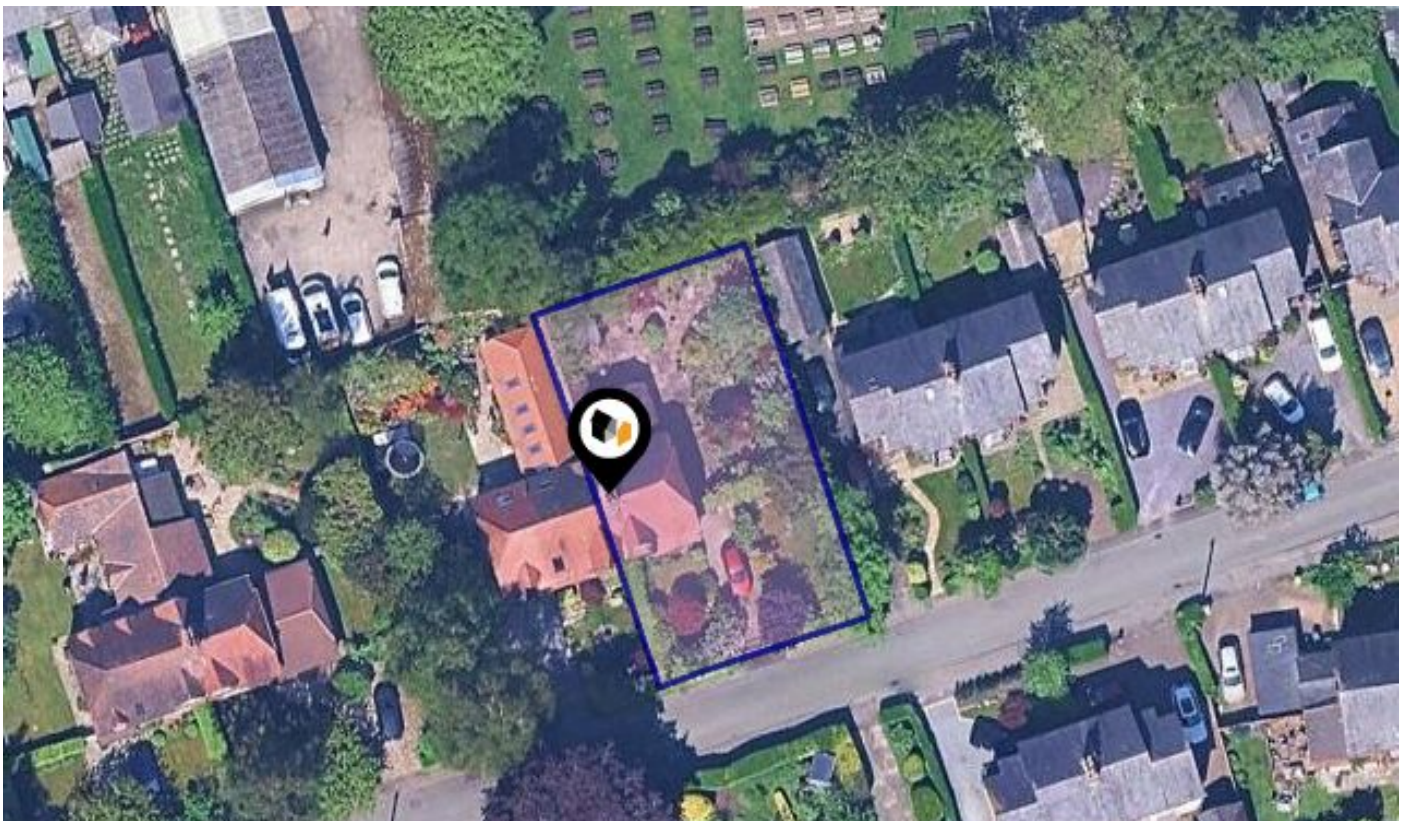




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 18th June 2026



RAWSTORNE ROAD, PENWORTHAM, PRESTON, PR1

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



Crafted by the esteemed Lawrence Rawstorne in the distinctive Arts and Crafts style, this charming two-bedroom semi-detached residence is rich in character and architectural appeal. Situated on the highly sought-after, tree-lined Rawstorne Road, the property represents a fine example of the traditional homes for which Higher Penwortham is renowned. Beautifully presented throughout, the home offers spacious and versatile accommodation with an open-plan layout perfectly suited to modern family living. The welcoming living room enjoys views over the front garden and retains a wealth of original features, including an attractive cast-iron fireplace surround and decorative dado rail. Double wooden sliding doors with stained-glass detailing open seamlessly into the impressive family kitchen, creating a wonderful flow between the reception spaces. The heart of the home is the extended open-plan kitchen, dining and sitting area. The kitchen is fitted with a Belfast sink, electric oven and hob, integrated microwave, and a peninsula breakfast bar providing seating for four. A striking pitched ceiling with Velux roof windows floods the space with natural light, while French doors open directly onto the rear garden. The adjoining dining and sitting areas provide an ideal setting for both everyday family life and entertaining guests, with delightful views across the beautifully established gardens. Complementing the ground floor accommodation is a practical utility room with plumbing for a washing machine and space for a tall fridge freezer, together with a cloakroom/WC featuring a traditional high-level toilet. An understairs cupboard, accessed from the dining area of the kitchen, provides excellent additional storage space, ideal for household essentials and everyday items. To the first floor, the property offers two generous double bedrooms and a beautifully appointed four-piece family bathroom. The principal bedroom is a particularly attractive room, featuring a cast-iron fireplace surround, dado rail, two fitted wardrobes, and an adjoining dressing area. Originally configured as a third bedroom, this space could easily be reinstated, allowing the property to return to its original three-bedroom layout if desired. The second bedroom also benefits from fitted wardrobes, providing excellent storage. The spacious bathroom is fitted with a roll-top bath, separate shower cubicle, wash hand basin and traditional high-level WC, perfectly complementing the character of the home. Externally, the property is approached via gated access leading to a private driveway providing off-road parking. Established cottage-style gardens adorn both the front and rear, creating a picturesque setting. The rear garden enjoys a high degree of privacy, being not overlooked, and offers a variety of seating areas from which to relax, entertain, or simply enjoy the beauty of the surrounding planting and changing seasons. Two garden sheds provide useful additional storage. Offered for sale with no onward chain, this exceptional home presents a rare opportunity to acquire a character-filled Arts and Crafts property in one of Higher Penwortham's most desirable locations, with the added flexibility of converting back to a three-bedroom home should additional accommodation be required.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LAN25431		

Local Area

Local Authority:	Lancashire
Conservation Area:	Penwortham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



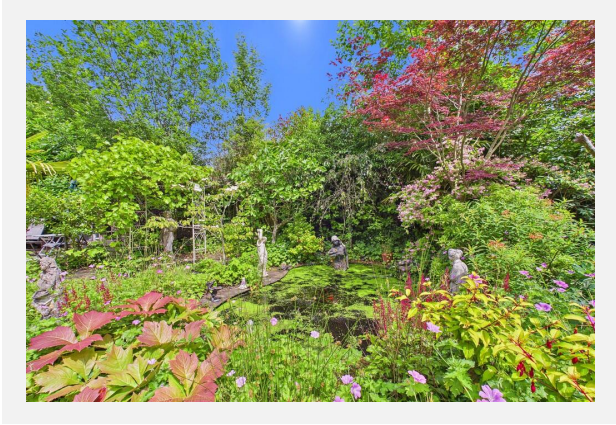
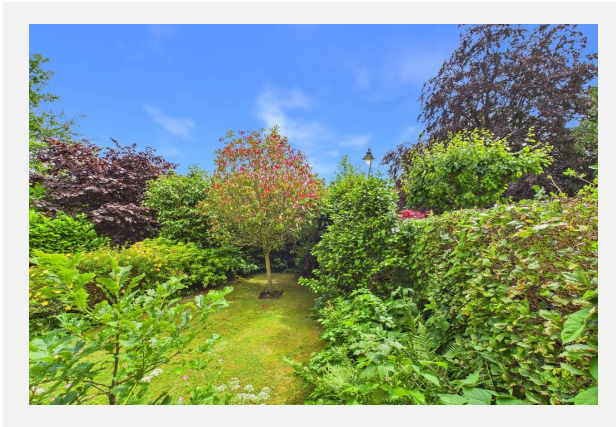
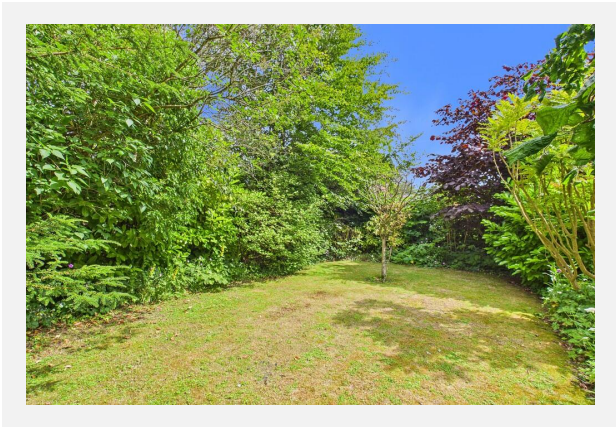
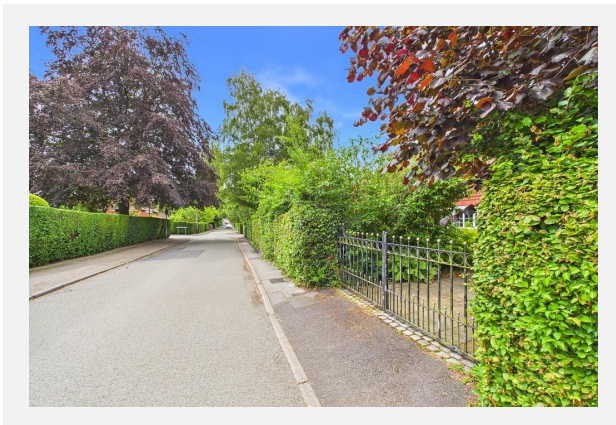
Planning History

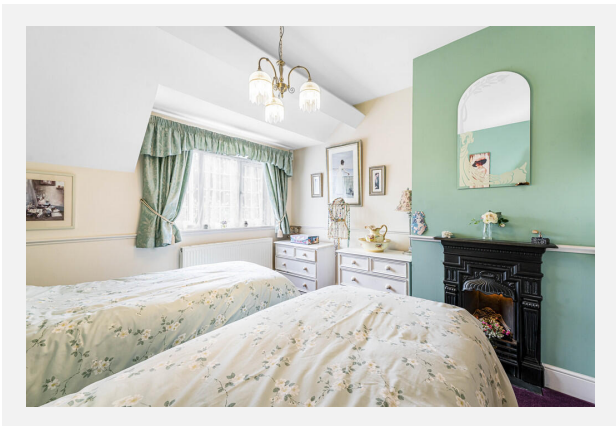
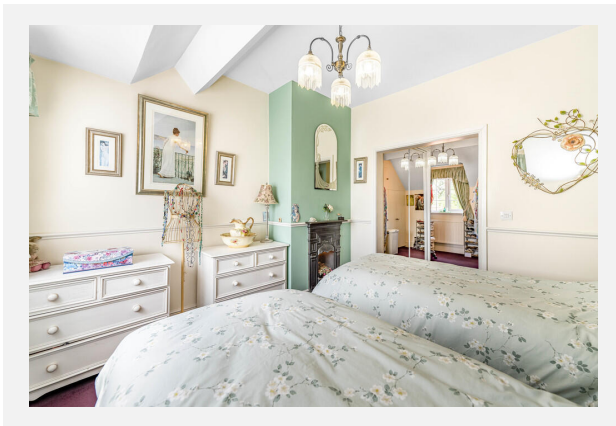
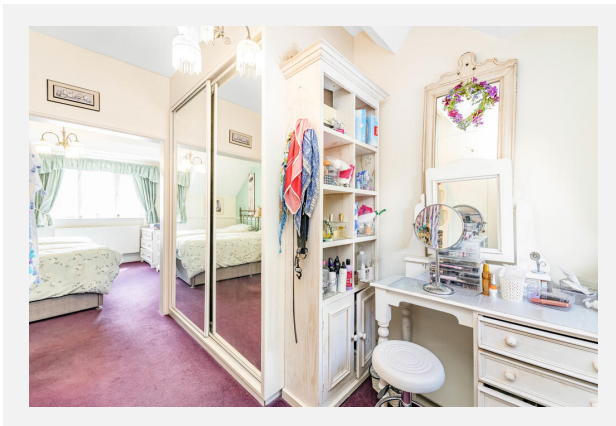
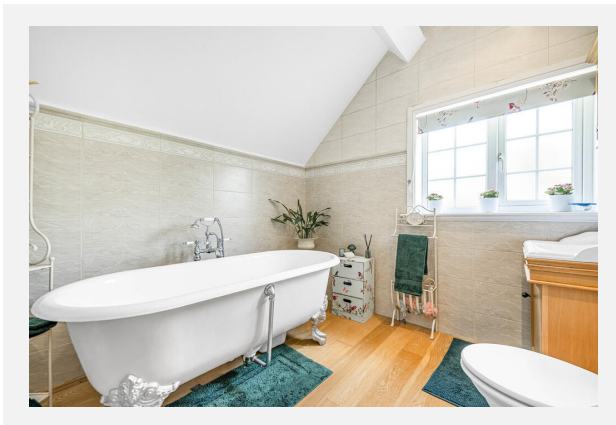
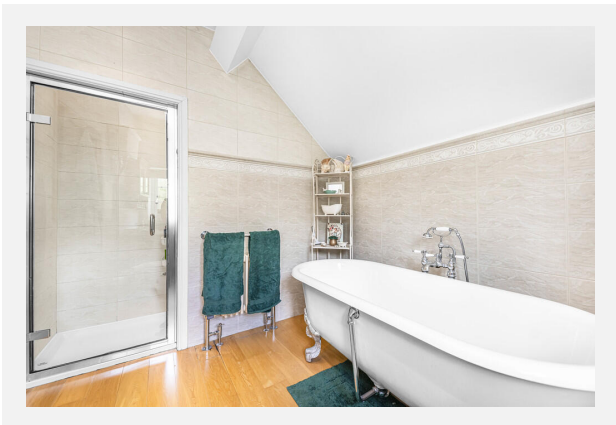
This Address

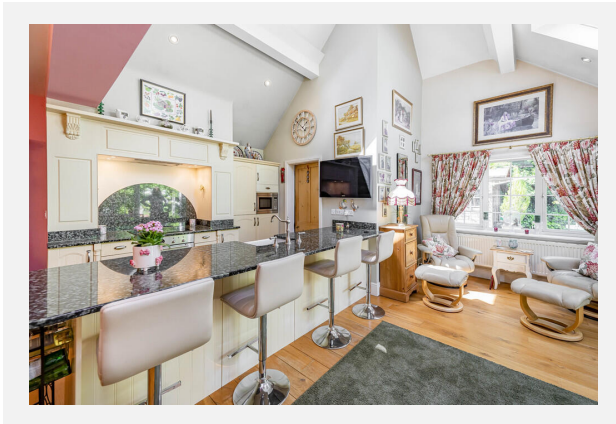
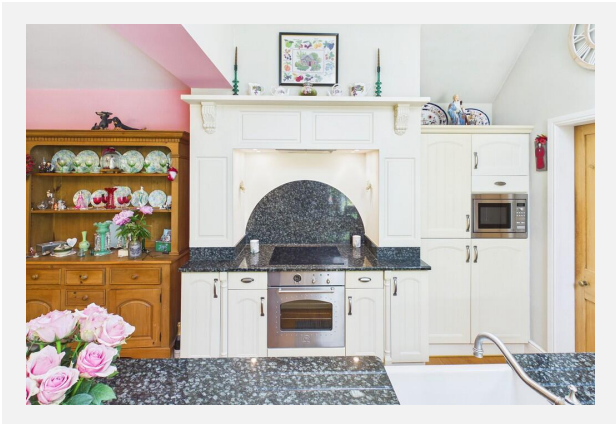
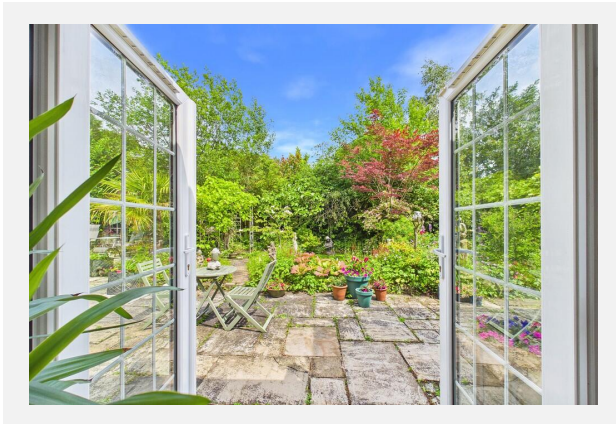
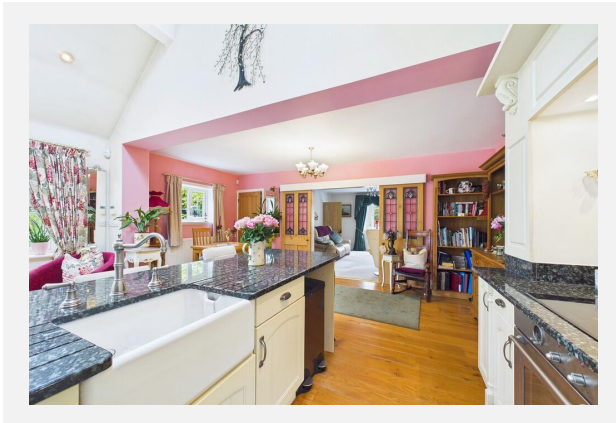
Planning records for: *Rawstorne Road, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2006/0531/FUL	
Decision:	Decided
Date:	07th June 2006
Description:	Replacement timber windows to upvc windows in front elevation

Reference - SouthRibble/07/2006/0294/FUL	
Decision:	Decided
Date:	31st March 2006
Description:	Single storey rear extension following demolition of existing conservatory

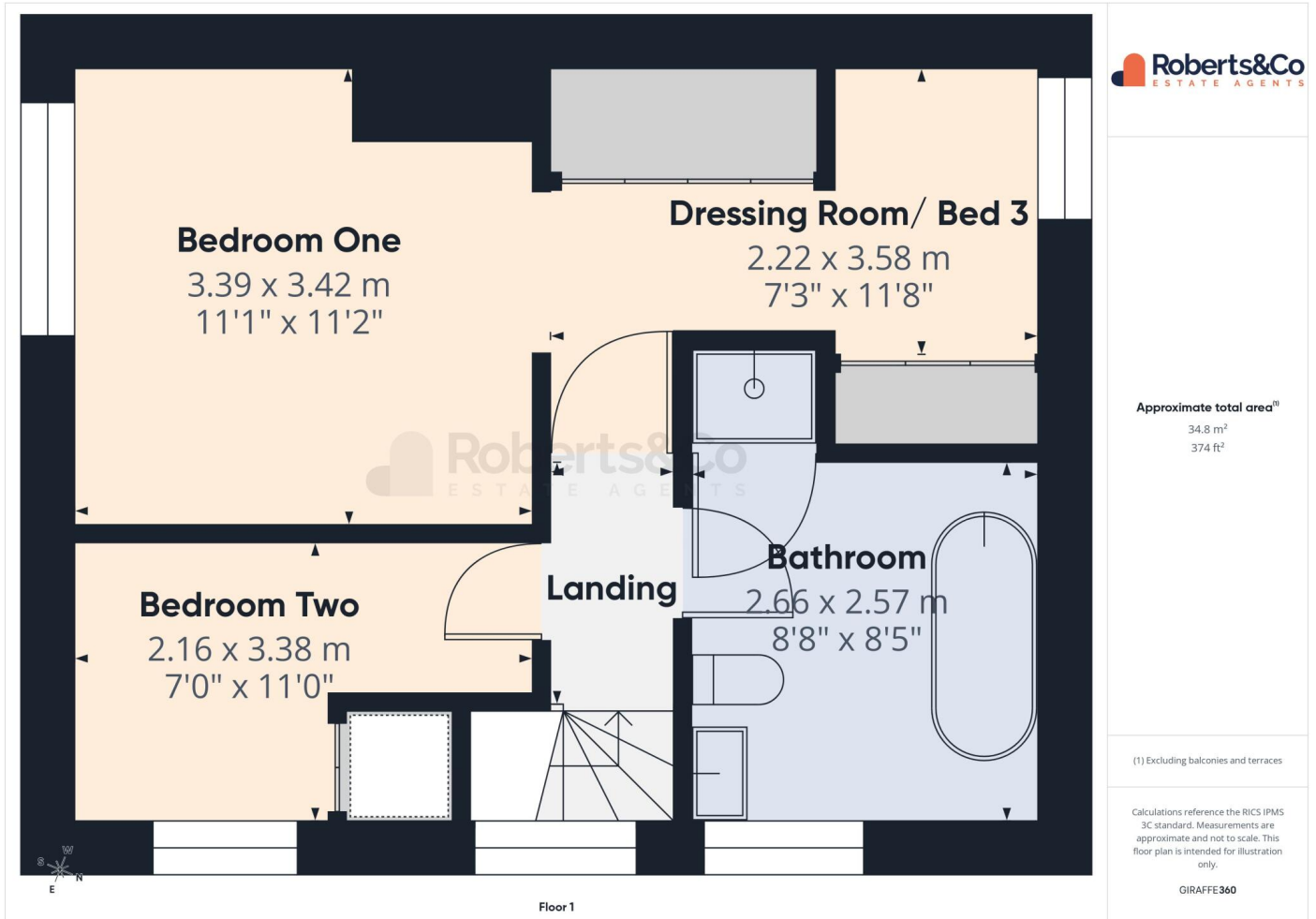








RAWSTORNE ROAD, PENWORTHAM, PRESTON, PR1



RAWSTORNE ROAD, PENWORTHAM, PRESTON, PR1



RAWSTORNE ROAD, PENWORTHAM, PRESTON, PR1



Energy rating

D

Valid until 07.06.2036

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

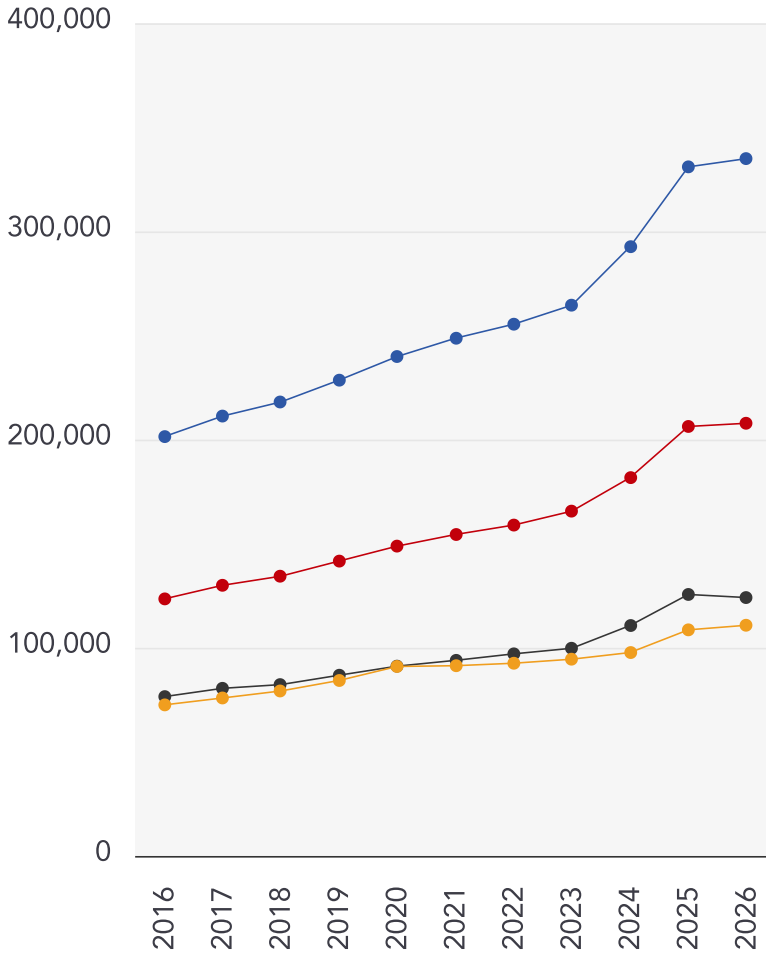
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Good lighting efficiency
Floors:	Suspended, insulated
Total Floor Area:	109 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+66.29%

Semi-Detached

+68.31%

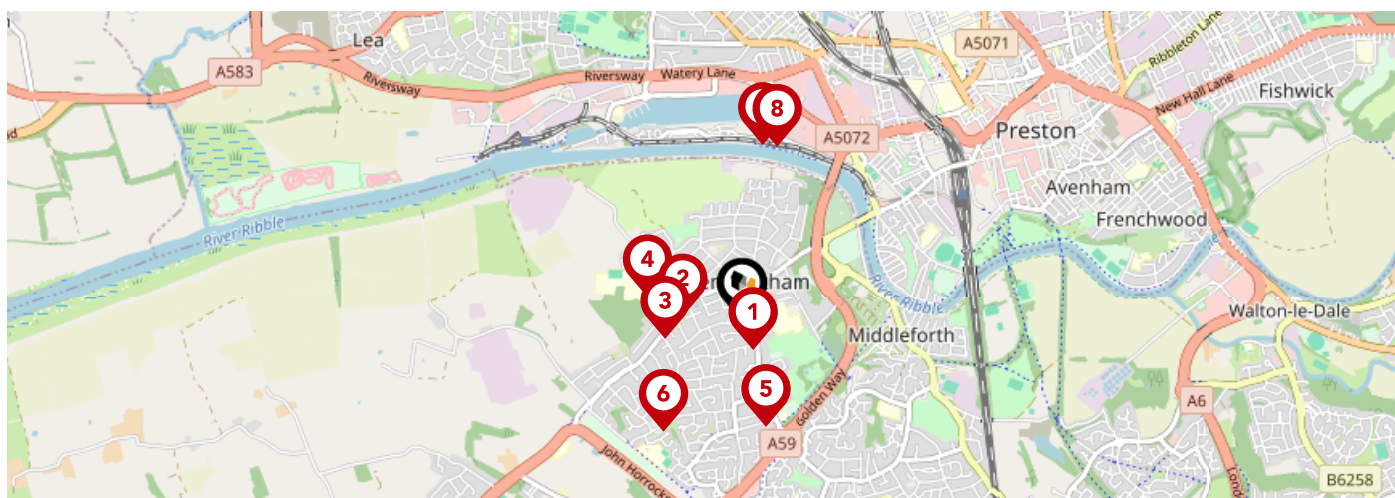
Terraced

+62.15%

Flat

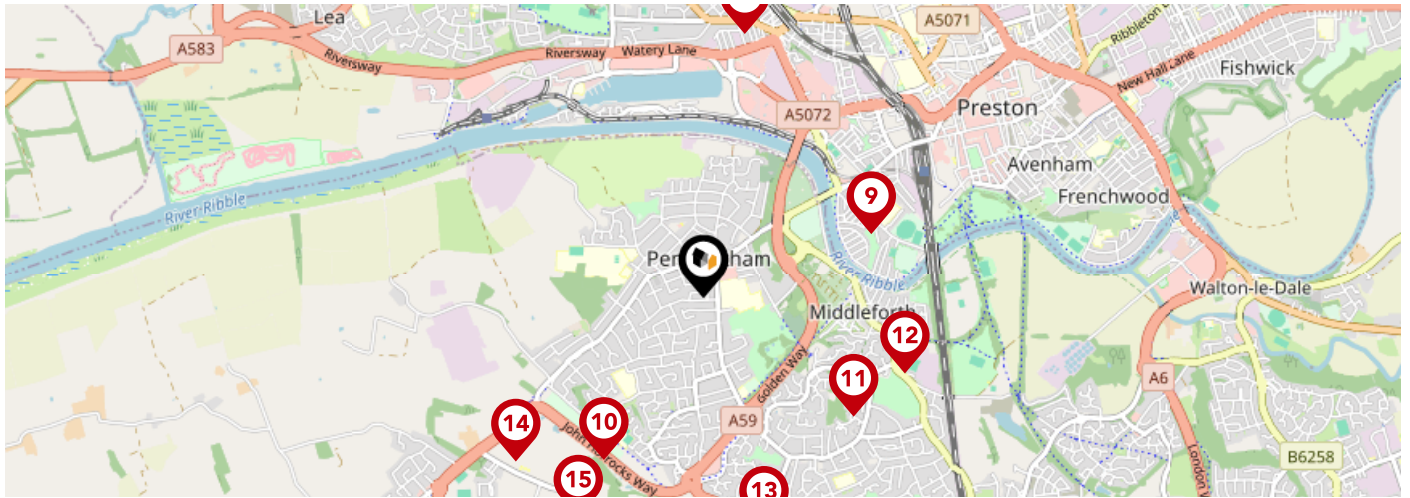
+52.7%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

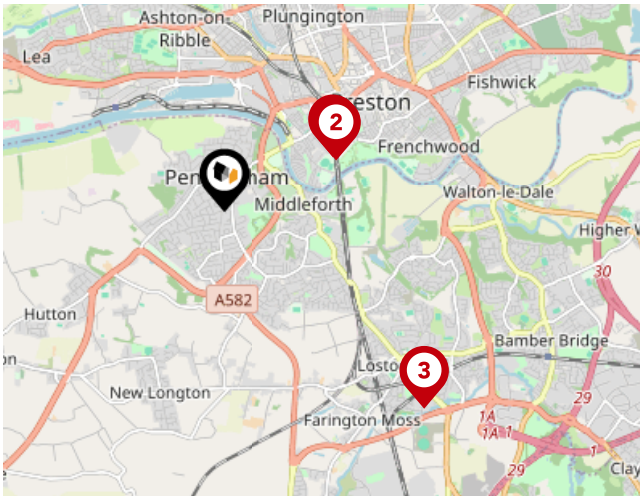
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

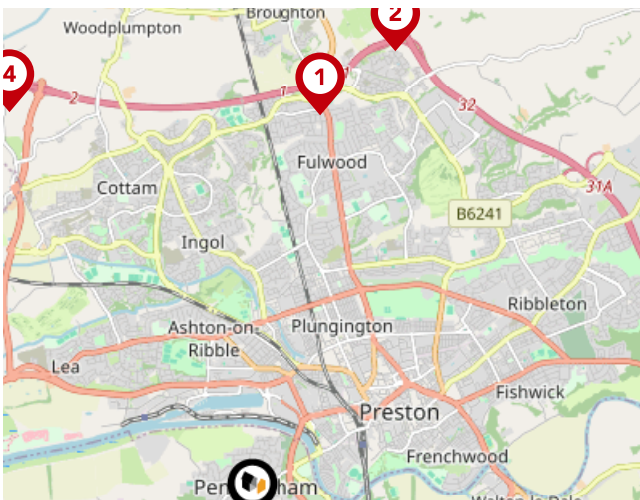
Area

Transport (National)



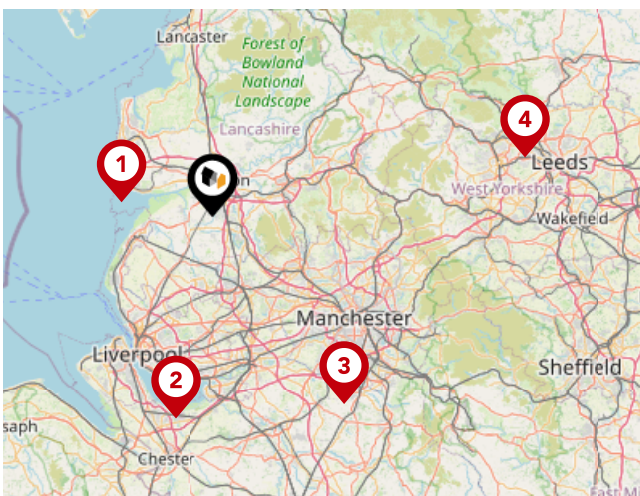
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.08 miles
2	Preston Rail Station	1.09 miles
3	Lostock Hall Rail Station	2.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.62 miles
2	M6 J32	4.31 miles
3	M65 J1A	3.36 miles
4	M55 J2	4.18 miles
5	M65 J1	3.58 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	12.87 miles
2	Speke	28.92 miles
3	Manchester Airport	32.26 miles
4	Leeds Bradford Airport	44.51 miles

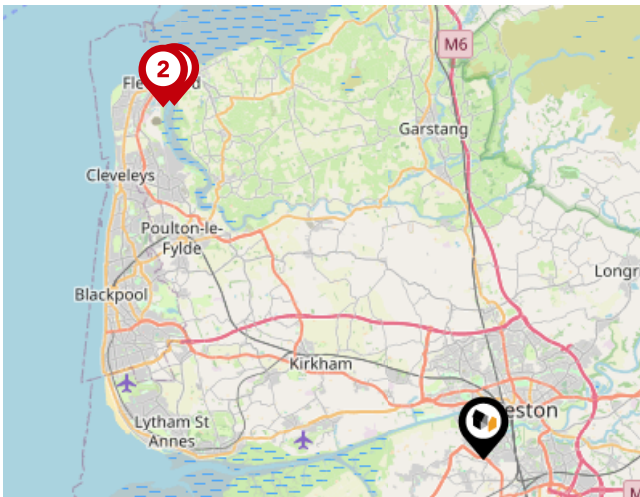
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Marys Health Centre	0.07 miles
2	Tesco	0.1 miles
3	Crookings Lane	0.13 miles
4	Cop Lane School Stop Only	0.2 miles
5	Crookings Lane	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.48 miles
2	Fleetwood for Knott End Ferry Landing	16.68 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Roberts & Co

Branch address 36E Liverpool Road,
Penwortham, Preston, PR1 0DQ
01772 746100
penwortham@roberts-estates.co.uk
www.roberts-estates.co.uk

