



**BLACK BARN**  
ARCHITECTURE  
Planning, Design & Architectural Consultants



**BLACK BARN**  
ARCHITECTURE  
Planning, Design & Architectural Consultants



**BLACK BARN**  
ARCHITECTURE  
Planning, Design & Architectural Consultants

## 118 MARSH LANE LONGTON, PRESTON, PR4 5YL

**£2,200,000**  
FREEHOLD

• Impressive Bespoke Detached Executive Home • Exceptional Design Throughout • High Specification Finish & Fixtures • Prestigious Country Lane Setting • Approx 6500 sqft set in a large plot of approximately 0.5 acres • Extensive Off Road Parking & Double Integral Garage • Versatile & Flexible Accommodation • Completion Expected November 2026 • Viewing of the Plot Essential to Appreciate • Offered with the benefit of No Chain Delay

**MARIE HOLMES**  
SALES | LETTINGS | MORTGAGES

## 118 Marsh Lane

Occupying a prestigious position along Marsh Lane, one of Longton's most desirable and sought-after addresses, this exceptional residence represents a rare opportunity to acquire a home of true distinction within an idyllic semi-rural setting. Surrounded by open countryside and enjoying a peaceful, private backdrop, the property combines the tranquillity of village living with excellent accessibility to nearby amenities, highly regarded schools, and key transport links throughout Lancashire and beyond.

Extending to almost 6,500 sq ft of meticulously designed accommodation arranged over three impressive levels, the home has been thoughtfully crafted to deliver an outstanding balance of luxury, scale, and practicality. Every aspect of the property has been carefully considered, with expansive living spaces, high-quality finishes, and an abundance of natural light creating an exceptional standard of modern family living.

The residence occupies a substantial plot of approximately half an acre, with beautifully landscaped grounds providing a high degree of privacy and seclusion. Mature trees and established planting frame the property, while extensive outdoor entertaining areas further enhance the lifestyle appeal of this remarkable home. The setting offers a unique sense of escape and exclusivity, rarely found in such a well-connected location.

Designed to accommodate both everyday family life and large-scale entertaining, the property delivers versatile accommodation of impressive proportions, with the flexibility to suit multi-generational living, guest accommodation, or dedicated work-from-home arrangements.

Combining architectural presence, luxurious specification, and a highly coveted location, this is a landmark home of exceptional quality that stands apart from the ordinary market. Early interest is strongly advised to potentially benefit from interior design input from the buyer.

### Ground Floor

The ground floor has been thoughtfully designed with modern family living and entertaining in mind. A grand entrance hall accessed via a striking bespoke hardwood front door leading to a sweeping staircase, creates an impressive first impression and forms the central hub of the home.

To one side, a spacious lounge provides an elegant yet comfortable setting for relaxing, while a separate snug offers a more intimate retreat—ideal for quieter evenings or use as a media room.

Undoubtedly the heart of the home is the stunning open-plan kitchen, with a generous selection of integrated Neff appliances and a circular bespoke seating area providing a great formal dining experience or informal based on your mood. There is an excellent family space designed for both everyday living and entertaining, this expansive area features a large central island, generous dining space and a beautifully designed sunken family area, adding architectural interest and a sense of occasion. Large openings lead directly onto the garden, seamlessly blending indoor and outdoor living.

Further enhancing the practicality of the home is a walk-in bespoke pantry, hidden behind a pocket door creating a seamless look to the kitchen, with utility room, boot room, and plant room, all carefully positioned for convenience. A bespoke refrigerated wine store adds a touch of luxury, while a ground floor

shower room and cloakroom/WC complete the layout. A double garage provides secure parking and additional storage.

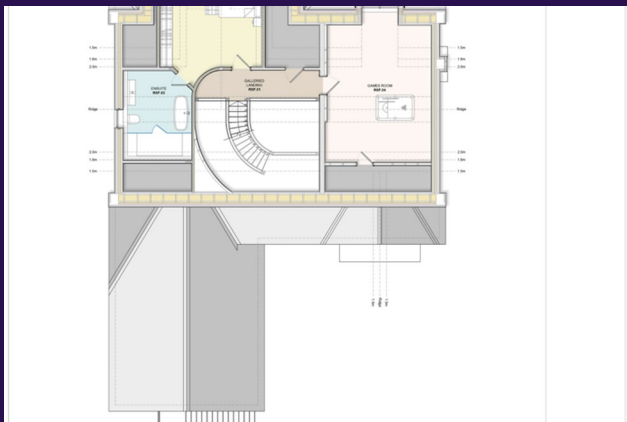
### First Floor

The first floor is approached by the stunning sweeping staircase with black square iron spindles, hardwood treads and risers and curved hardwood handrail which forms the central atrium and spacious landing with beautiful bespoke solid wood internal doors accessing the accommodation on this level as well as to the annexe room above the double garage and a continuation of the stunning sweeping staircase leads to the remaining accommodation on the second floor.

The principal bedroom is positioned to the rear of the property, enjoying access to a private balcony with attractive views across the extensive grounds. The suite further benefits from a bespoke fitted dressing room, luxurious steam shower room, and direct access to a practical first-floor laundry room.

The first floor also offers two further bedrooms both generous doubles, each serviced by their own luxury en-suite.

The annexe is accessed internally from the first-floor landing and is situated above the double garage, providing versatile and flexible accommodation. Comprising a sitting room, bedroom, kitchenette and shower room, it is ideally suited for a independent relative, nanny, housekeeper, or guest



accommodation. The annexe also benefits from its own private external access via a wrought iron staircase.

### Second Floor

The second floor continues the home's impressive sense of space and natural light, centred around a striking galleried landing overlooking the entrance hall below.

This level currently provides two additional bedrooms, both benefiting from private en suite facilities, although the layout could easily be reconfigured to suit individual requirements. The principal room on this floor enjoys attractive views across the rear grounds through a superb oversized picture window.

### Exterior

The grounds are a standout feature of the property, extending to approximately half an acre and enjoying an excellent degree of privacy, enclosed by mature trees, established shrubs, and thoughtfully planted borders. Beautifully landscaped throughout, the gardens create an impressive outdoor environment ideally suited to both family living and entertaining.

To the immediate rear is an expansive porcelain-tiled terrace with designated seating and dining areas, together with a bespoke outdoor kitchen installation. Carefully designed retaining walls enhance the space, creating a sheltered sun-trap atmosphere and a unique microclimate ideal for al fresco dining and social occasions throughout the year.

The generous rear garden also offers exciting future possibilities, with planning permission already granted for a stable block accessed via Back Lane. This area could equally lend itself to a garden studio, home office, summerhouse, or wellness space, subject to individual requirements.

A sweeping driveway provides extensive off-road parking and access to the garage, while the overall setting perfectly balances semi-rural tranquillity with excellent accessibility.

Far more than a conventional new build, this is a rare opportunity to acquire a bespoke, individually designed home in a highly sought-after location, with the added advantage of tailoring selected finishes to personal specification. Early viewing is strongly recommended to fully appreciate the quality, setting, and exceptional potential on offer.

### Other Information

The property will benefit from fibre broadband installation, a CCTV security and alarm system, and underfloor heating throughout the ground and first floors, with radiators on the second floor. Heating will be provided via an air source heat pump.

## 118 Marsh Lane





## 118 MARSH LANE

### ADDITIONAL INFORMATION

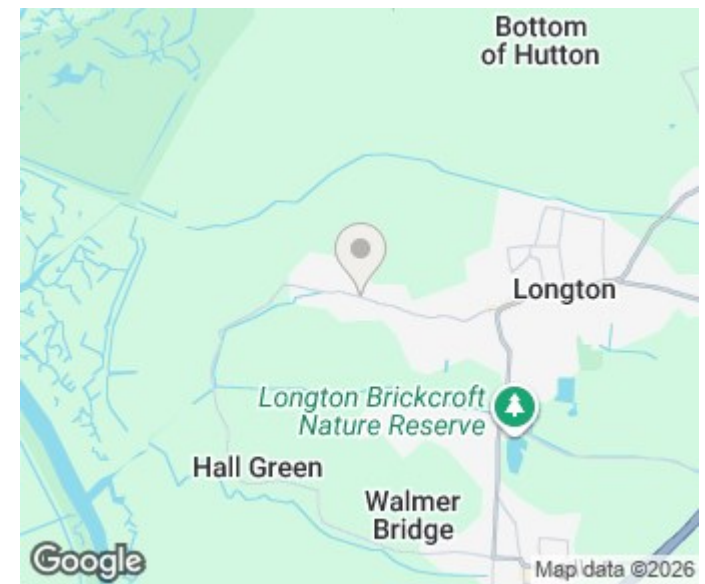
**Local Authority** – South Ribble Council

**Council Tax** – Band New Build

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** –



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

### Marie Holmes Estate Agents

36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

# MARIE HOLMES

SALES | LETTINGS | MORTGAGES