

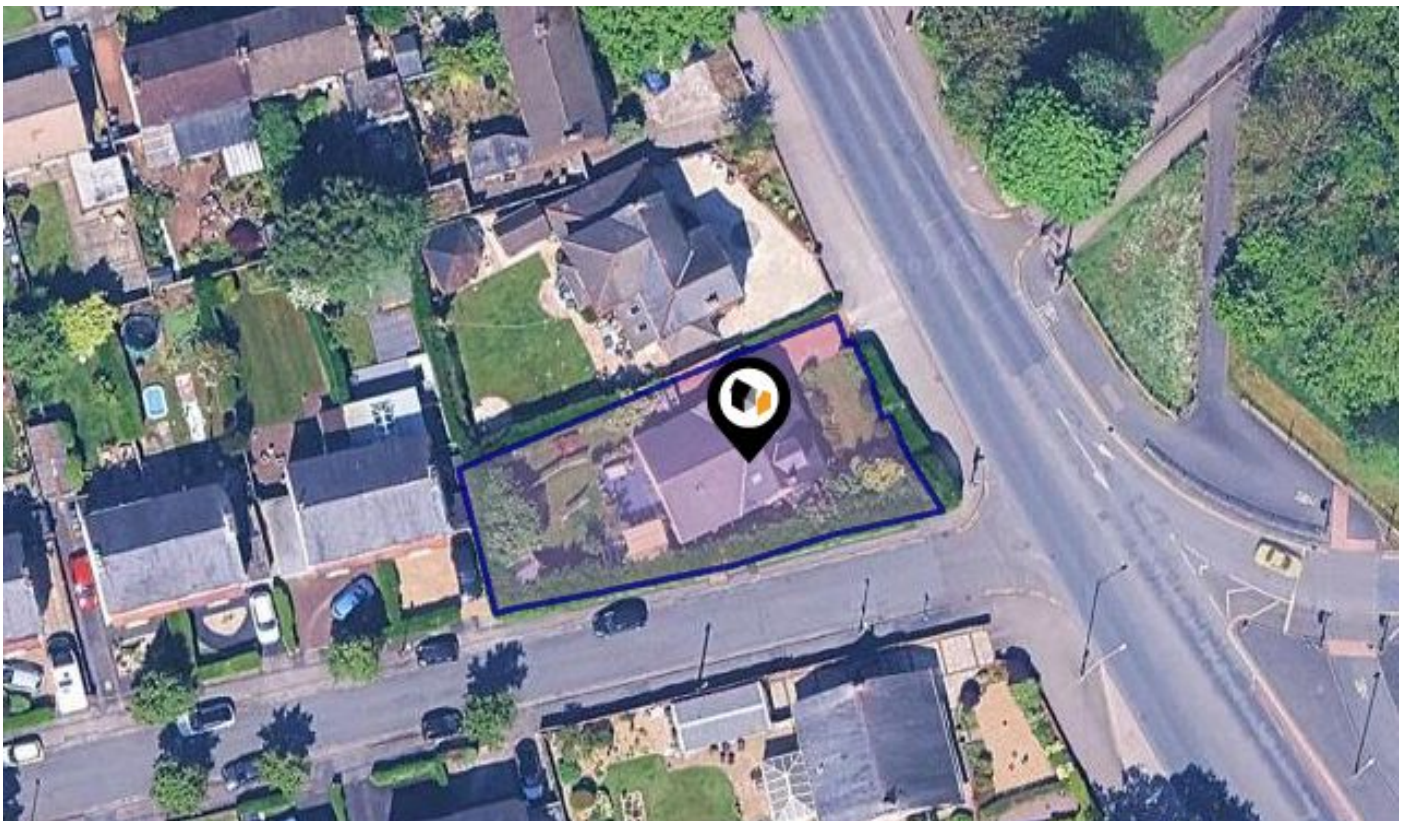


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



COP LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

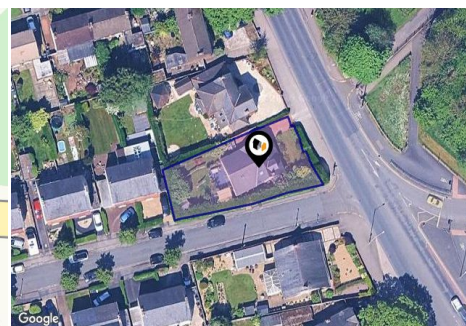
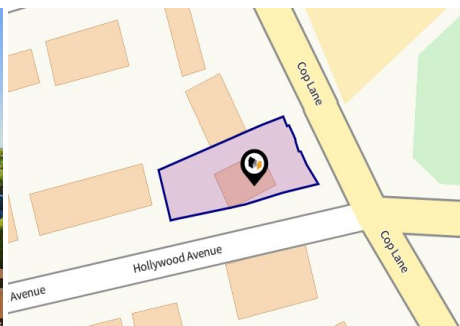
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Beautifully Presented 4 Bedroom Detached Family Home with Character Features

Rarely does a property come to the market that combines period charm with modern family living quite like this beautifully presented detached home. Occupying a generous plot in the highly sought-after area of Higher Penwortham, this exceptional property offers spacious, versatile accommodation ideal for growing families and those looking for a long-term family home. This home is likely to appeal to families looking for four genuine double bedrooms, buyers who love character features blended with contemporary living, or those searching for a home with generous parking, a large garden and excellent entertaining space. It is also perfectly suited to buyers wanting to be within easy reach of well-regarded schools, local shops, cafés, parks and excellent transport links into Preston city centre and beyond. Set well back from Cop Lane behind a gated entrance, this home enjoys an impressive approach with a substantial driveway providing ample off-road parking for multiple vehicles. The attractive double-fronted bay windows and original stained-glass entrance door create an immediate sense of character, while inside the bright entrance hall sets the tone for the spacious accommodation throughout. The property offers two elegant reception rooms, including a cosy lounge featuring a log-burning stove and beautiful bay window—an ideal space to relax and unwind. At the heart of the home is the impressive open-plan family dining kitchen, designed for modern living. Whether you're hosting friends, enjoying family meals or helping with homework around the table, this versatile space is perfect for everyday life. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A separate utility room and ground floor shower room add further practicality. The accommodation includes four generous double bedrooms arranged over two floors, offering flexibility for growing families, guests, or those working from home. The superb principal bedroom benefits from fitted wardrobes and a luxurious en-suite featuring a freestanding bath, while the remaining bedrooms are served by a stylish family bathroom. Outside, the enclosed rear garden provides a wonderful space for children to play and adults to entertain, with a large lawn, patio seating area, pergola with paved entertaining space and a summer house, making it perfect for summer gatherings and relaxing evenings. Offering an exceptional combination of character, space and versatility in one of Higher Penwortham's most desirable locations, this outstanding home is ready for its next family to enjoy. Early viewing is highly recommended to fully appreciate everything it has to offer.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,216 ft ² / 113 m ²
Plot Area:	0.13 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	LAN129776

Tenure: Freehold

Local Area

Local Authority:	South ribble
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Cop Lane, Penwortham, Preston, PR1*

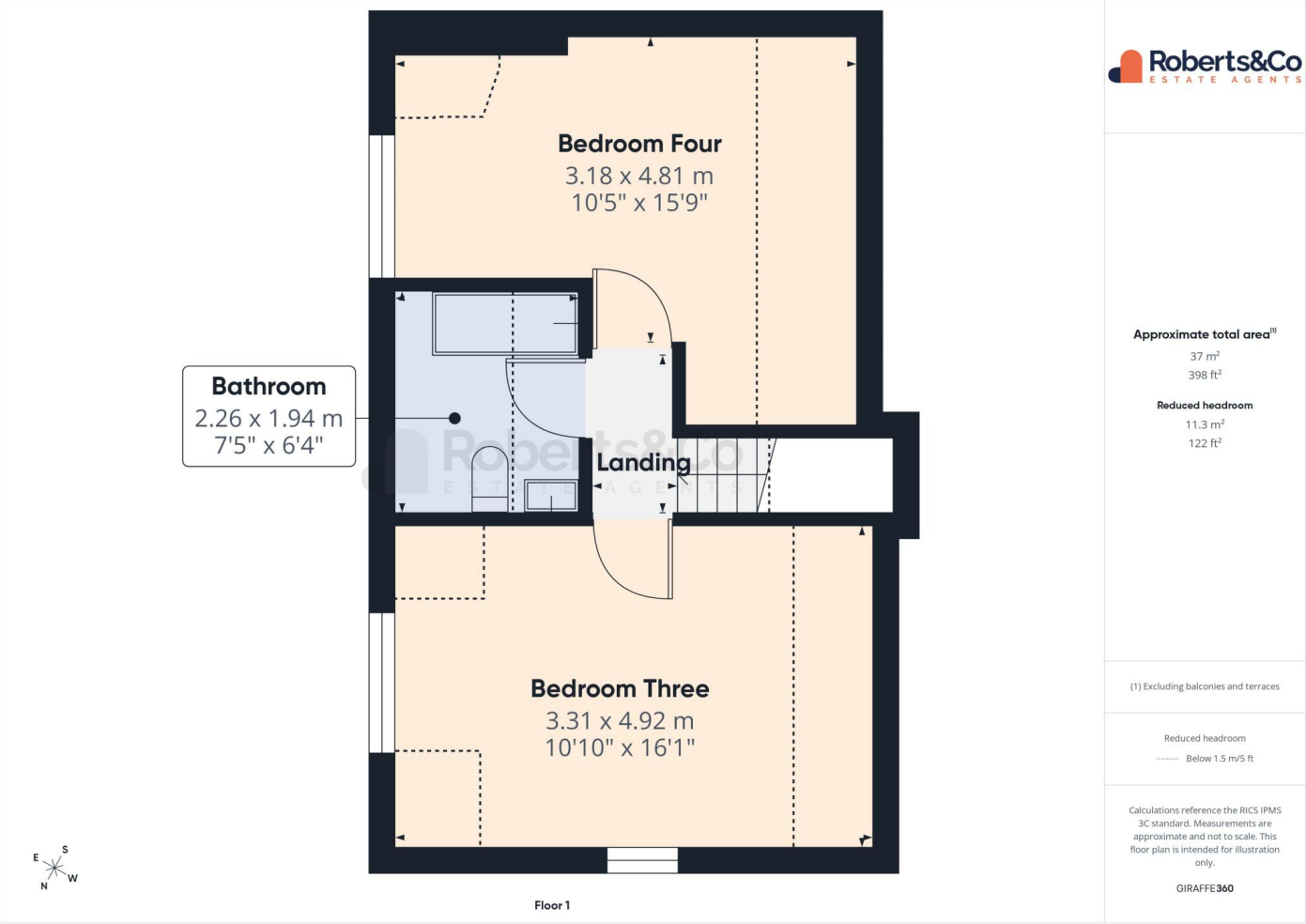
Reference - SouthRibble/07/2017/3774/HOH	
Decision:	Decided
Date:	30th November 2017
Description:	Installation of 2 No. dormers to front



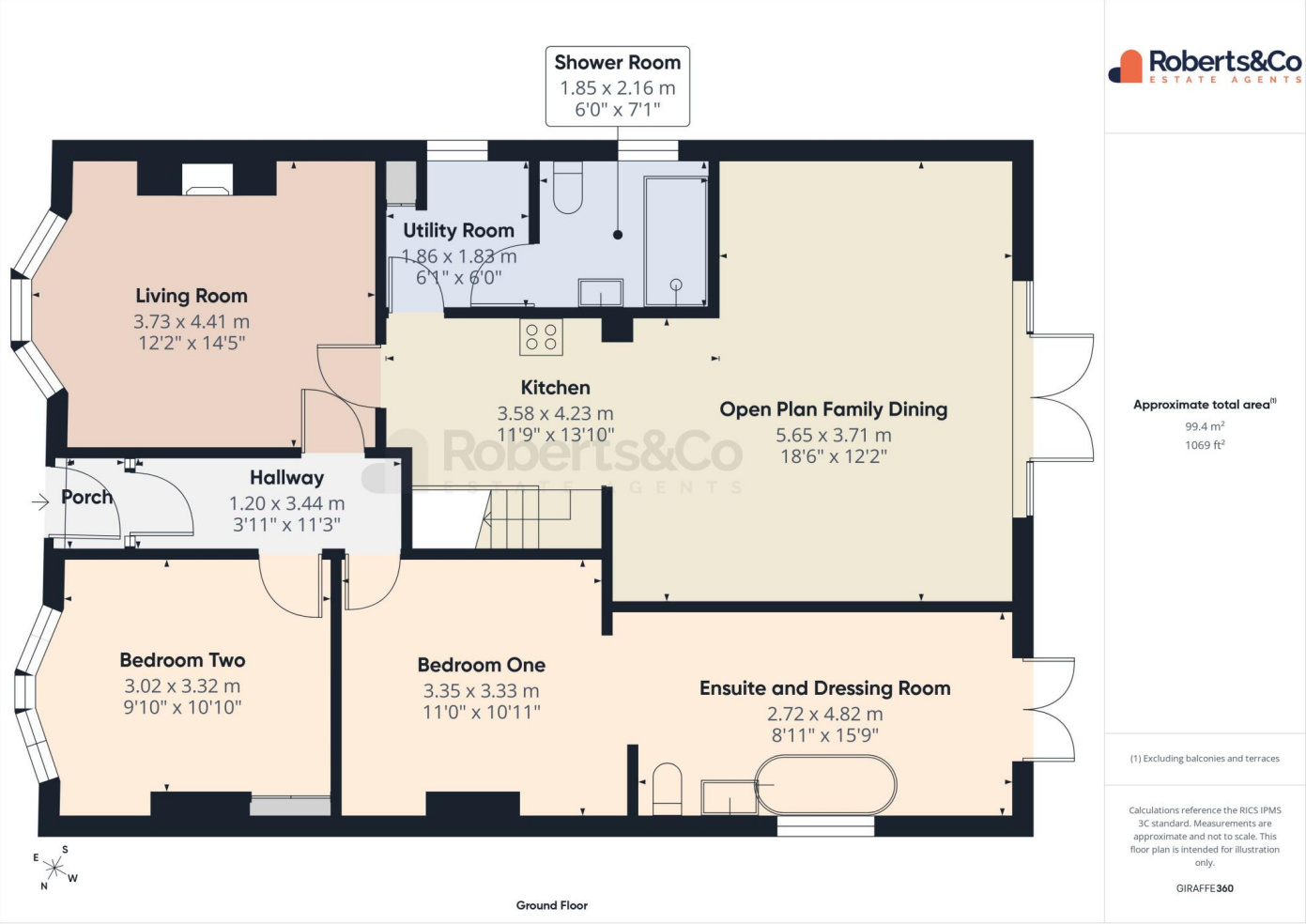




COP LANE, PENWORTHAM, PRESTON, PR1



COP LANE, PENWORTHAM, PRESTON, PR1



COP LANE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

136.4 m²
1467 ft²

Reduced headroom

11.3 m²
122 ft²

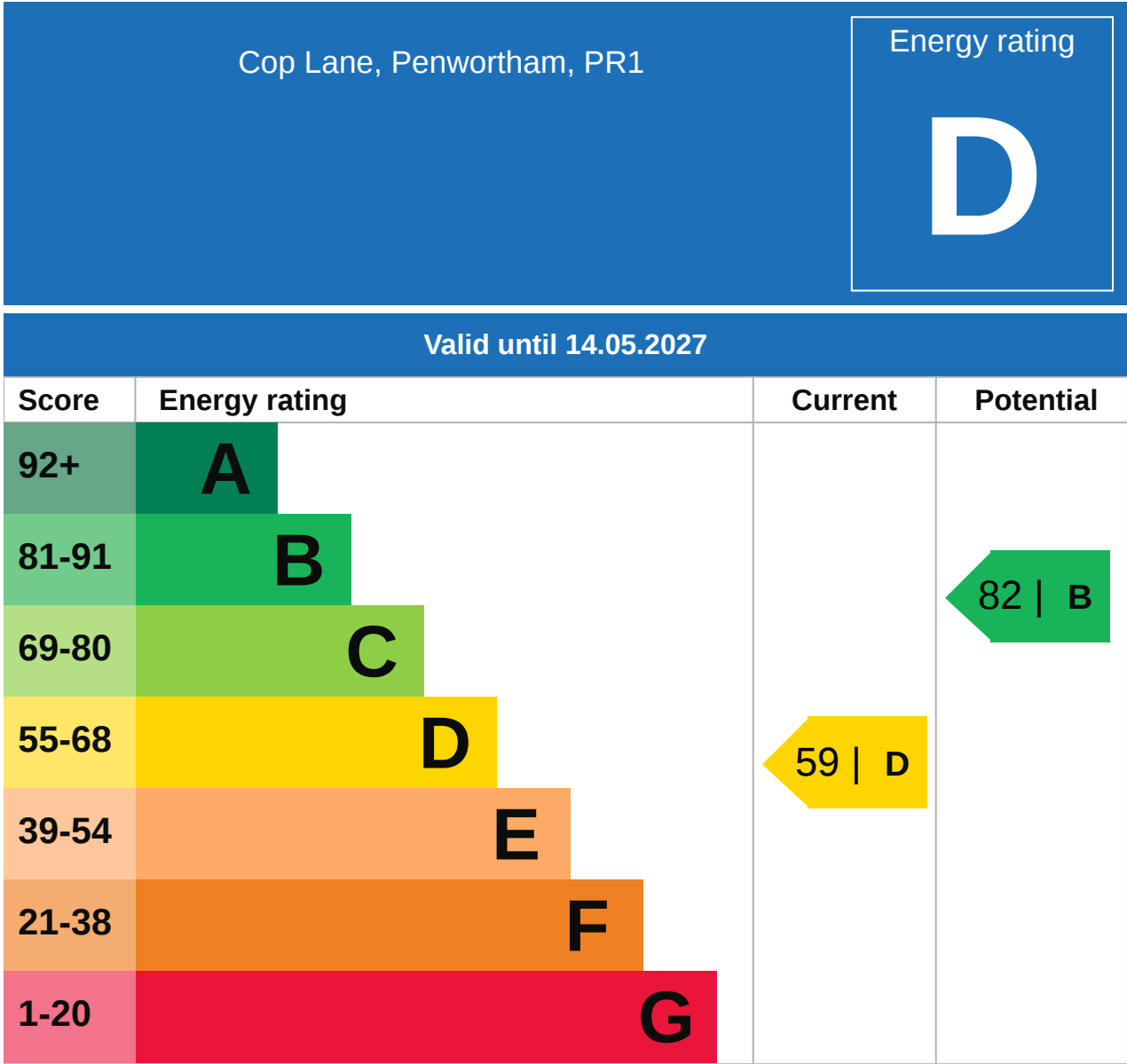
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



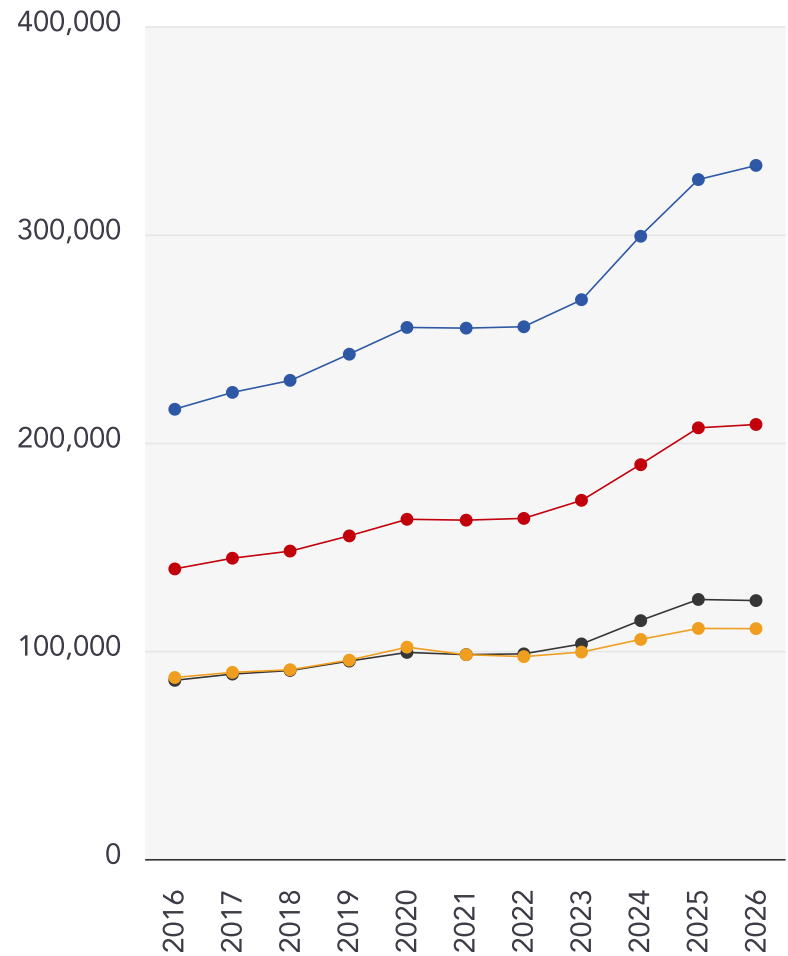
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 21% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	113 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

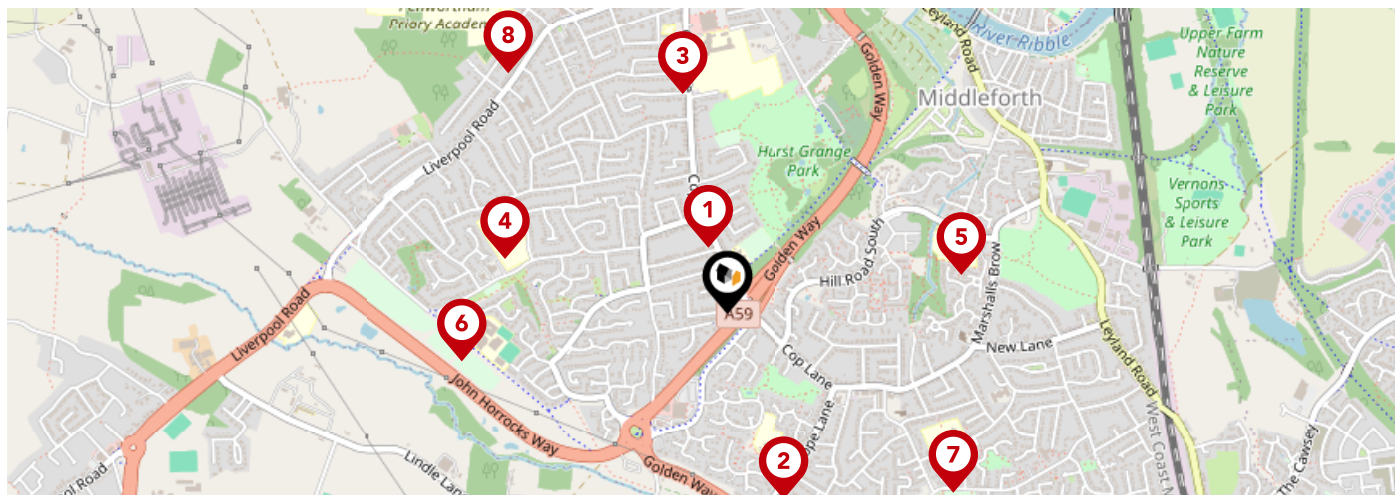
+49.8%

Terraced

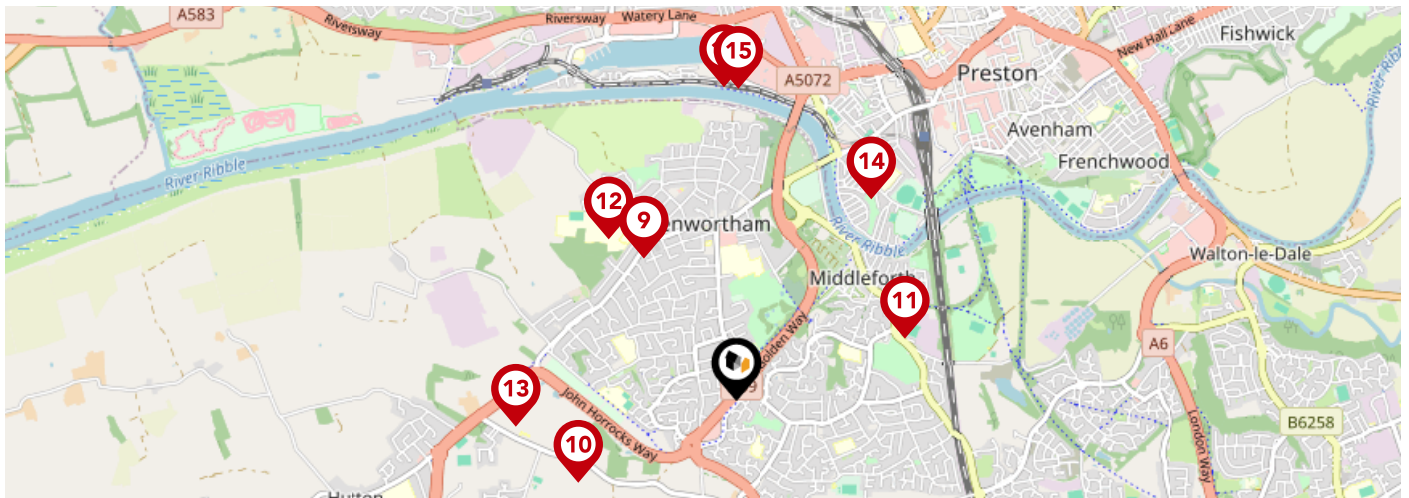
+44.66%

Flat

+26.94%



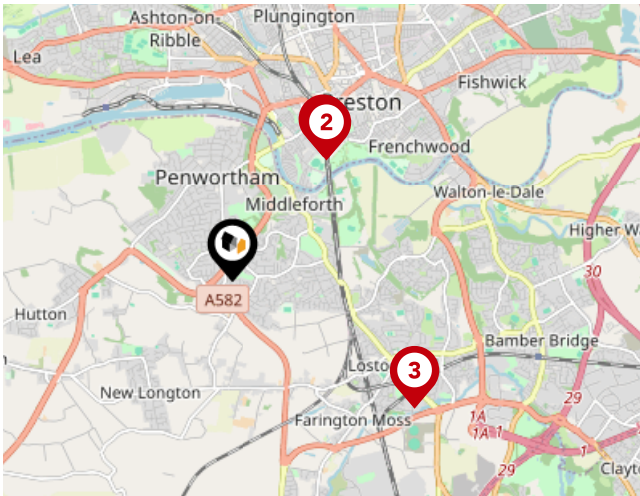
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.15	☐	☒	☐	☐	☐
2	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.42	☐	☒	☐	☐	☐
3	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.49	☐	☐	☒	☐	☐
4	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.5	☐	☒	☐	☐	☐
5	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.52	☐	☒	☐	☐	☐
6	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.59	☐	☐	☒	☐	☐
7	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.63	☐	☒	☐	☐	☐
8	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.75	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.78	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.78	☐	☒	☐	☐	☐
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.91	☐	☐	☒	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.98	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.06	☐	☒	☐	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.37	☐	☐	☒	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.38	☐	☐	☒	☐	☐

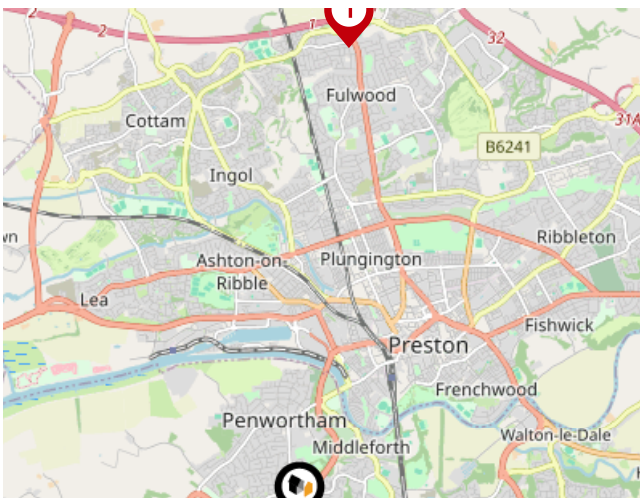
Area

Transport (National)



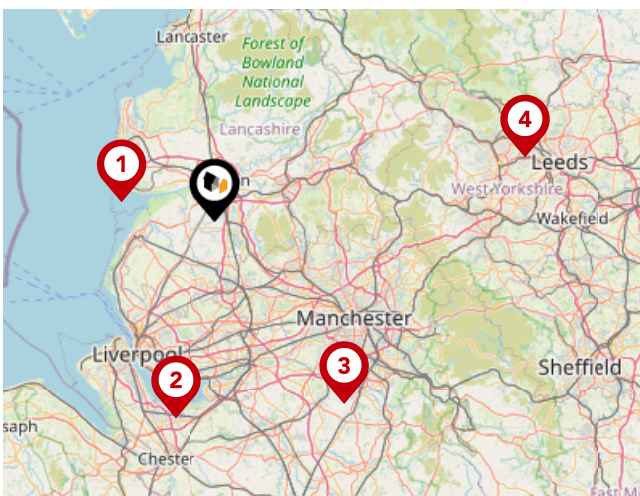
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.36 miles
	Preston Rail Station	1.36 miles
	Lostock Hall Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.2 miles
	M65 J1A	2.88 miles
	M6 J28	3.76 miles
	M65 J1	3.1 miles
	M6 J29	3.22 miles



Airports/Helipads

Pin	Name	Distance
	Highfield	13.12 miles
	Speke	28.35 miles
	Manchester Airport	31.68 miles
	Leeds Bradford Airport	44.48 miles

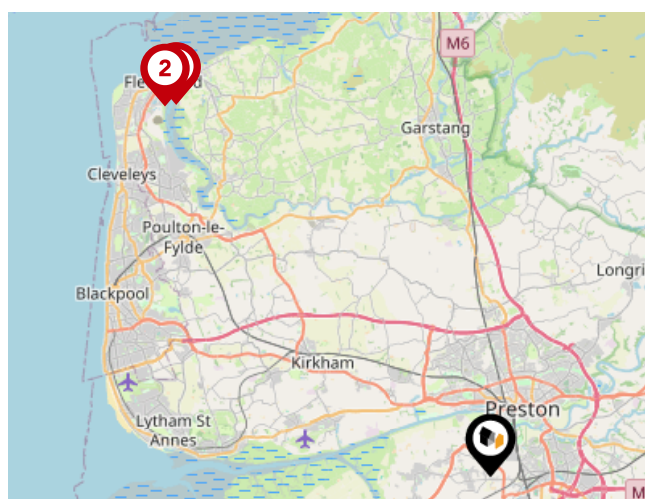
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Cromwell Road	0.04 miles
	Broad Oak Lane	0.14 miles
	Hill Rd South	0.14 miles
	Little Close	0.17 miles
	Hill Road South	0.21 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	17.04 miles
	Fleetwood for Knott End Ferry Landing	17.23 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.



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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.



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