



MARSH END FARM

Back Lane

Longton



Welcome to Marsh End Farm, a breathtaking fusion of luxury, innovation, and rural splendour. This exceptional country residence, set within a private acre of sweeping grounds, redefines contemporary living with state-of-the-art technology, expansive design, and exquisite attention to detail. A masterpiece of modern elegance, it promises a lifestyle of rare distinction in one of Longton's most sought-after settings.



A Lifestyle of Distinction

Nestled on the tranquil fringes of sought-after Longton, Marsh End Farm offers an unrivalled opportunity to inhabit an expertly reimagined country residence set within approximately one acre of picturesque grounds. This exceptional home stands as the epitome of refined rural living, encompassing over 5000 sq ft of luxuriously appointed space, elegantly blended with high-specification modernity and the timeless charm of its original early-1900s farmhouse roots.

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A Thoughtful Transformation

Every inch of Marsh End Farm speaks to its considered renovation and substantial extension. The red-brick and rendered exterior alludes to its heritage, but once inside, a contemporary narrative unfolds. The current owners have sympathetically reconfigured the original layout, creating an expansive, light-filled setting that caters to both vibrant family life and sophisticated entertaining. Throughout, you'll discover seamless design, clean architectural lines, and a dedication to comfort, elevated by technological enhancements befitting the most discerning homeowner. Whether working from home with fibre-fast Starlink connectivity, setting the mood with intelligent Lightwave lighting, or enjoying the precision of Heatmiser Neo heating control, everyday luxury is assured.

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Enchanting Arrival and Warm Welcome

Push open the generous front door and be greeted by a wide, inviting hallway, finished in striking monochrome. Here, classic wall panelling and intricate coving serve as a canvas for contrasting contemporary finishes, including a beautifully carpeted staircase with stair rods and expansive porcelain tiles stretching throughout the ground floor.

To the fore, discover two versatile reception rooms, each able to adapt to your family's evolving needs. To the left, a snug painted in a moody blue, with engineered wood flooring underfoot, crafts a cocooning space for relaxed evenings or intimate conversation, balancing generosity with cosiness. To the right, a private study awaits, thoughtfully designed for productivity and packed with bespoke storage, integrated media recesses, and an abundance of natural light via its south-facing window.

A handy cloakroom is conveniently placed for visitors and family alike.

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The Heart of Home: Crafted for Living and Entertaining

At the rear, the living spaces unfold into a beautiful symphony of social possibilities. Open-plan and visually connected through bi-fold doors to the magnificent gardens, this is where family gatherings, celebrations, and quiet moments are equally at home.

The showpiece kitchen features exquisitely crafted Matthew Marsden cabinetry, veined quartz worktops, and an oversized central island fitted with a classic Shaws sink and a state-of-the-art Quooker boiling water tap, ready for morning coffee rituals or preparing gourmet meals. Entertain in style with a quartet of ovens, separate hob, two warming drawers, dishwasher, full-sized fridge and freezer, a tall wine chiller, and seating for casual dining or conversation.

Supporting the main kitchen is a substantial utility and boot room, equipped with additional storage, a Shaws ceramic sink, appliance space, and a stable door leading to the gardens, ideal for muddy boots after countryside walks. For relaxation, gather in the striking lounge with a log-burning stove, dual-aspect windows, plush carpet, further wall panelling, and space for the largest of sofas. An adjoining open-plan living area offers the same warmth and flexibility, bringing family and friends together in effortless comfort.

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A Sanctuary Upstairs

Ascending to the first floor, five serenely proportioned double bedrooms, each with their own en suite, await. Retreat to the principal suite, a sanctuary of sophistication with a bespoke cushioned headboard, fitted mirrored wall, and not one but two luxurious Matthew Marsden dressing rooms. Step onto the Juliet balcony and allow calming views over the sweeping lawns and uninterrupted countryside to wash away the day. The principal en suite revels in hotel-style splendour, offering marble-effect tiles, dual stone-topped sinks, wall panelling, and an indulgent oversized walk-in shower.

All additional bedrooms benefit from their own pristine en suite facilities, ensuring comfort and privacy for family and guests alike. From the impressive landing, a staircase ascends to the top floor, where a versatile games or cinema room awaits, perfect as a children's play zone, home studio, gym, or an additional bedroom suite for longer-term guests.









Alfresco Living & Expansive Grounds

The joys of the countryside are yours to savour as you open bi-fold doors onto a capacious patio and lush, sweeping lawns. The south and west-facing gardens embody outdoor living at its finest, ideal for family play, summer soirees, or simply soaking in the sunset with a glass of wine.

Electric gates welcome you home to a gravelled driveway providing parking for up to eight vehicles, complemented by a detached double garage. The substantially-sized plot offers possibilities for future enhancements, imagine a pool, leisure suite, business studio, or even a self-contained annexe (all subject to the necessary consents).

Security & Sustainability as Standard

Peace of mind is delivered as standard with electric entrance gates, a state-of-the-art Hikvision intercom, CCTV, and a fully monitored alarm system, each accessible remotely for total reassurance. The private road location, set well off Marsh Lane, ensures passing traffic is limited primarily to walkers and equestrians.

An eco-forward ethos is evident, with a powerful 22kW air source heat pump, wet underfloor heating across all floors, and an array of 24 solar panels complete with a 10kW battery, yielding both an exceptional A-rated EPC and genuine day-to-day efficiency. An intuitive GivEnergy app offers real-time insights into solar performance and backup status. Recently upgraded, the property's private drainage system is solely electric and requires no gas connection.

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A Rarely Found Level of Accessibility

Future-proof your next move: wide doorways, level thresholds, and seamless access from street to garden make this home ideal for anyone seeking genuine step-free and single-storey living potential (with potential for downstairs bedroom and shower room adaptation).

Discover Longton & Beyond

Marsh End Farm is ideally positioned within moments of Longton's vibrant village life and only a short journey from the cosmopolitan amenities of Penwortham and the historic heart of Preston. Renowned schools, including Ofsted 'Outstanding' Longton Primary, as well as a selection of preparatory and grammar schools, stand ready to serve your educational needs.

Explore scenic wanderings along the River Ribble, Longton Brook, or the ever-popular Longton Brickcroft Nature Reserve. Sports, equestrian pursuits, and golf are just around the corner, along with an array of cafes, boutiques, and restaurants.

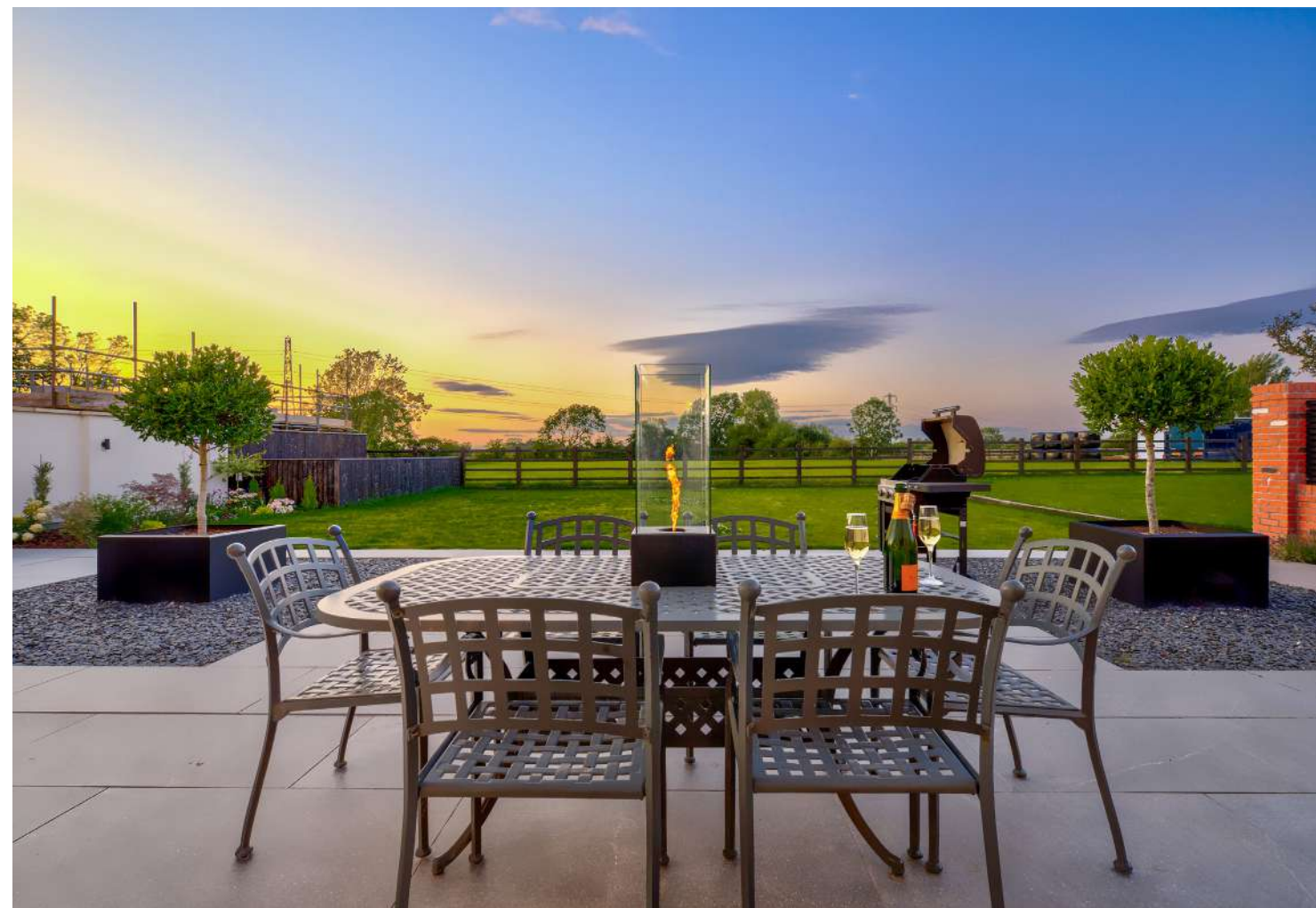
Excellent transport links, including Preston's mainline station with connections to Manchester, Liverpool, and London, alongside proximity to the M6 and M61, ensure the world is on your doorstep while the peace of the countryside remains your constant companion.

For Those Who Demand the Extraordinary

This is more than a home, it's a way of life, crafted for those who desire space, sophistication, and the soul-soothing embrace of the countryside, all within easy reach of thriving village life and the wider North West.

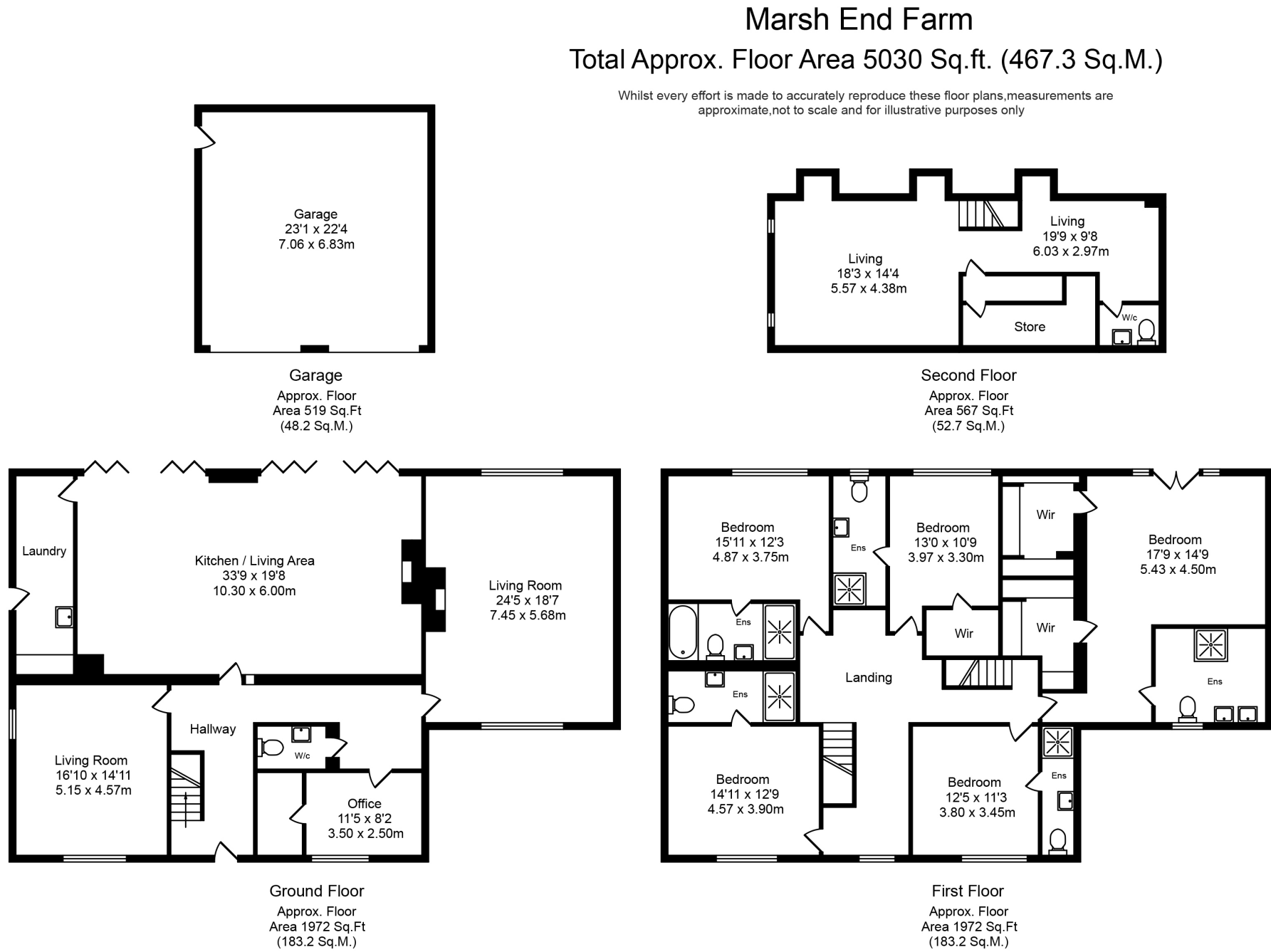
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HOUSE & HERITAGE

- Over 5000 sqft of impeccably renovated and extended living space, offering versatile accommodation across three storeys.
- Set on an expansive private acre, with sweeping lawns, a substantial patio, and beautiful views over rural fields.
- Five luxurious double bedrooms, each featuring its own pristine en suite for ultimate comfort and privacy.
- Breathtaking open-plan living and entertaining space with bespoke Matthew Marsden kitchen and top-tier appliances.
- Primary suite with dual dressing rooms, Juliet balcony, and an indulgent hotel-style en suite bathroom.
- Intelligent home technology throughout: Cat-6 cabling, Starlink internet, Lightwave smart lighting, and Heatmiser Neo heating control.
- Eco-conscious features including a 22kW air source heat pump, 24 solar panels with 10kW battery backup, and A-rated EPC.
- Secure electric gates, remote CCTV, and a fully monitored alarm system provide peace of mind and privacy.
- Ample driveway parking for up to eight vehicles plus a detached double garage with further development potential (STP).
- Idyllic Longton location: close to sought-after schools, vibrant village amenities, countryside walks, and fast connections to Preston, Southport, and major transport links.



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4a Scarisbrick House, The Common, Parbold, Wigan, WN8 7DA

houseandheritage.co.uk



Cheshire 01565 744383

West Lancashire 01257 441990

Coastal 01704 337179

The Ribble Valley 01200 869084