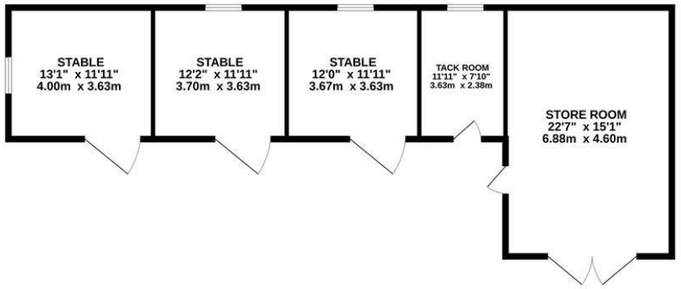
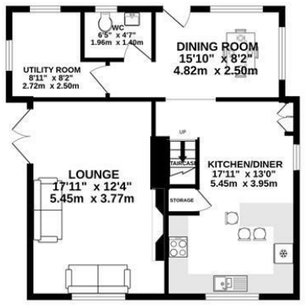
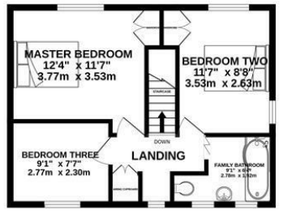
GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.





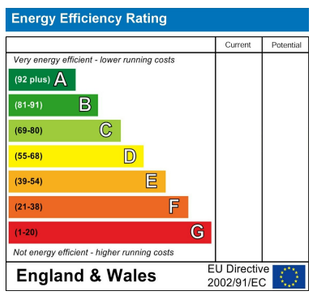
1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.

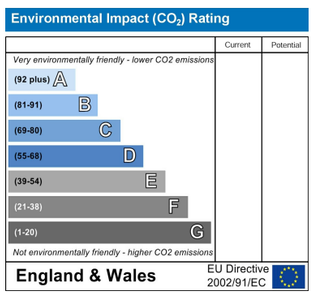


TOTAL FLOOR AREA : 1926 sq.ft. (178.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Grange Lane, Hutton, Preston — Offers Over £674,950

Ben Rose Estate Agents are pleased to present to market this exceptional three-bedroom detached family home, occupying an enviable and highly secluded rural position within the sought-after village of Hutton. Set within circa three acres of land, the property offers a rare combination of privacy, extensive outdoor space and genuine equestrian potential, with an existing stable block, tack room and menage already in place. Surrounded by open fields and countryside, yet remaining conveniently positioned for access to the amenities and transport links of Hutton, Longton, Penwortham and Preston, this is a home that offers an increasingly rare lifestyle opportunity for families seeking space and versatility. Hutton itself provides a range of local amenities, schools and recreational facilities, whilst Longton and Penwortham offer further shopping, dining and everyday conveniences. The A59 provides excellent road connections towards Preston, Southport and Liverpool, with Preston railway station and Lostock Hall railway station providing wider rail connections, while the M6 and M65 motorway networks are accessible for commuting throughout Lancashire and the wider North West.

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