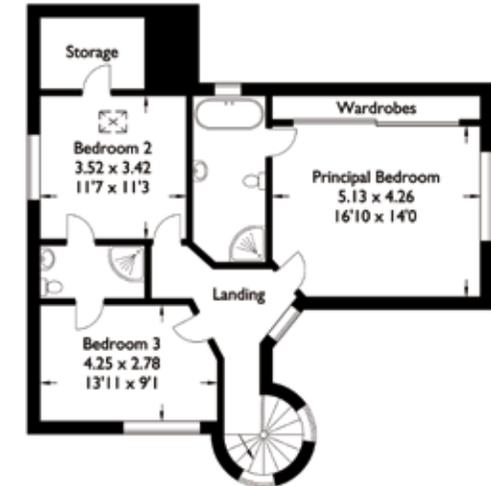
Garage



Cellar

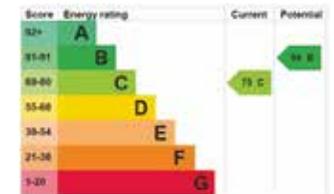


Ground Floor



First Floor

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 21.07.2023



# FURTHER INFORMATION

## *On the road*

Garstang	8.4 miles
Lytham	12.2 miles
M6 J33	16.1 miles
Lancaster	18 miles
Preston	13.7 miles
Manchester	48.1 miles
Manchester airport	55.2 miles
Liverpool airport	60.7 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. Underfloor gas fired central heating to both ground and first floors from the Worcester boiler in the cellar.

Security alarm and external CCTV.

## *Directions*

what3words: ///drew.signed.hers

Use Sat Nav PR4 3YH with reference to the directions below:

From M6 J32, use the left lane to take the A6 exit to Preston/Garstang. Keep left and take the first exit following signs for A6/Preston/Garstang. At Broughton Roundabout, take the first exit onto Garstang Road/A6 and then turn right onto Lightfoot Lane. At the roundabout, take the first exit and stay on Lightfoot Lane/B6241. At the roundabout, take the fourth exit onto Tag Lane/B5411 which continues straight onto Tabley Lane/ B5411 and then turn left onto Lodge Lane/B5296. Keep an eye out for the distinctive red brick wall; turn in here and then immediately left through the gated entrance.

## *Internet Speed*

Superfast speed of 35Mbps download and for uploading 6 Mbps. based on [ofcom.org.uk](http://ofcom.org.uk) results

## *Local Authority*

Fylde Council

## *Local leisure activities*

Blackpool Zoo and Stanley Park, Blackpool  
Ribby Hall Holiday Village, Kirkham  
Royal Lytham & St Annes Golf Club, Garstang Golf Course (Garstang) and Ashton & Lea Golf Club (Lea)

## *Local eateries*

The Cartford Inn, Little Eccleston  
The Ship, Elswick  
The Horns Inn, Churchtown

## *Great walks nearby*

To The Ship and back (around 4 miles)  
Beacon Fell Country Park which offers woodland, moorland and farmland. From the summit of Beacon Fell (873 feet above sea level) there are spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day.  
There's also great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.  
Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 fells in the Lake District National Park.

## *Schools*

### **Primary**

Great Eccleston Copp C o E  
St Mary's Catholic Primary School, Great Eccleston  
Kirkham Grammar School  
AKS, Lytham and Rossall, Fleetwood (both independent schools)

### **Secondary**

Garstang Community Academy  
St Aiden's C o E High School, Preesall  
Kirkham Grammar School  
AKS, Lytham and Rossall, Fleetwood (both independent schools)

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as listed.

## *Please note*

Hoole House owns the drive and Lodge House has a right of way over the initial section required to access their driveway.

*Guide price* £1,000,000

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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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 and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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