



# Marsh Farm

Back Lane | Longton | Preston | PR4 5JA

Asking Price £1,350,000



LAWRENCE ROONEY  
ESTATE AGENTS



# Marsh Farm

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Preston | PR4 5JA

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Tucked away in a secluded plot of approximately 1.4 acres, Marsh Farm affords an enviable semi-rural location just off the areas most prestigious country lanes. Marsh Farm comprises a detached farmhouse in need of full refurbishment, stable block with tack room and double garage also planning in principle for two detached dwellings (07/2024/00459/PIP). Access to Marsh Farm is via Back lane through double gates and onto a sweeping driveway offering ample off road parking for several vehicles, the plot is flanked by farmland to the rear and side elevations offering pleasant rural views. A highly desirable location convenient for access to Longton's vibrant centre and reputable schools.

- Detached Farmhouse
- Country Lane Setting & Open Views
- Planning In Principle for Two Dwellings
- Stable Block & Double Garage
- Exciting Opportunity
- Farmhouse Requires Modernisation
- Approximately 1.4 Acre Plot

## Full Description



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

3 Oak Gardens  
Longton  
Preston  
Lancashire  
PR4 5XP

01772 614433

info@lawrencerooney.co.uk