

# Property Details

2, Elston Green, Grimsargh,  
Preston, Lancashire, PR2 5LR

OIRO **£375,000**





# Property Photos

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

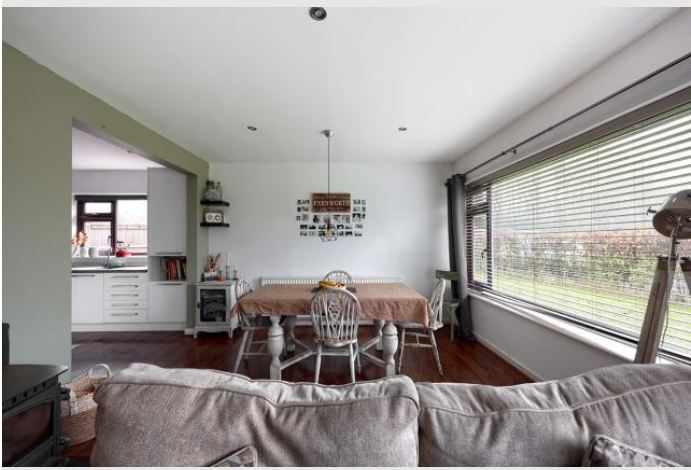


Creation Date  
**31/01/2025**



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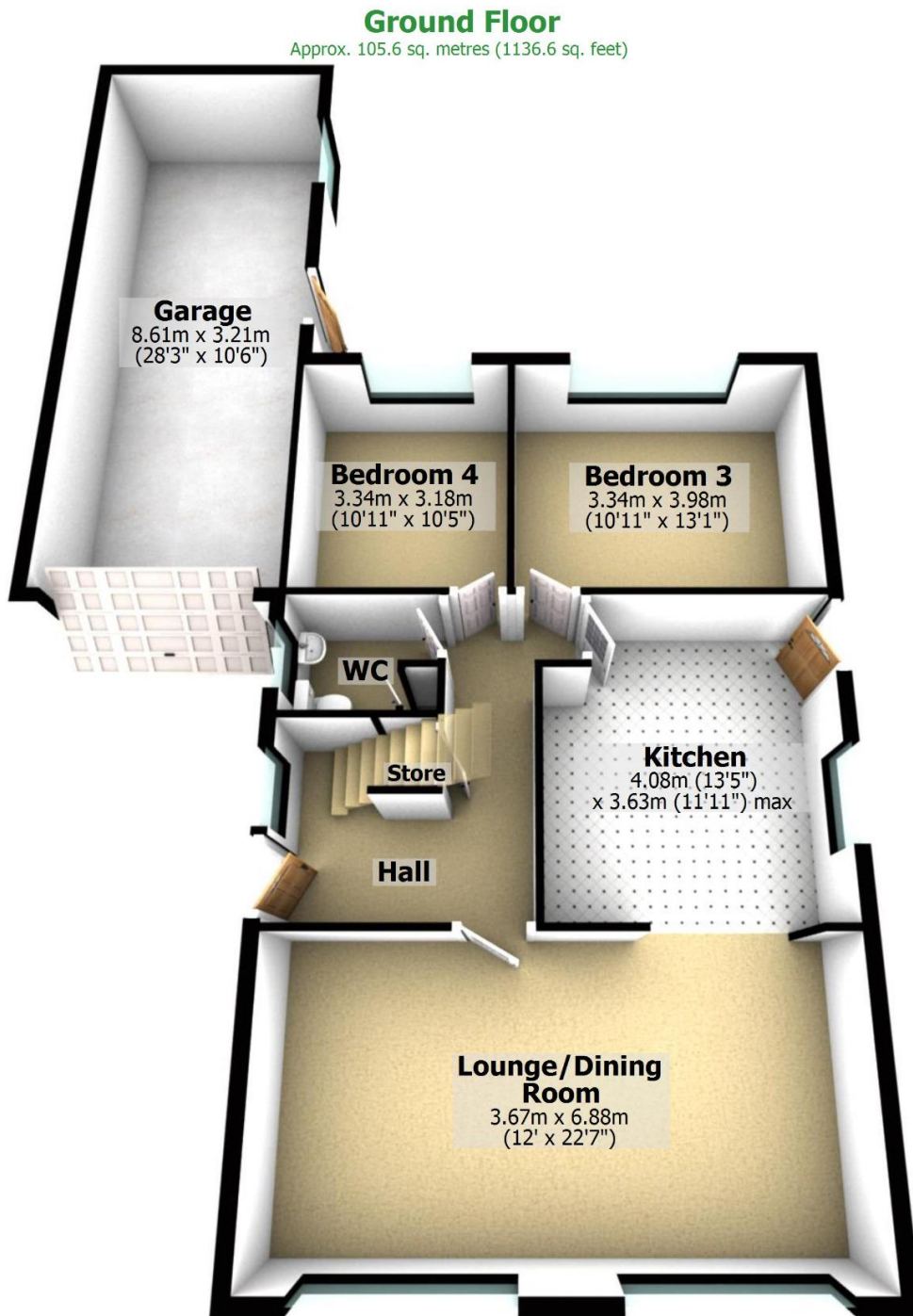


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# Property Floor Plans

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR



Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

Creation Date

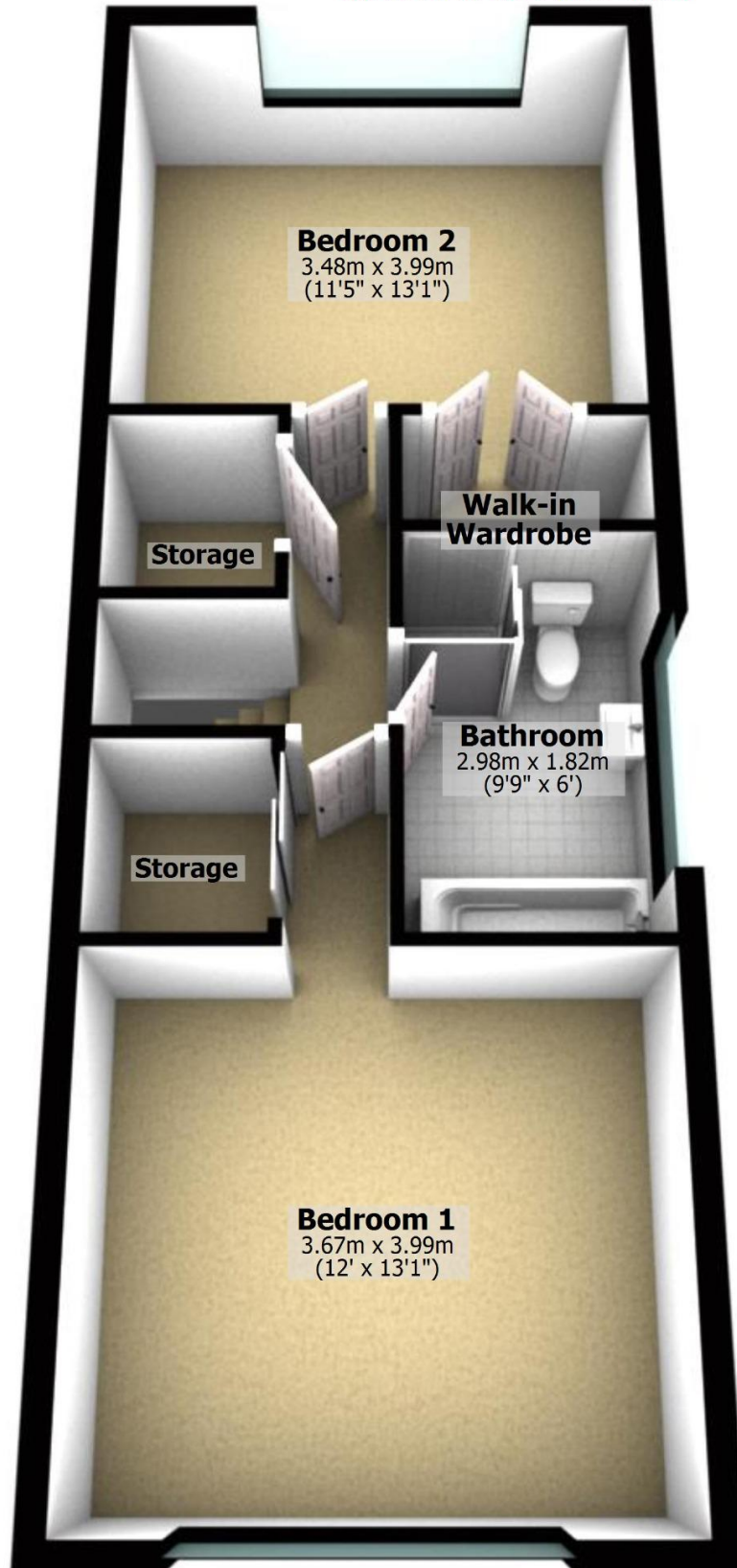
31/01/2025

# Property Floor Plans

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

## First Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



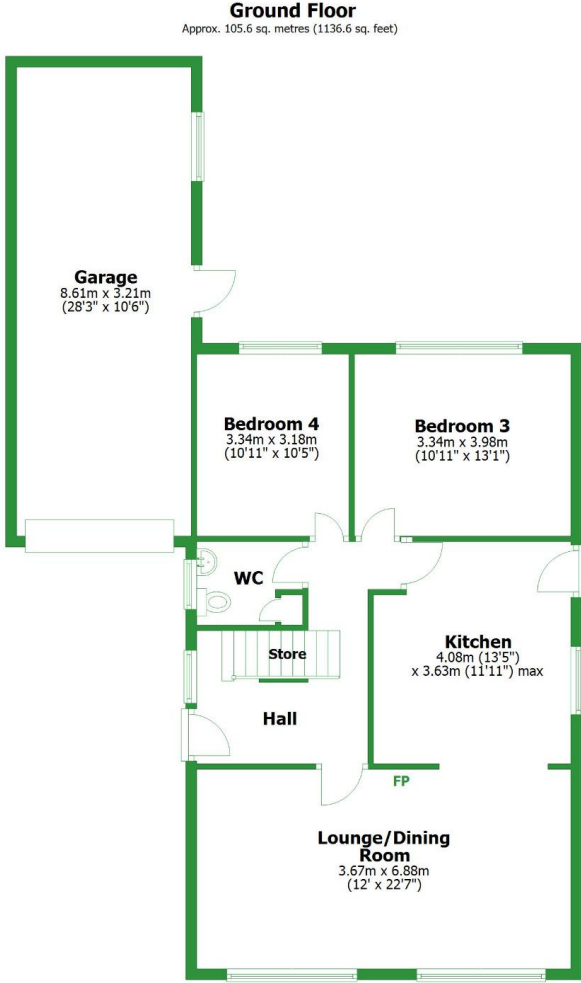
Creation Date

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**First Floor**  
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# Property EPC

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

23/01/2025, 14:42

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2, Elston Green Grimsargh PRESTON PR2 5LR	Energy rating <b>C</b>	Valid until: 14 November 2027
		Certificate number: 9106-2825-7992-8893-6991
Property type	Detached bungalow	
Total floor area	121 square metres	

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9106-2825-7992-8893-6991?print=true>

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# Property Info

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

1

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1136.6

## Agency Type

-

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

Some work needed

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£375,000

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

Creation Date

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# Property Features

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

## Feature 1

Four Bedrooms

## Feature 2

Detached

## Feature 3

Large Plot

## Feature 4

Open Plan Living

## Feature 5

Large Gardens Including Decked Patio Area

## Feature 6

Driveway And Garage

## Feature 7

Semi Rural Location

## Feature 8

Close To Major Transport Links

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# Property Description

2, Elston Green, Grimsargh, Preston, Lancashire, PR2 5LR

## **Spacious, Four-Bedroom Family Home in Grimsargh.**

Charming Four-Bedroom Family Home in Grimsargh

Welcome to this delightful four-bedroom property set in the idyllic hamlet of Elston, just a short distance from the picturesque village of Grimsargh. Nestled on a generous plot with beautifully maintained gardens, this home offers the perfect blend of modern living and countryside charm.

### Key Features

Four double bedrooms

Master bedroom with built-in storage

Open-plan lounge, kitchen, and diner with a charming log burner

Large, well-maintained gardens with a decking area

Garage with electricity and plumbing, ideal for workshop or utility use

Spacious driveway with ample parking

Peaceful location in the quaint hamlet of Elston, with Grimsargh nearby

Close to major transport links

### Agents Perspective

The heart of the home is the spacious open-plan lounge, kitchen, and dining area, thoughtfully designed to suit both family life and entertaining. A feature log burner adds warmth and character, making it a cosy space to relax year round. The ground floor also boasts two generously sized double bedrooms and a convenient WC. Upstairs, you'll find two double bedrooms, including a master bedroom with built-in storage, and a contemporary family bathroom. Step outside to the expansive gardens, perfect for outdoor activities or simply enjoying the tranquillity of this rural setting. A large decking area provides an ideal spot for al fresco dining or enjoying summer evenings. The property also features a driveway with ample parking, a garage equipped with electricity and plumbing, and plenty of storage options.

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## Clients Perspective

This house has been a home for us for 7 years and we have loved every minute of it. Some of our favourite memories are of cosy nights sipping hot chocolate next to the log burner during the winter and family barbecues during the summer on the decking while the children run around in the large gardens. Another feature we love is the open plan setting of the kitchen and living room which allow us to cook at the kitchen island while being able to keep an eye into the next room. We also love the view out of the master bedroom window of a farmers field of sheep and lambs.

Many Saturday mornings we spend on local walks around the village or at the local coffee shop which has delicious coffee and donuts as well as a lovely nearby park. It honestly is the perfect family home.

## About Elston and Grimsargh

Elston is a charming and peaceful hamlet surrounded by rolling countryside. Despite its tranquil setting, the hamlet is conveniently close to Grimsargh, a vibrant village just a few minutes away. Grimsargh offers a range of amenities, including a well-stocked village shop, local pubs, cafes, and excellent primary schools, making it a perfect location for families. For outdoor enthusiasts, the nearby Grimsargh Wetlands and Ribble Valley provide plenty of opportunities for walking, cycling, and enjoying nature.

This property truly offers the best of both worlds: a serene rural retreat with easy access to nearby amenities and transport links. Dont miss the opportunity to make this charming house your home!

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