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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026

MOSS LANE, LITTLE HOOLE, PR4

Roberts & Co

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Introduction
Our Comments

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*** A Truly Characterful Country Home with Exceptional Space and Stunning Rural Surroundings**
Dating back to circa 1580, this remarkable period home has been sympathetically extended to create a spacious and versatile family residence, beautifully combining centuries of character with modern-day living. Set along a peaceful country lane and surrounded by open countryside, the property enjoys a wonderful rural setting while remaining conveniently positioned for the A59, Much Hoole and the wider areas of Preston, Southport and Liverpool.
From the moment you arrive, the property's history and individuality are evident, with original features including exposed beams, stone flooring and feature fireplaces adding warmth and charm throughout.
The accommodation offers **five bedrooms, four generous doubles, three en-suites, four reception rooms and an impressive open-plan dining kitchen**, providing exceptional flexibility for family life, entertaining and working from home.
The dual-aspect living room is a particularly welcoming space, featuring exposed beams, stone flooring, a cast iron stove, open fire and patio doors leading onto the rear garden. Further reception rooms include a snug/family room, home office and a formal dining/entertaining room, currently housing an antique 8.5ft x 4.5ft snooker/diner table, which the owners would ideally like to include in the sale, subject to agreement.
At the heart of the home is the impressive dining kitchen, fitted with attractive oak cabinetry, granite work surfaces, a Belfast sink and feature range cooker. Integrated appliances include a microwave and dishwasher, with further storage, wine rack and space for an American-style fridge freezer. Stone flooring with underfloor heating, exposed beams and adjoining dining space create a beautiful and practical setting for both everyday family life and entertaining.
A downstairs WC with distinctive high-level cistern adds further period character, while the former garage has been converted to provide useful storage and utility space.
Upstairs, the impressive principal bedroom suite features exposed beams, a dedicated sitting area and walk-through wardrobe leading to a stylish en-suite bathroom with P-shaped bath and shower over. Bedrooms two and three are both generous doubles with their own en-suite facilities, while bedrooms four and five provide further flexible accommodation.
Outside, the property enjoys a substantial private garden, predominantly laid to lawn and backing directly onto open fields. A paved patio and undercover pagoda provide excellent spaces for outdoor seating and entertaining, while the surrounding farmland and rural views create a wonderfully peaceful backdrop. Off-road parking is available for approximately three to four vehicles.
Despite its tranquil country-lane position, the property is conveniently located for the A59 and surrounding road network, with Much Hoole village close by and Preston, Southport and Liverpool all within easy reach. Nearby amenities include Tooties Ice Cream Parlour, Langs Restaurant and Ego at The Fox Cub, while Little Hoole Primary School is also close by.
This is a truly individual home where **history, character, space and countryside combine beautifully**. With its circa 1580 origins, original features, five bedrooms, three en-suites, four reception rooms, superb dining kitchen and extensive gardens overlooking open countryside, this exceptional home needs to be viewed to fully appreciate all it has to offer.

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Property
Overview

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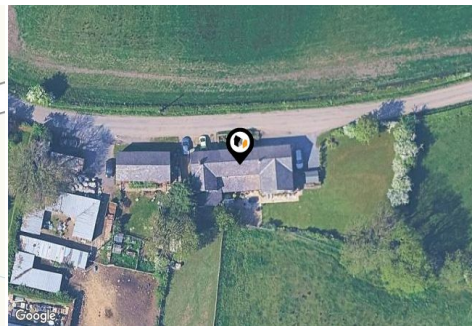

Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	2,820 ft^2 / 262 m^2
Council Tax :	Band D
Annual Estimate:	£2,443

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	43	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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Gallery
Photos

Gallery
Photos

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Gallery
Photos

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Property
EPC - Certificate

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Energy rating

D

Valid until 02.09.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	61 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	262 m^2

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Market
House Price Statistics

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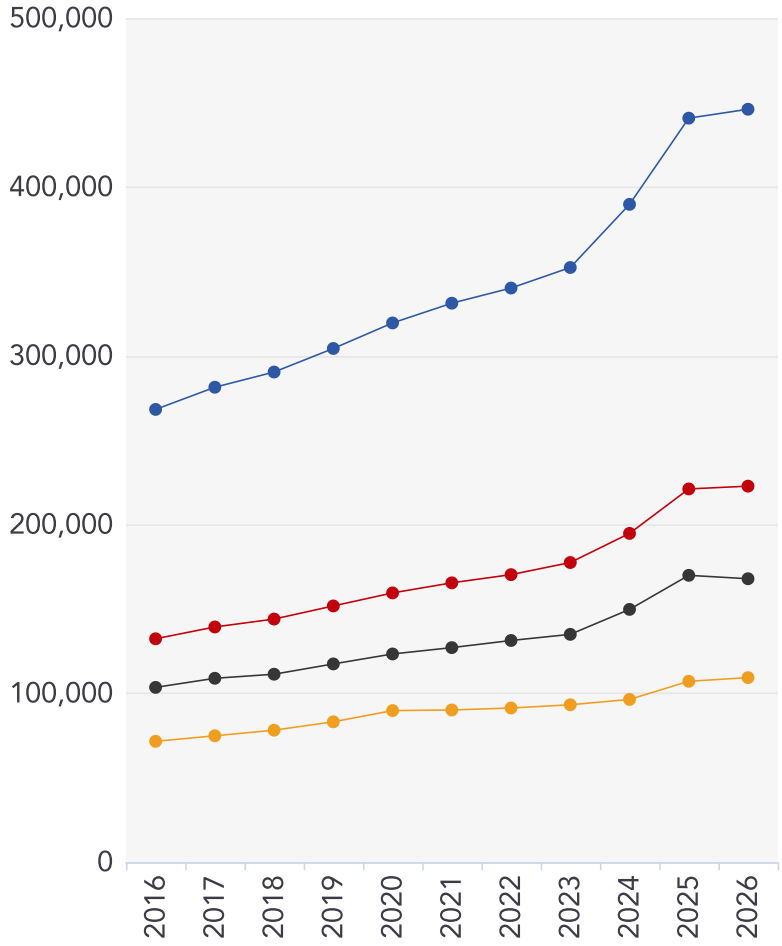
10 Year History of Average House Prices by Property Type in PR4



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%

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Area
Schools

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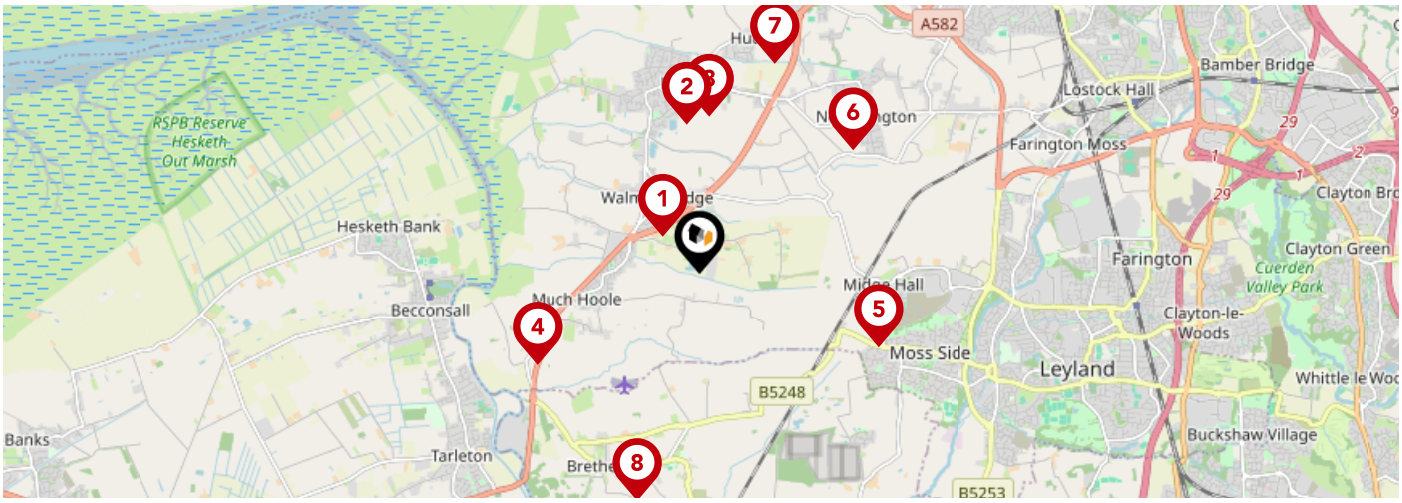

		Nursery	Primary	Secondary	College	Private
1	Little Hoole Primary School Ofsted Rating: Good | Pupils: 197 | Distance:0.46		✓			
2	Longton Primary School Ofsted Rating: Outstanding | Pupils: 211 | Distance:1.32		✓			
3	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good | Pupils: 246 | Distance:1.39		✓			
4	Hoole St Michael CofE Primary School Ofsted Rating: Good | Pupils: 98 | Distance:1.63		✓			
5	Aurora Brooklands School Ofsted Rating: Requires improvement | Pupils: 54 | Distance:1.71			✓		
6	New Longton All Saints CofE Primary School Ofsted Rating: Good | Pupils: 216 | Distance:1.73		✓			
7	Hutton Church of England Grammar School Ofsted Rating: Good | Pupils: 857 | Distance:1.96			✓		
8	Bretherton Endowed Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 108 | Distance:2.06		✓			

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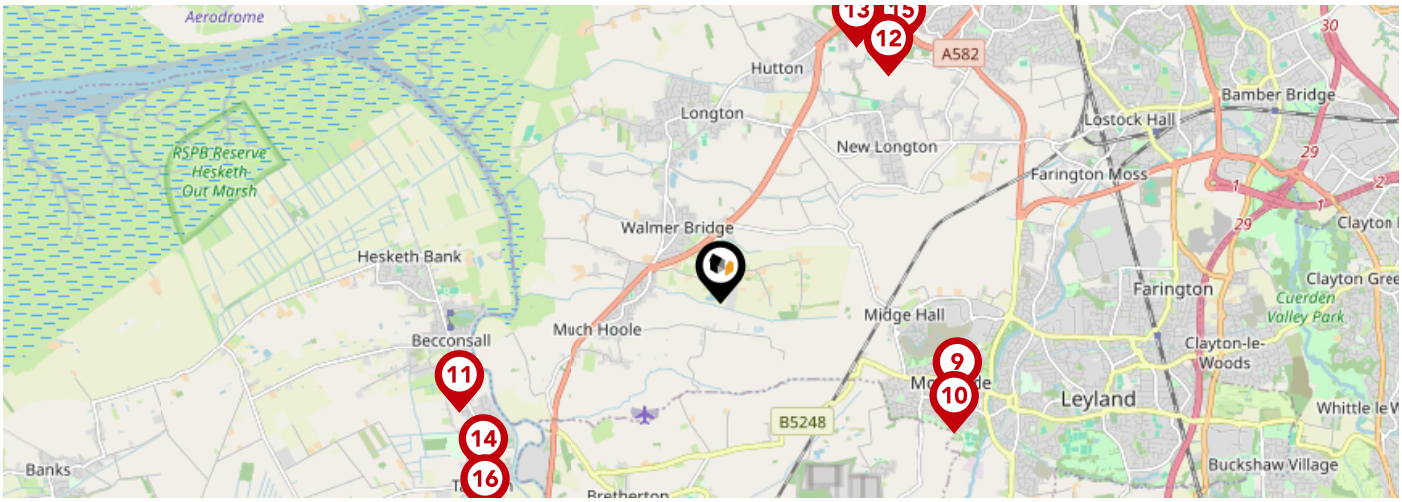
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Moss Side Primary School Ofsted Rating: Outstanding | Pupils: 248 | Distance:2.24		✓			
10 Leyland St James Church of England Primary School Ofsted Rating: Good | Pupils: 206 | Distance:2.34		✓			
11 Tarleton Community Primary School Ofsted Rating: Good | Pupils: 243 | Distance:2.49		✓			
12 Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:2.49		✓			
13 Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:2.55		✓			
14 Tarleton Academy Ofsted Rating: Good | Pupils: 691 | Distance:2.57			✓		
15 All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:2.76			✓		
16 Tarleton Holy Trinity CofE Primary School Ofsted Rating: Good | Pupils: 201 | Distance:2.79		✓			

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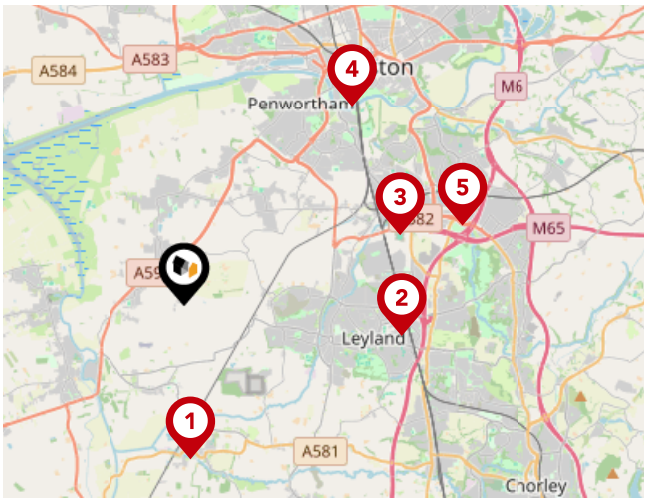
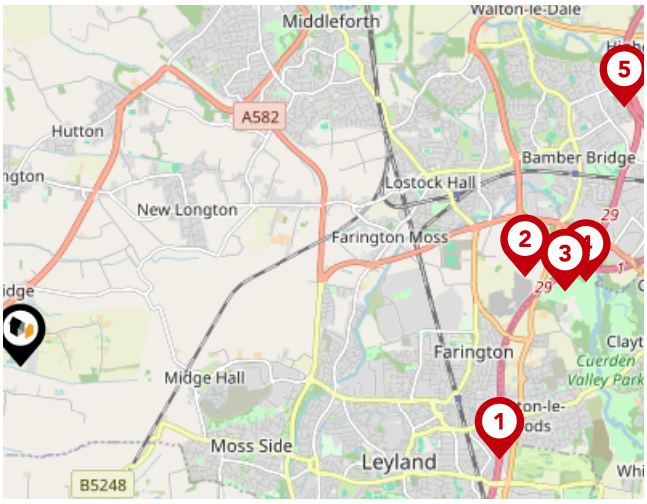
Area
Transport (National)



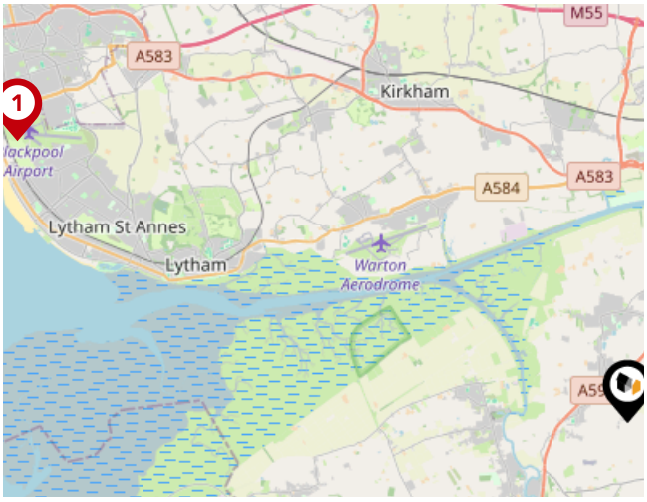
National Rail Stations

Pin	Name	Distance
1	Croston Rail Station	2.68 miles
2	Leyland Rail Station	3.84 miles
3	Lostock Hall Rail Station	3.98 miles
4	Preston Rail Station	4.56 miles
5	Bamber Bridge Rail Station	5.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	4.27 miles
2	M65 J1A	4.49 miles
3	M65 J1	4.82 miles
4	M6 J29	5.01 miles
5	M6 J30	5.76 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.77 miles

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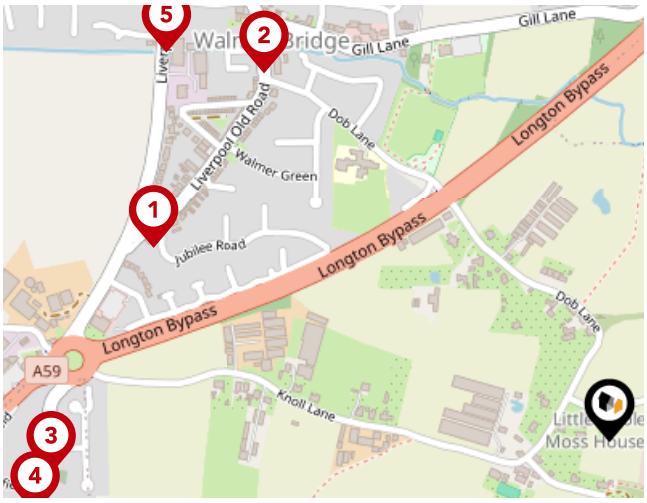
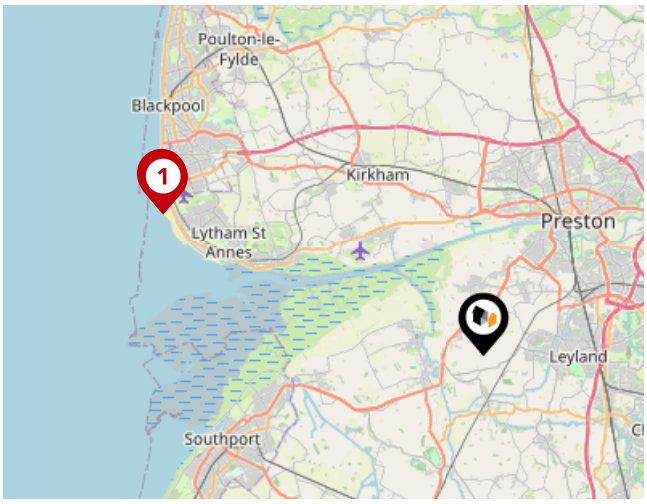
Area
Transport (Local)



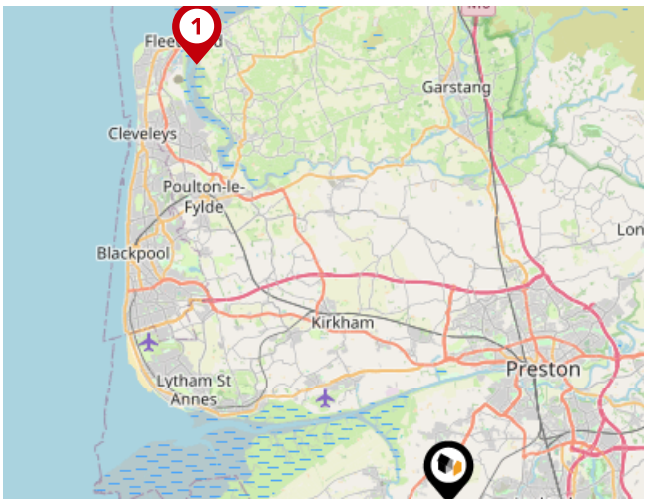
Bus Stops/Stations

Pin	Name	Distance
1	Star Garage	0.54 miles
2	Walmer Bridge Inn	0.55 miles
3	Marlfield	0.61 miles
4	Burial Ground	0.63 miles
5	Liverpool New Road	0.64 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	12.3 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	12.41 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.7 miles

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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.

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Roberts & Co
Testimonials

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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