

GUILDHALL

SALES & LETTINGS



Greycott Hollins Lane

Forton, Preston, PR3 0AA

Offers Over £500,000



Welcome to this beautifully presented character home set in a peaceful rural location, positioned on approximately 4 acres of private grounds. This exceptional semi-detached residence offers the perfect blend of countryside charm and modern family living, ideal for those seeking space, privacy, and lifestyle flexibility.

The property opens into a bright and welcoming entrance hall, leading into a light-filled interior thoughtfully laid out for both comfort and functionality. Boasting four well-proportioned bedrooms—including a stunning master suite with private en-suite—this home provides excellent accommodation for growing families.

The heart of the home is the spacious open-plan kitchen, dining, and family area—perfect for everyday living and entertaining. A separate utility room and a stylish four-piece family bathroom add further convenience, while tasteful décor throughout enhances the warm, inviting feel.

Externally, the property impresses with a decorative stone driveway, secure gated access, and ample parking. A detached garage with electric door, power, lighting, and mezzanine storage offers versatile use for



Ground Floor

- Entrance Hallway 7'7" x 6'11" m (2.32 x 2.13 m)
- Lounge 14'3" x 12'5" m (4.36 x 3.81 m)
- Kitchen/Dining/Family Room 22'8" x 20'2" m (6.92 x 6.16 m)
- Utility Room 7'3" x 7'2" m (2.23 x 2.19 m)
- Vestibule/Stairs/Landing

First Floor

- Bedroom One 12'7" x 12'2" m (3.84 x 3.72 m)
- Bedroom Two 12'1" x 11'4" m (3.69 x 3.47 m)
- Bedroom Three 8'3" x 11'7" m (2.53 x 3.54 m)
- Bedroom Four 7'7" x 11'7" m (2.32 x 3.54 m)
- Family Bathroom 8'5" x 7'7" m (2.59 x 2.32 m)

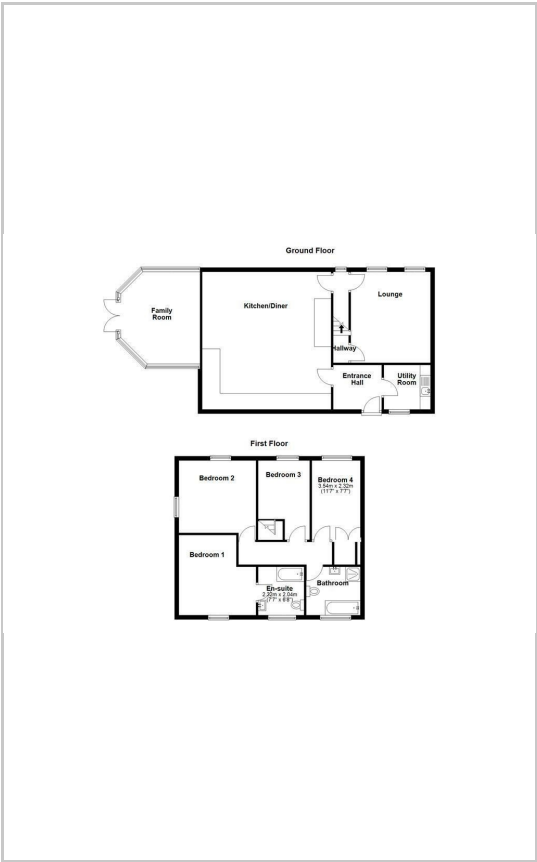
External

- Garage 19'8" x 14'1" m (6 x 4.3 m)

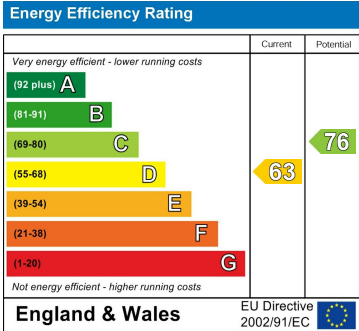
Area Map



Floor Plans



Energy Efficiency Graph



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