

Moss Cottage Farm

Moss Lane | Catforth | Preston | Lancashire | PR4 0HU

FINE & COUNTRY

MOSS COTTAGE FARM





Welcome to Moss Cottage Farm, Moss Lane, Catforth, Preston, PR4 0HU

Moss Cottage Farm is a masterclass in traditional craftsmanship combined with contemporary living.

Highly accessible for the M55 and M6, Moss Cottage Farm occupies a tranquil rural setting which offers exceptional privacy.

Thoughtfully designed and meticulously constructed over a five year period (2012–2017); a truly exceptional new-build home, designed in the style of a traditional farmhouse and crafted using authentic, natural materials throughout. Every element of this beautiful property has been considered with care and executed to the highest standards, resulting in a home that balances timeless character with the ease and comfort of modern living.

The accommodation briefly comprises a reception hall, boot room, cloakroom and plant room. Fabulous open plan living kitchen with utility room and pantry, separate sitting room, office, four ensuite bedrooms, fifth bedroom, shower room and large walk-in wardrobe. Lifestyle assets include a large games room including a second kitchen that's designed for entertaining, a gym with adjacent shower room, media room, pool room, hobbies room, tennis court, large bbq hut and detached workshop. Landscaped gardens, extensive parking and an integral double garage.

This is genuinely a high quality property for those that value time spent at home with family and would relish the opportunity to entertain at home in style.

"It's a great house for a family. There's room for everyone to spread out but still be under one roof. We included a lot of attributes to keep everyone occupied and entertained, whether it's just the family or when we've friends round. We've had pool tournaments and tennis parties, the media room is great for movie nights. The televisions are all purposefully away from the central living area so that they don't dominate how we spend our time.







Location

Central to the community, the Lancashire village of Catforth has a school and hall which hosts a variety of classes, social events and drop in coffee mornings. For everyday essentials, there are local shops at Great Eccleston and Elswick.

Whilst all different, the cities of Preston, Lancaster, Manchester and Liverpool between them offer a full range of commercial and recreational facilities including a vast choice of restaurants and great shopping. Culturally, there is a choice of theatres, cinemas and established arts and music scenes with festivals and events throughout the year.

If you prefer somewhere smaller then the attractive towns of Garstang and Lytham are also convenient with supermarkets, thriving independent shops and a variety of places to enjoy a drink or bite to eat.

The best of both worlds, rural but not remote, there's nearby access to the M55 and M6 as well as a train station on the West Coast Main line at Preston ensuring that whether you need to travel for business or pleasure you remain well connected. If accessing the great outdoors is important to you then the protected National Landscape (formerly the AONB) of the Forest of Bowland offers many opportunities for outdoor adventure with an extensive network of lanes, footpaths and bridle paths for walking, running and cycling. There's also good access to the Fylde coast's exceptionally varied coastline; everything from wide sandy beaches, saltmarshes and nature reserves to bright lights of Blackpool; the tower, pleasure beach, piers and zoo amongst the many famous attractions.

> *The location is quiet as few people have the need to pass by, set behind the hedges, we have great privacy which we have valued and enjoyed enormously.*

Whilst rural, we never feel disconnected. With the new M55 links we are on the motorway in a matter of minutes, soon on the M6 and quickly into Preston.

We've had to travel for work, often by train. Preston station is easy to reach and from there the journey time to London is just over two hours.










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Setting the scene

Immediately the quality of bespoke craftsmanship is unmistakable. The aesthetic is one of contemporary country living; comfortable, quietly understated luxury, family friendly sociable spaces where quality of life is paramount.

The specification features extensive use of oak throughout the house, including made-to-measure paneled doors, elegant custom-made staircases, double glazed window frames and French doors, Ted Todd engineered oak flooring, deep skirting boards with complementary architraves and window cills and exposed beams and roof trusses. The flooring and surfaces are finished with a variety of carefully selected natural stone tiles, echoing the surrounding rural landscape. The main kitchen is classically styled with timeless hand-painted cabinets from Simpsons of Greenfield Mill, Colne and the sanitaryware is high quality Duravit with Hansgrohe shower fittings. Although new build, certain elements of construction such as the flags and bricks were repurposed from heritage properties to give an appearance older than its years.

The grand tour

At the heart of the home is a spectacular open-plan living kitchen, where light floods in from all angles thanks to extensive floor to ceiling glazing. Beautifully appointed with handcrafted cabinets including a working island unit, breakfast bar and a concealed breakfast station and bar along with high specification appliances, this is a space made for modern family life - equally suited to quiet mornings, lively family meals or entertaining guests. Cook, dine and relax in comfort, with four sets of French doors opening directly onto the garden, the lines between inside and out become blurred. Double oak doors lead into a separate sitting room with a Contura wood-burning stove - a warm and inviting retreat, which can be opened to extend the living space or closed off for cosy evenings.

Designed with both family life and working from home in mind, the house offers five bedrooms, four of which are located on the first floor, all having luxurious ensuites and two with walk-in wardrobes. Conveniently located on the ground floor is the fifth bedroom and a dedicated home office with oak fitted furniture, offering flexibility for multi-generational living or professional use.

This is a home built not just for everyday living, but for truly enjoying time spent at home. The amenity provision is superb, the highlight being an impressive games room with its own kitchen, space to dine and soft seating gathered around the wood burner and large screen - a wonderful space for a get together. The basement floor offers something for everyone; a media room for watching a film or big match, a pool room with drinks station, gym, shower room, large walk-in wardrobe and a second home office or hobbies room.

Smart home technology adds a layer of modern convenience and control, seamlessly integrated to enhance daily living. The plethora of storage provision is also a great asset, from boot room to pantry, linen store to walk in wardrobes, there's plenty of space for all of life's needs.

The interior is strongly connected with the gardens, multiple sets of French doors and wide expanses of floor to ceiling glazing provide both an idyllic outlook and immediate access to the beautifully landscaped surrounds.
Spacious, light-filled and filled with a stylish modern rustic aesthetic, Moss Cottage Farm is a truly rare find; a home that combines the warmth and the solidity of traditional rural architecture with every comfort and convenience for modern family life and entertaining at home.

"The games room was designed to have the option to be an independent self-contained annex. There's a separate access to the back parking area, a shower room and kitchen; we'd thought the living area could be subdivided to create a bedroom and had envisaged the space possibly for parents, bounce back teenagers or as a guest suite set apart from the family bedrooms.










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Step outside

Outside, there are further options for year round entertainment and activity with a full size hardcourt tennis court (resurfaced in 2020), a hot tub and tucked behind a high hedge a barbecue hut. Inspired by the Scandinavian 'grillkota', this circular hut has inward-facing fitted bench seating around a central hearth, as well as an extension for freestanding furniture or sleepovers. It's a warm and welcoming way of gathering, cooking dinner and enjoying together time around the fire.

Flagged seating terraces wrap around the house and provide various opportunities for outdoor relaxation. Outside the games room is a large stone topped table ready for your own chairs or handy as a serving table. The terraces are of varying orientation being designed to catch the sun at different times of the day, creating spots for breakfast and morning coffee, long leisurely lunches and evening gatherings. The terracing provides the link between home and garden, all enjoying wonderful privacy.

Clad in Virgina Creeper, a large wooden outbuilding has double doors, power and light. It is ideal as a workshop, a store for garden equipment, ride on mower or perhaps a smaller vehicle as there is narrow vehicular access via a grassed drive lined with willow trees.

For those that take pleasure in growing their own vegetables there are two large, raised beds ready for planting.

Through front and back secure gated entrances there is extensive parking available. The double garage has a fitted New Age steel workbench and integrated storage.

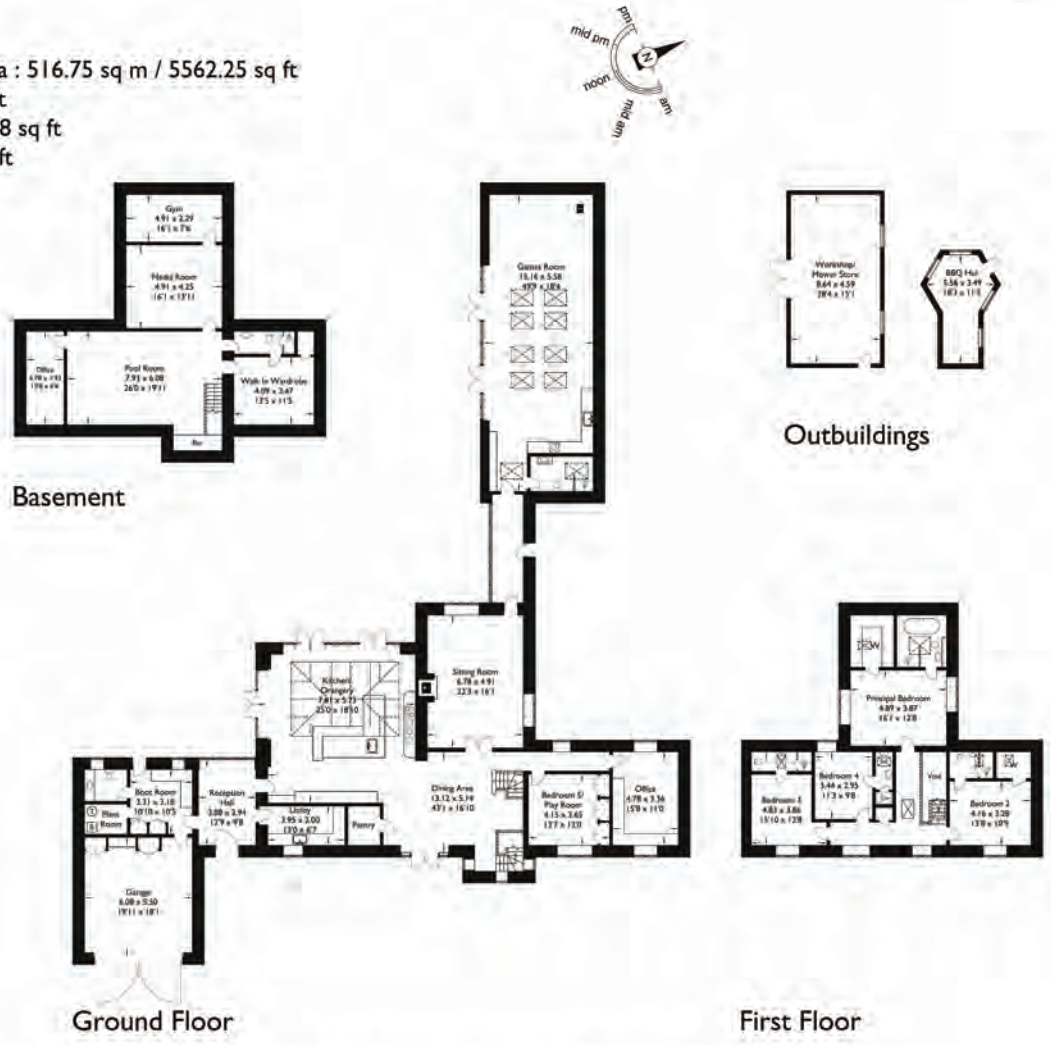
Adding to practicality are electric gates front and back, electric doors on the garage, a log store, external lighting (some on sensors), power points and both hot and cold water taps.



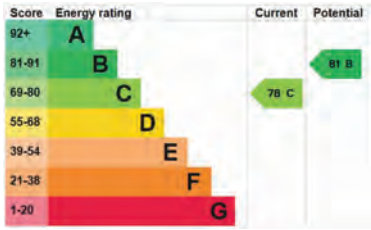


Moss Cottage Farm

Approximate Gross Internal Area : 516.75 sq m / 5562.25 sq ft
Garage : 33.31 sq m / 358.54 sq ft
Outbuildings : 52.21 sq m / 561.98 sq ft
Total : 602.27 sq m / 6482.78 sq ft



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.



The Property Ombudsman

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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 21.01.2026

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FURTHER INFORMATION

On the road

Preston	9.8 miles
Garstang	10.8 miles
Lytham St Annes	11.2 miles
Blackpool	11.2 miles
Lancaster	20.4 miles
Manchester	43.5 miles
Liverpool	49.1 miles

Transport links

M55	3.7 miles
M6	7 miles
Salwick Station	4.1 miles
Preston Station	10 miles
Manchester airport	53 miles
Liverpool airport	58.5 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 Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.
Additionally, there are branch line stations at both Poulton and Kirkham providing onward connections.

Directions

what3words hostels.cheerful.severe
Download the **what3word**s App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, wired in Sonos speakers and two Sonos sound bars. Domestic appliances as follows: Total Control electric Aga (three ovens, electric two oven extension and gas two oven extension with gas hob), Sub Zero combination (larder fridge, tall freezer and temperature-controlled wine store), dishwasher and microwave (both Miele). In the games room: a combination double oven and microwave, gas hob and extractor fan (all NEFF), Bosch wine store, Zanussi dishwasher and Lamona fridge freezer.

Available by way of further negotiation: in the utility room a washing machine and tumble dryer (both Miele) and Beko fridge freezer. Gym equipment, pool table, hot tub, televisions and cinema screens, audio visual equipment, stairwell Flos light fittings on ground and first floors, and for a complete turn-key option, most other contents are available except for a few personal items.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains electricity and water.
LPG fired central heating from an ACV HeatMaster boiler with a second back up Rapid 25 boiler, both in the boot room. Throughout the house the heating is laid underfloor. The heating is controllable via an App. Chrome heated towel rails in all bath and shower rooms.
Private drainage to a sole use treatment plant located within the grounds.
Wired for sound throughout with a Sonos system, controllable via an App and capable of room specific audio.
Control 4 smart home automation and control system – Velux blinds, lights and audio visual equipment in the games room.
All Velux skylights are remote operated and fitted with rain sensors. Electric blind on the roof lantern.
Security alarm. Hik-Connect external CCTV and five Ring cameras all controllable via Apps.

Places to visit

Historic houses – Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stonyhurst College, amongst many others
Live theatre: The Preston Playhouse and Preston Guild Hall and Charter Theatre
Cinema: The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston.
The Bowland Visitor Centre
Blackpool's many and varied delights

Sport and recreation

In Preston: the UCLan Sports Arena with 3G pitches, hockey and tennis courts; the Sir Tom Finney Sports Centre with indoor and gym facilities; and Preston Sports Club for cricket and hockey. The city also features numerous public football pitches in parks and playing fields.
Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of cycling routes (both on and off road) throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is something for all levels.
Nearest golf clubs – Preston Golf Club, Pleasington Golf Club, Longridge Golf Club, Royal Lytham and St Annes Golf Club, St Annes Old Links Golf Club
Parkruns on a Saturday morning at Preston, Garstang, Blackpool and Lancaster
Gym and spa facilities: Barton Manor Hotel, Acresfield Health Club & Spa, and The Spa Hotel, Ribby Hall
The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, curling, ten pin bowling and two restaurants

Places to eat

Informal dining, pubs and restaurants
The Cartford Inn, Little Eccleston
The Farmers Arms, Great Eccleston
The Plough, Eaves
The Hand and Dagger, Treales
Royal Oak Hotel and Pipers, Garstang
The Italian Orchard, Broughton

Special occasions
Northcote, Langho
The Gibbon Bridge, Chipping
The Inn at Whitewell, Forest of Bowland

Great walks nearby

Straight from the door the owners recommend a circular route taking in Moss Lane, Miller Lane and Chapel Lane. It's quiet and level, ideal with children or dogs.
Hop in the car to explore the Fylde coastline, the Beacon Fell Country Park or the protected National Landscape of the Forest of Bowland which includes fells, deep valleys, ancient woodlands, sprawling heather and peat moorland.
Slightly further afield, but very much within day trip territory are the National Parks of the Lake District and Yorkshire Dales.

Schools

Primary
Catforth Primary School
Woodplumpton St Anne's CoE Primary School
Preparatory schools at Kirkham Grammar School and AKS Lytham (both independent)

Secondary
Garstang Community Academy, Garstang
Kirkham Grammar School and AKS Lytham (both independent schools)
Broughton High School

Further Education
Preston College
Myerscough College
Lancaster University
University of Cumbria (Lancaster campus)
University of Central Lancashire UCLan

Please Note

The first section of Moss Lane is an adopted highway. The second section is privately owned by a third party.

Guide price £1,300,000

Local Authority charges
Preston City Council – Council Tax band G

Tenure - Freehold

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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.

We value the little things that make a home

THE FINE & COUNTRY FOUNDATION

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