

Croston Road, Farington Moss, Leyland, Lancashire, PR26 6PJ

Asking Price: £749,950





Croston Road,
Farington Moss, Leyland,
Lancashire, PR26 6PJ

5 Bedrooms

3 Bathroom

- Executive new-build home extending to over 2,100 sq ft.
- Stunning open-plan kitchen/family room with roof lantern and bi-fold doors.
- Five double bedrooms including luxurious principal suite.
- Detached double garage with self-contained annexe above.
- High-specification finish with CCTV and Cat-5 cabling throughout.
- Raised garden terrace ideal for entertaining.
- Prime Farington Moss location close to local amenities and major motorway links





This exceptional newly built residence offers an impressive blend of contemporary design, luxurious finishes and versatile living accommodation extending to almost 2,800 sq ft, including a substantial detached double garage with self-contained annexe above.

Ideally positioned within the sought-after area of Farington Moss, the property enjoys excellent access to a wide range of local amenities, reputable schools and leisure facilities, whilst offering superb connectivity to Preston, surrounding Lancashire towns and the wider motorway network including the M6, M61 and M65, making it an ideal location for both families and commuters alike.

The heart of the home is an outstanding open-plan kitchen, dining and family room, thoughtfully designed for modern living and entertaining. Flooded with natural light from a striking roof lantern and expansive bi-fold doors opening onto a raised terrace, this superb space seamlessly connects indoor and outdoor living. A separate elegant living room to the front provides a more formal and intimate retreat.















Arranged over three floors, the principal accommodation comprises five generously proportioned bedrooms, including an impressive top-floor principal suite complete with luxurious en-suite bathroom, dressing area and extensive eaves storage. The first floor offers four further well-appointed bedrooms alongside a stylish family bathroom as well as an ensuite serving one of the bedrooms.

The detached double garage provides excellent storage and secure parking, whilst above sits a substantial annexe offering highly flexible additional accommodation ideal as a guest suite or home office.

Finished to an exceptional specification throughout, the property benefits from integrated CCTV security, Cat-5 cabling for high-speed connectivity, quality contemporary fittings and beautifully considered architectural details.

Externally, the raised terrace creates an ideal entertaining space overlooking the garden, perfectly complementing the home's sophisticated modern aesthetic.

A rare opportunity to acquire a striking high-specification family home offering style, space and cutting-edge modern convenience in equal measure.











General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Driveway parking and detached double garage.

Construction Type : Brick under tile.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

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 1

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Superfast broadband available in the area
Mobile signal: Good outdoor and in home signal available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk.

Date of photographs : May 2025

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: South Ribble Borough Council **Council Tax:** TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Bretherton. 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.

What3words Location : lend.become.doors

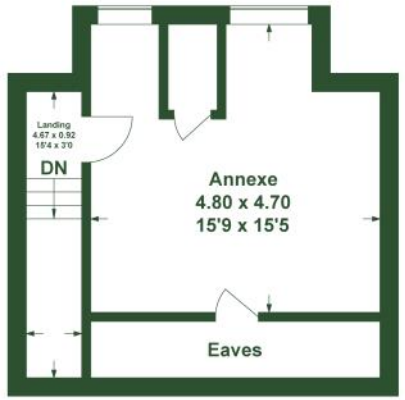
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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.

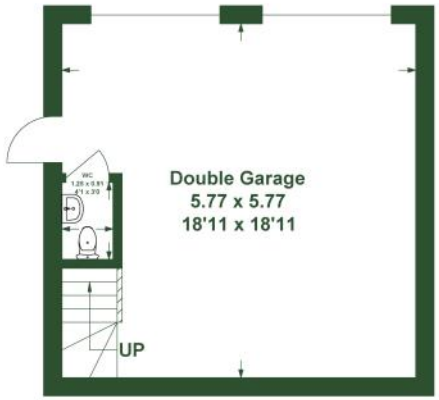
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

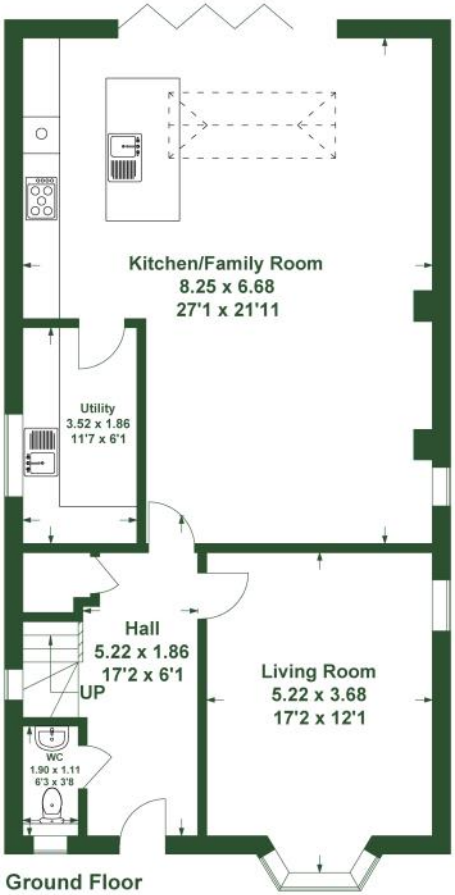
Approximate Gross Internal Area : 200.60 sq m / 2159 sq ft
Garage : 58.99 sq m / 635 sq ft
Total : 259.59 sq m / 2794 sq ft



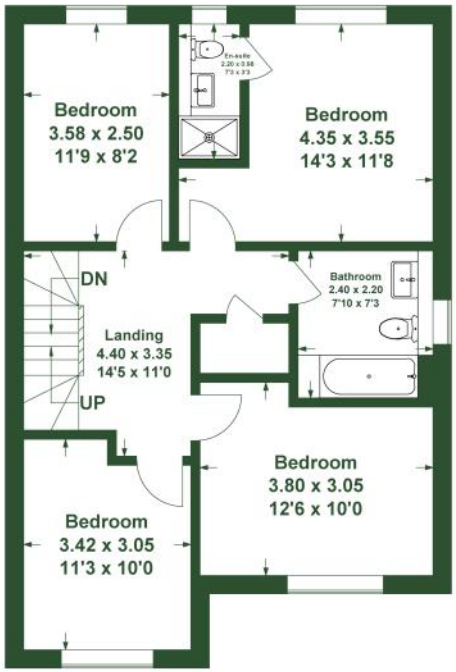
Garage First Floor



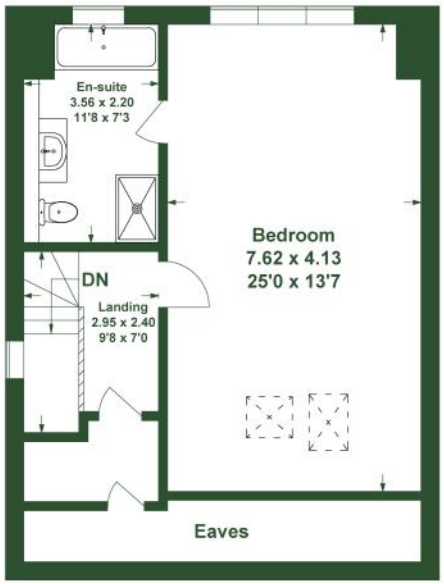
Garage Ground Floor



Ground Floor



First Floor

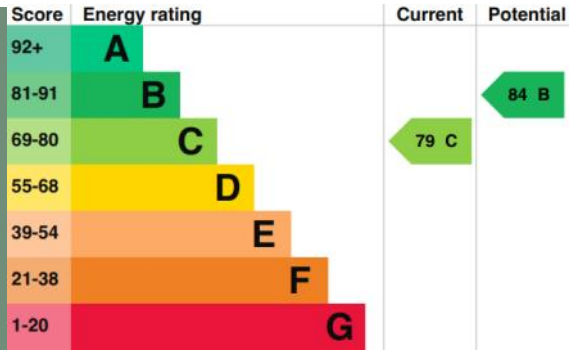


Second Floor

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

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