



St Michaels Road, Bilsborrow, Preston, PR3 0RT

Offers over £750,000





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4 Bedrooms



3 Bathrooms



1 acre OTA

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- Substantial and individual home offering oodles of space
 - 4 bedrooms 4/5 reception spaces
 - Spacious driveway parking, garaging and hobby room over
 - Fantastic plot of around 1 acres (0.4 ha) OTA
 - Situated in the rural hamlet of Myerscough, close to the village of Bilsborrow and various local amenities
 - Good access to the main road and motorway networks





A truly super family home with 4/5 reception spaces and 4 bedrooms all set in a plot of around 1 acres (0.4 ha) or thereabouts. This home gives such a super opportunity, it is great as it is now, but there is scope to alter to suit a buyer subject to gaining any necessary consents.

Timber electric gate opens to reveal a spacious gravel driveway ahead of the front of the house and ahead of the double garage. The front door opens into the welcoming entrance hall, where there are doors off to the ground floor rooms and an oak staircase to the first floor creating a lovely feature.

The lounge has a window to the front and a square bay window to the side ensuring there is plenty of natural light. A contemporary electric fire is set in an attractive fireplace creating a lovely focal point to the room. Glazed double doors open to the conservatory. The conservatory has sliding patio doors to the decked area. From here it is easy to see the scale of the gardens and grounds and also how good the house is for entertaining outdoors and in.



The kitchen is likely to be the hub of this super home, with a range of kitchen units, a 1.5 sink and drainer, hob with extractor. Integrated appliances include a drinks fridge, dishwasher, combi ovens, warming drawer, under counter fridge. The kitchen is open to a sunlounge space – creating that open plan living kitchen feel.

The utility room has both an integrated fridge and freezer, a point for a washer and a sink and drainer. Through this room there is also a shelved pantry and in here there is a integrated freezer.

The garden room has glazed doors to the rear and a glass roof, it also links the garage to the house. A wood burning stove is set in a stone chimney, again providing a cosy focal point to the room.





The oak staircase rises to the first floor landing and a picture window is found part way. The airing cupboard and under stairs storage is accessed from here.

The principal bedroom is a lovely bright room with views over the rear gardens, There is a range of fitted wardrobes and an ensuite which includes a shower, WC, wash basin set in a unit and a heated towel rail. A dressing room with windows to two sides is also provided.

Bedroom 2 has a window overlooking the rear gardens and fitted wardrobes. There is also a shower ensuite. Bedroom 3 has views to the rear and fitted wardrobes whilst bedroom 4 has views to the front and also has fitted wardrobes.

The staircase rises to the second floor where there is a sizeable loft room, which the current vendors use as office space. This is a great room with so much potential. There is also an abundance of storage.







The double garage has electric up and over doors and has a hobby room above. A further double garage and integrated tool shed are also included.

The fabulous gardens and grounds make this property, with an expanse of lawn, but with planted areas of interest, with careful planting, flower and shrub beds along with mature trees and hedging, all giving the property oodles of privacy. The gardens are complete with an orchard area, polytunnel, storage shed and greenhouse – ideal for those with an interest in gardening or growing produce. The orchard has apple trees, gooseberries and redcurrants.

Location

Positioned in the rural hamlet of Myerscough, yet close to the village of Bilsborrow where there are plenty of amenities, to include; shop, pub, restaurant, Flowerbowl entertainment centre and Barton Grange. There are a range of good primary schools in the area, along with secondary schools in Garstang and Broughton. Private Schools in the area include; Kirkham Grammar School, AKS Lytham and Stonyhurst

Security

The property has the benefit of CCTV and an alarm system.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system with a wood burner in the garden room and underfloor heating in some rooms. Foul drainage is via a septic tank which has not been tested for compliance, the responsibility of this will pass to the purchasers.

Parking allocated and number of spaces : The property has the benefit of two double garages and there is parking space on the driveway for several cars.

Construction Type : Brick under Tile

Building Safety : N/A

Restrictive Covenants : There are some restrictive covenants on the property. Please see the property information questionnaire for further details.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None known.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

Unimplemented Planning Consents : There are some planning applications in the locality but none are known for large scale development-please see the property information questionnaire for further details.

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: EE available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : //limes.instincts.stream

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

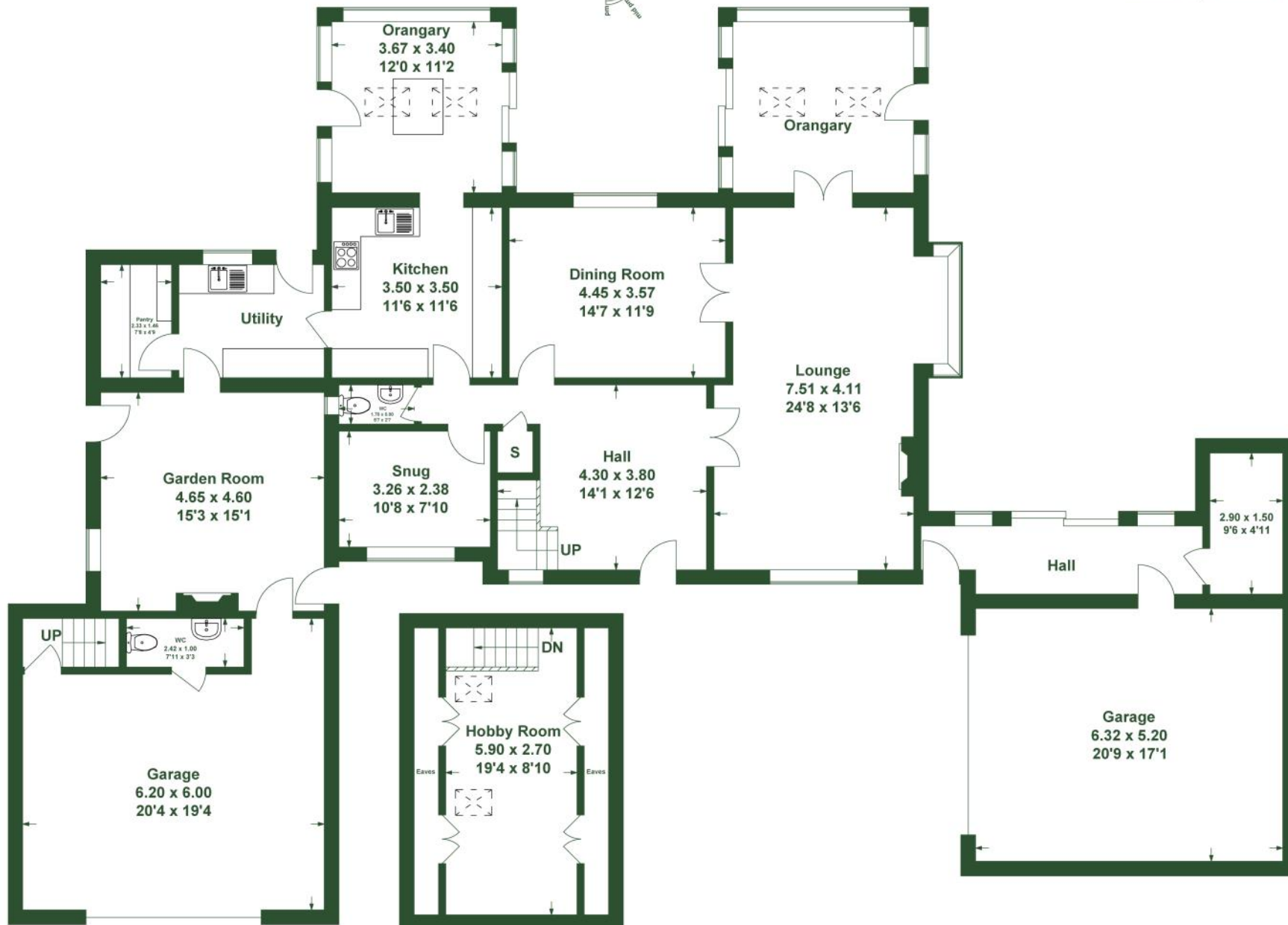
Date photographs taken : October 2026



Ground Floor Internal Area : 162.60 sq m / 1750 sq ft
 Garage : 85.99 sq m / 926 sq ft
 Total : 248.59 sq m / 2676 sq ft



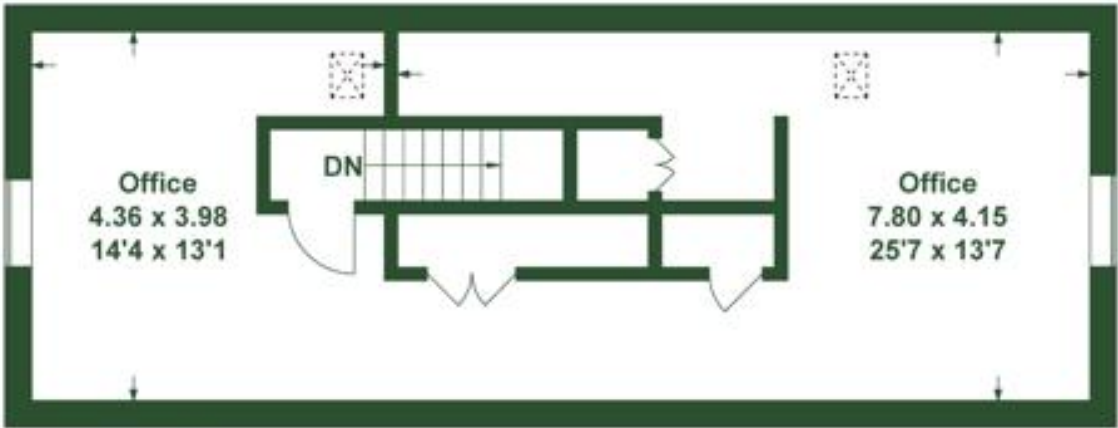
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



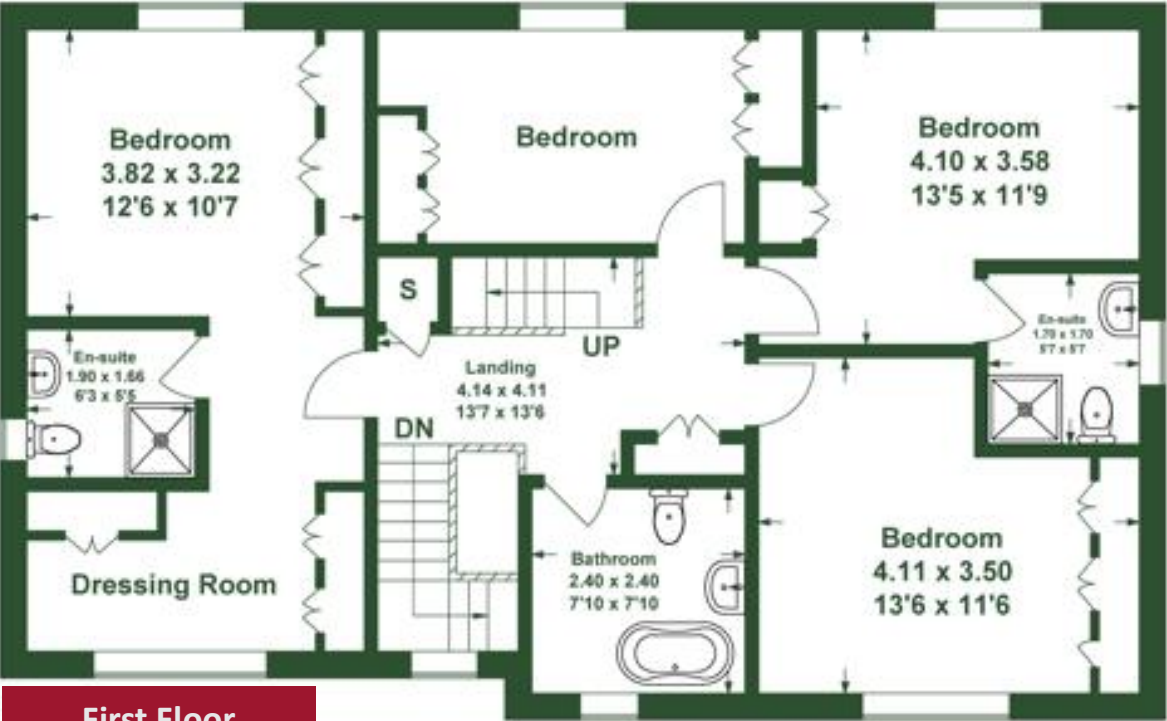
Garage Ground Floor

Garage First Floor

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Second Floor



First Floor



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	69 C
39-54	E		
21-38	F		
1-20	G		



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