



Hunters Croft
High Street | Elswick | Preston | Lancashire | PR4 3ZB

FINE & COUNTRY

HUNTERS CROFT



Welcome to Hunters Croft, High Street, Elswick, PR4 3ZB

Ticking all the boxes in terms of what a family house should ideally offer we bring you Hunters Croft. A setting that is central within an accessible and popular village. Tick. A location that has good road and rail connectivity and convenient access to local services in Garstang and Preston. Tick. Accommodation that is light, bright and well presented with modern fixtures and fittings. A layout that works well and is easy to live with, including that all important and much requested sociable and family friendly open plan living kitchen. Tick, tick. The potential to work from home with an office, or second sitting room as required. Rooms that are well proportioned and have a good ratio of reception to bedroom space and bedroom to bath/shower rooms. Tick, tick, tick. A good balance of inside and outside space. Gardens that are level and enclosed. Parking that is generous for family and visitors alike with space to turn and park with ease and the bonus of a double garage and games room. Lots more ticks!

Built in 1975, extended in 1988, Hunters Croft was purchased by the present owners in 2013 who remodeled the first floor to improve the layout. The ground floor offers a hall, a large L shaped sitting room, through to a dining room which is then open to kitchen. Second sitting room or home office. Utility room and wet room (particularly useful if you have muddy children or dogs!). On the first floor off a spacious landing there are now five double bedrooms, two ensuite shower rooms and a family bathroom. Outside the house is surrounded by attractive and well-maintained gardens; to the rear there is a large seating terrace, level lawn and planted borders. To the front is a second lawn and plenty of parking. A detached and extra length garage has been adapted to offer a games room to the rear but this could equally well be a workshop, gym or office.

Simply put, a great family house. Tick.

“ When we bought Hunters Croft in 2013, we were looking for a family house and knew that Elswick (having lived here previously) would be a great village for us to bring up our family. The children are all now leaving home and we don't need five bedrooms anymore so it's time for us to downsize.

It's been a very happy house for us, lots of lovely memories have been made here. We've had two 21st birthday parties, lots of World Cup and sporting events related gatherings and countless barbecues for family and friends. Creating a games room in the back of the garage has been great for not only the children and their friends but for the whole family.





Location

Villages come in all shapes and sizes and life in them has much to suit families and couples alike. The popular and well-regarded village of Elswick offers an attractive lifestyle with a quieter pace of life. Residents take pride in their surroundings, in 2022 Elswick secured the gold award for best North West village in the Royal Horticultural Society Britain in Bloom finals. In terms of local amenities there is a pub (right next door), village shop and church.

Beyond the village day-to-day needs are met in the attractive market town Garstang and the city of Preston. At Garstang 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 and a great selection of places to go for drinks and food as well as a busy high street full of independent retailers. The diverse and welcoming city of Preston offers a bustling shopping experience, busy markets, a thriving arts and cultural scene, a calendar of annual events and plenty of historical and heritage sites to visits as well as a number of picturesque parks to wander around. There's a wide selection of professional and healthcare providers with both NHS and private hospitals in the city.

Elswick is supremely well connected with access to the M55 interchange only 3.5 miles distant, hop on the motorway and you're soon on the M6 so whether you need to travel for business or pleasure, access to the motorway network is to hand. Preston has a train station on the main West Coast line. You can be in Manchester in under an hour whether it's for work, shopping or the theatre and both London and Edinburgh can be reached within 2.5 hours.

“ Elswick offers something for everyone; ranging from the Youth Club to the Over 60s Club. The village hall is at the centre of it all as is the pub where there are family events and a popular Sunday evening quiz. We've really benefitted from being next door to The Ship – it's almost too handy at times! It's more of a restaurant these days so we rarely hear a thing. Within the village there were organised events for the Jubilee and the Coronation which we took part in and very much enjoyed.

We've made use of the local buses with regular services from Elswick to Preston, Blackpool, St Annes and Poulton.

If we've ever friends staying from out of the area we take them to St Annes, Scorton (both The Barn and the Applestore Café are great for lunch) or Blackpool. You can also be up in the Lakes in around an hour for a day of walking. A spa day at Ribby Hall is also a favourite choice – they've got great facilities there.







Step inside

First impressions count enormously and Hunters Croft lives up to expectations. Set back off the road behind well maintained gardens the traditional red brick elevations are ivy clad and sit under a tiled roof. Double fronted and double glazed, windows have crisp white PVC frames, the entrance is through an attractive central porch which has been opened up internally to lead straight into the staircase hall. The engineered oak floor follows through and complements the contemporary choice of pale grey for the paintwork and staircase carpet. Use of oak is continued with the choice of ground floor doors and staircase. On the ground floor sockets, switches and door furniture is all smart and stylish chrome. Double opening beveled glass paneled doors open to the sitting room and allow light to bounce around. Coats may be stored in the understairs cupboard and the wet room is finished in a monochrome palette with shower area, floating wash basin, loo and chrome heated towel rail. The snug or home office is at the front of the house with an attractive wide bow window sill, a wall of oak fronted shelving provides great storage. Being double fronted, the sitting room also faces the front garden but as a wrap around room the dining area faces the rear and so together they get all the sun, all the day. The seating area of this lovely space has oak flooring and has a matching wide bow window sill, a Charnwood multifuel stove on a flagged hearth is ready for lighting and hunkering down in the colder months and in the warmer months the sliding doors in the dining area open to the back garden. The oak floor continues through to the dining area and changes to ceramic stone look tiles in the kitchen as more serviceable underfoot.

As the heart of the home, the kitchen is a welcoming space, large and light it is well fitted with a range of soft pale green painted panel fronted cabinets with a matching island units extending to a breakfast bar with space for five or six stools, all under granite worktops. Appliances comprise a Rangemaster Professional + electric stove under a Zanussi extractor hood, an American style Bosch fridge freezer and a NEFF dishwasher. The kitchen is then open to the utility room, neatly appointed with matching cabinets, this time painted a soft tone of grey with laminate worktops, there's a LG washing machine and a very useful tall cupboard for tucking away the ironing board, broom, mop and bucket.

Taking the stairs to the first floor and there's a light landing, the staircase's oak balustrade forming a gallery to the hall below.

There are two ensuite bedrooms, both having views over the back garden and private shower rooms. There are three further bedrooms, all of them are doubles.

Both ensuite shower rooms have large cubicles with rainfall and handheld shower heads, a floating vanity unit, loo and chrome heated towel rail. The bathroom has similar, with the addition of a double ended bath. All the bath and shower rooms are fully tiled, travertine marble to the walls and ceramic tiles on the floor. All the fittings are chrome and the suites have a sleek look with contemporary designs.

“ The big L shaped kitchen, dining and sitting room has been a great family space for us. We can all be in the same space but be doing our own thing... although we do tend to gather around the breakfast bar.

With five bedrooms and flexible living areas it's been a great house for extended family Christmases. The tree goes in the dining area as it can then be seen from all angles and the snug offers us the option of a quieter, TV free room. In a busy family household, it can sometimes be needed and definitely adds to overall harmony!













Step outside

Set back behind a laurel hedge and approaching the house there's the reassuring crunch from the deeply laid golden gravel. The front garden is fenced either side with a border planted mainly with shrubs and a lawn.

The detached garage has an electric roller door, power and light. The extra length has been utilised well with the creation of a games room. This fun space is a great place for entertaining teenagers and also welcoming friends. The owners have a pool table, darts board and TV for watching the match but the choice is yours. There's a bar built into the corner with open shelving for glassware, drinks fridge, optics and space for bar stools.

The back garden is where the family spend time when they can, gated from the front so safe for dogs and little people it is fenced with a level lawn, large flagged seating terrace allowing for a number of possible arrangements of garden furniture, planted borders and a wildlife pond.

“ Spring is a lovely time here as the garden comes to life with snowdrops and then daffodils. Both the garden and the village are full of colour in summer, everyone makes a real effort. From the front of the house we look out opposite to a bit of a local landmark – the owner of the house sculpts elephants into his hedge.

The main garden at the back of the garden is south facing. During lockdown we had a houseful and it was perfect for games.

We get the sun on the back of the house nearly all day – we can have breakfast, lunch and dinner out there when the weather's warmer. There's an awning over the sliding doors in the dining area as sometimes we need the shade. In June we get the last of the evening sun on the terrace, in July and August it's a spot behind the garage.





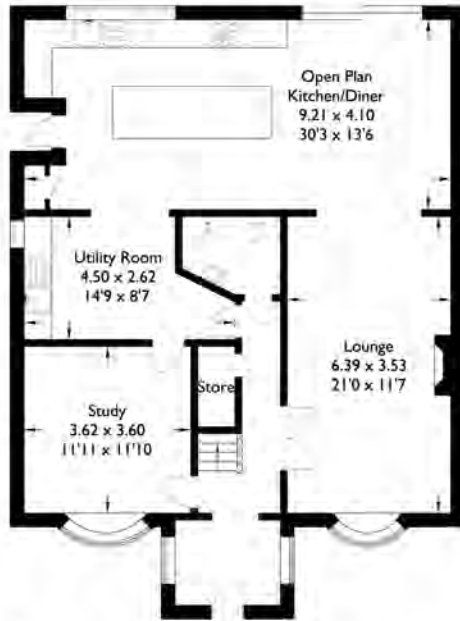


Hunters Croft

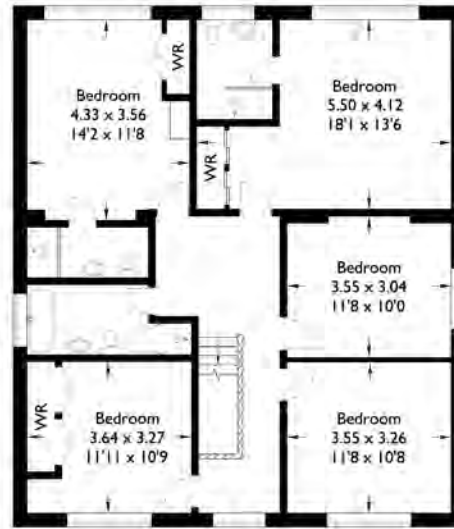
Approximate Gross Internal Area : 199.04 sq m / 2142.44 sq ft

Garage : 45.81 sq m / 493.09 sq ft

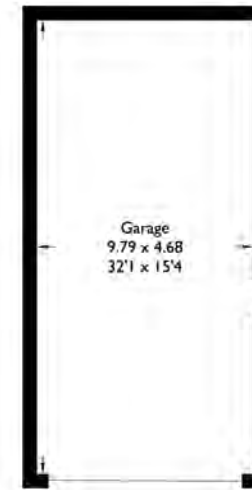
Total : 244.85 sq m / 2635.54 sq ft



Ground Floor

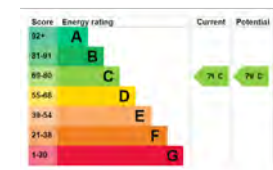


First Floor



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 12.10.2023



FURTHER INFORMATION

On the road

M55	3.5 miles
M6 J32	11.5 miles
Poulton le Fylde	5 miles
Garstang	8.5 miles
Lytham St Annes	12 miles
Preston	13.5 miles
Lancaster	18 miles
Manchester	48 miles
Manchester airport	53.5 miles
Liverpool airport	60 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.

Broadband

Superfast speed of 49 Mbps download and for uploading 10 Mbps.
Ultrafast speed of 1000 Mbps download and for uploading 220 Mbps.

Rail Journeys

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity, gas, water and drainage.
Gas fired central heating from an Alpha boiler in the kitchen.

Directions

what3words: [///sharpness.stored.choppers](https://www.what3words.com/#!/share////sharpness.stored.choppers)

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

Travelling north from Preston along the A6, just north of Catterall turn left onto the A586 and proceed through the villages of Churchtown, St Michaels on Wyre and into Great Eccleston, from here bear left onto the B5293, through the village and then onto Copp Lane heading towards Elswick. Arriving in Elswick at the T junction with the B5269 turn right and Hunters Croft is a short way along on the left, if you reach The Ship, you've just missed it.

Local Authority

Fylde Council

Local leisure activities

Ribby Hall spa, pool and gym

Delta Hotel by Marriott Broughton has a leisure club with a pool

Golf clubs at Royal Lytham and St Annes, Garstang, Myerscough and Lancaster

Barton Grange Garden Centre – not just a garden centre, there is a café and restaurant, farm shop, cook shop, cinema, bowling, curling, crazy golf and marina

Places to eat

There's a great choice locally of places to go for a bite to eat or a drink, here are a few local favourites if you are new to the area:

The Ship, Elswick – right next door, what could be easier when the cupboards are empty or you don't fancy cooking?

Saswick House Farm Shop and Tea Rooms, Elswick

The Italian Orchard, Broughton

The Cartford Inn, Little Ecclestone

The Barn and Applestore Cafe, both at Scorton

The Farmers Arms, Great Ecclestone

The Horns Inn, Churchtown

Maxy Farm Pantry Restaurant, Preston

Olive Brasserie, Lytham House and Clifton Arms Hotel, all in Lytham

Great walks nearby

Right from the front door, the owners recommend a number of lovely walks using a local network of foot and bridle paths:

Head over to Little Ecclestone for a bite to eat at the Cartford Inn

There's a good circular walk along the River Wyre

Hop into the car to the Bilsborrow Canal Walk – from Bilsborrow to Garstang along the Lancaster Canal or the Preston Guild Wheel – a 21 mile walking and cycling route encircling Preston. If you fancy some sea air then the picturesque town of Lytham St Annes with its promenades, beaches and extensive cafe culture is easy to reach.

Nearby, the Beacon Fell Country Park 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, Wharfedale and Pen-y-ghent) and Wainwright's 214 fells in the Lake District National Park to conquer.

Schools

Primary

Woodplumpton St. Anne's CoE Primary School

Great Ecclestone Copp CoE and St Mary's Catholic Primary School, both in Great Ecclestone

St Michael's-on-Wyre CoE Primary School

There's also choice in Garstang

Secondary

Broughton High School

Garstang Community Academy

St Aiden's C o E High School, Preesall

Kirkham Grammar School

AKS, Lytham and Rossall, Fleetwood (both independent schools)

Further Education

Lancaster - Lancaster University, University of Cumbria

(Lancaster campus) and Lancaster and Morecambe College

Preston - University of Central Lancashire UCLan and Preston College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, kitchen and utility room appliances as listed. In the games room, the drinks fridge, bar optics, pool table and darts board would be additionally available by way of further negotiation.

Guide price £625,000

Council tax band F

Tenure - Freehold



FINE & COUNTRY

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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