

QUAKER BROOK LANE · HOGHTON · PRESTON

Newlands

A contemporary single-storey home by award-winning architect Aidan Simpson

lunevalley ESTATES.

WELCOME TO NEWLANDS

Some homes you view. This one you'll remember all the way home.

You tap your phone, the electric gates swing open, and you notice the change straight away.

The noise of the day has gone. Tall planting lines the drive and the trees close in around you. If it's after dark, the driveway and the paths are already lit up, ready for you. Ahead, the house sits low and calm on its plot: clean white render, dark slate, a solid oak front door with clipped topiary either side. You haven't even turned off the engine yet and you can already feel yourself breathing out.

That's Newlands. This is what it's like to live here.

Set behind electric gates on Quaker Brook Lane, one of Hoghton's most sought-after roads, Newlands is a stunning contemporary single-storey home designed by award-winning architect Aidan Simpson, on a very private plot of just under three-quarters of an acre. Bi-fold doors open onto a sun-filled terrace, with a SieMatic kitchen designed by Stuart Frazer, Ted Todd wood floors, Porcelanosa en-suites, Lutron lighting and Sonos throughout, five bedrooms, a music room and a home office, plus professionally designed gardens with a garden room, pizza oven and BBQ area, greenhouse, double garage and home gym.





KEY FEATURES

At a glance

01 Contemporary single-storey home designed by award-winning architect Aidan Simpson, on Quaker Brook Lane, one of Hoghton's most sought-after roads

02 Very private plot of just under three-quarters of an acre, with professionally designed, immaculate gardens and an ancient olive tree centrepiece

03 Kitchen, dining and living space with long bi-folds opening fully onto a sun-filled dining terrace; underfloor heating throughout the rear of the house

04 SieMatic kitchen designed by Stuart Frazer, with an extra-large Neff induction hob, two Siemens and two Miele ovens, two sinks including a prep sink, a Zip tap and colour-changing island lighting

05 Ted Todd wood floors, lounge with Italian solid wood feature wall, 7m music room, office with fitted bookshelves, utility and cloakroom

06 Lutron lighting, Sonos throughout, CCTV, electric gates and electric blinds, all controlled from your phone

07 Garden room with log burner, bar and fridge freezer; bespoke pizza oven and BBQ area seating 10; pergola; outdoor WC

08 Lit cobbled paths to an imposing greenhouse, large raised vegetable beds, fruit trees and composting area

09 Four/five bedrooms, three with Porcelanosa en-suites, plus a family bathroom; principal suite with dressing area and freestanding bath; glass wardrobes to two bedrooms

10 Double garage, home gym and EV charger; minutes from Junction 3 of the M65, with Preston around 15 minutes away

THE SETTING

One of Hoghton's most sought-after roads

Quaker Brook Lane is one of those roads people ask about by name. Homes here rarely come up, and when they do, they don't stay around long. It's quiet, leafy and properly rural, but it's only a few minutes from Junction 3 of the M65. The M6 and M61 are close by, and Preston is around fifteen minutes away, and its station has direct trains to London, Manchester and Scotland. So you get the countryside without being cut off.





INSIDE · HALLWAY

Walk in, and keep walking towards the light

Newlands was designed by award-winning architect Aidan Simpson, and you can feel it from the moment you step inside. It's a contemporary home where everything is on one level, built around one idea: bringing the garden indoors.

The quality is there underfoot from the very first step. Ted Todd wood flooring runs through the hallway, office, music room, middle lounge and three of the bedrooms, then gives way to large, light ceramic tiles in the open-plan kitchen and living space, the utility room and the principal bedroom. Above the hallway, a huge opening roof window pours daylight down the length of the house.

KITCHEN, DINING AND LIVING

Where you'll spend most of your time

Opening out to approx. 6.5m across

At the back of the house is the kitchen, dining and living space, and this is where you'll spend most of your time. It's a huge room, opening out to roughly 6.5m across, and one whole side is a run of long bi-fold doors. Fold them right back and the room opens fully onto a large, sun-filled dining terrace, with a lower seating area beyond. The lawn runs from there to the trees, and beyond those are open fields and the hills in the distance.

Underfloor heating runs throughout the back of the house, so the tiles are warm underfoot in January as well as in July, and electric blinds, controlled from your phone, take care of the light in the modern part of the house.











THE KITCHEN

Designed for people who love to cook

The SieMatic kitchen was designed by Stuart Frazer for people who love to cook and love to entertain. It has sleek handleless units in deep charcoal, a long island with white worktops, and a ceiling-mounted extractor that keeps the sightlines clear. There are four built-in ovens. Two are Siemens: a steam oven and a combination microwave and grill. The other two are Miele, matched so they sit together seamlessly. You'll cook on a recently fitted, extra-large Neff induction hob.

There are two sinks, one of them a dedicated prep sink with a professional-style pre-rinse spray tap, so vegetables can be washed and prepped well away from the washing-up. A Zip tap gives you boiling and chilled filtered water at the turn of a handle. Above the island, colour-changing mood lighting can switch from bright and practical for cooking to soft and atmospheric once the plates are cleared. Have friends round for Saturday night and you'll be cooking at the island, glass of wine in hand, still part of the conversation, with your playlist playing through the Sonos sound system.

MIDDLE LOUNGE

The room you'll head for on dark evenings

5.51m x 5.31m

Through the hall, the middle lounge (5.51m x 5.31m) feels quite different, and that's deliberate. One wall is clad in Italian solid wood tiles, warm and richly textured, and with the wood floor and soft lamplight it's the room you'll head for on dark evenings, when you want to curl up and close out the world.

All the lighting in the house is controlled by a Lutron lighting system. One touch sets the mood for a dinner party, a film night or a lazy Sunday morning. Sonos runs throughout the house, so your music follows you from room to room.















SPACE FOR EVERY STAGE OF LIFE

The principal suite

Bedroom 4.69m x 4.07m

Newlands works for a whole range of buyers, and that's a big part of what makes it special.

The principal suite is a retreat in its own right. The bedroom (4.69m x 4.07m) has a full wall of glass looking straight out onto a private terrace, so the garden is the first thing you see when you wake up. Next to it are a dressing area and a beautiful Porcelanosa en-suite with a freestanding bath under a skylight, a walk-in shower and a curved vanity.

BEDROOMS

Three more bedrooms

There are three more bedrooms, two with Porcelanosa en-suites of their own and the third served by the stylish family bathroom. Two of the bedrooms have full walls of fitted glass wardrobes, so there's a place for everything. That means growing families, visiting grandchildren and guests who stay for the weekend all have their own space.



Bedroom



Bedroom



Bedroom

En-suites and family bathroom



Family bathroom



En-suite



En-suite shower room

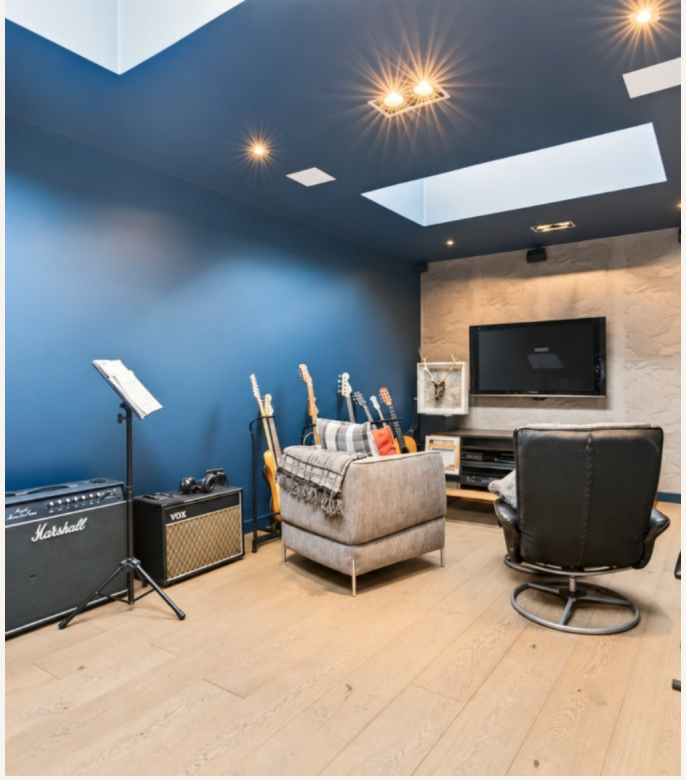
MUSIC ROOM · OFFICE · UTILITY

Room to work, play and create

Music room 7.05m x 3.28m · Office 3.24m x 3.05m

Then there's the music room (7.05m x 3.28m), flooded with light from two huge opening roof windows. It's set up for music today, but it would work equally well as a cinema room, a games room, a sixth bedroom or a home business. There's also a separate home office (3.24m x 3.05m) with bespoke floor-to-ceiling bookshelves fitted along two walls, so working from home means a door you can close rather than the end of the dining table. Add a utility room with space for an American-style fridge freezer and a cloakroom with its own separate WC area, and the practical side of family life is taken care of.

Everything is on one level, so the house suits families with young children just as well as anyone who's downsizing from a larger house and doesn't want to give up the space, the quality or the garden.















OUTSIDE

The gardens. Wait until you see the gardens.

The plot is just under three-quarters of an acre. The gardens were professionally designed and are immaculately kept, and they're very private.

DINING TERRACE AND PERGOLA

Long lunches and lazy afternoons

Pergola 6.42m x 4.67m

Fold back the bi-folds and you're straight out onto the dining terrace, a large, sun-filled space for long lunches, with a lower seating area beyond for when the plates are cleared. Under a black steel pergola (6.42m x 4.67m) you can stretch out on a lounger and watch the light move across the lawn.











THE GARDEN ROOM

The cosiest room you'll own

5.66m x 4.25m

A central pathway leads to the garden room (5.66m x 4.25m), and it's a generous space. There's a log burner, a bar area and a fridge freezer, with Sonos playing in the background. Two large floor-to-ceiling sliding glass doors open out, with access to the field and uninterrupted views, and another door leads straight to the pergola-covered patio. In summer it's full of light; in winter, with the fire lit, it's the cosiest room you'll own.

PIZZA OVEN AND BBQ AREA

Summer evenings that go on long after dark

On the other side of the garden room, a door leads to the bespoke pizza oven and BBQ area under a cedar-clad roof, with Sonos of its own and a dining table that seats ten. It's the kind of place where summer evenings with family and friends go on until long after dark. There's an outdoor WC too, so nobody has to traipse back through the house.













PATHS, BORDERS AND GROWING

Children will spend whole summers out here

From there, a lit, cobbled pathway leads to the garden's centrepiece: an ancient olive tree. The path carries on to an imposing greenhouse and growing area, surrounded by several large raised vegetable beds, with a variety of fruit trees and a composting area beyond. Along the way, deep planted borders full of grasses, palms, ferns and acers glow scarlet in autumn, and at dusk the timed garden lighting comes on automatically, lighting the pathways, the garden room and the drive. Children will spend whole summers out here, and grown-ups will lose evenings to it.

DRIVEWAY · DOUBLE GARAGE · HOME GYM

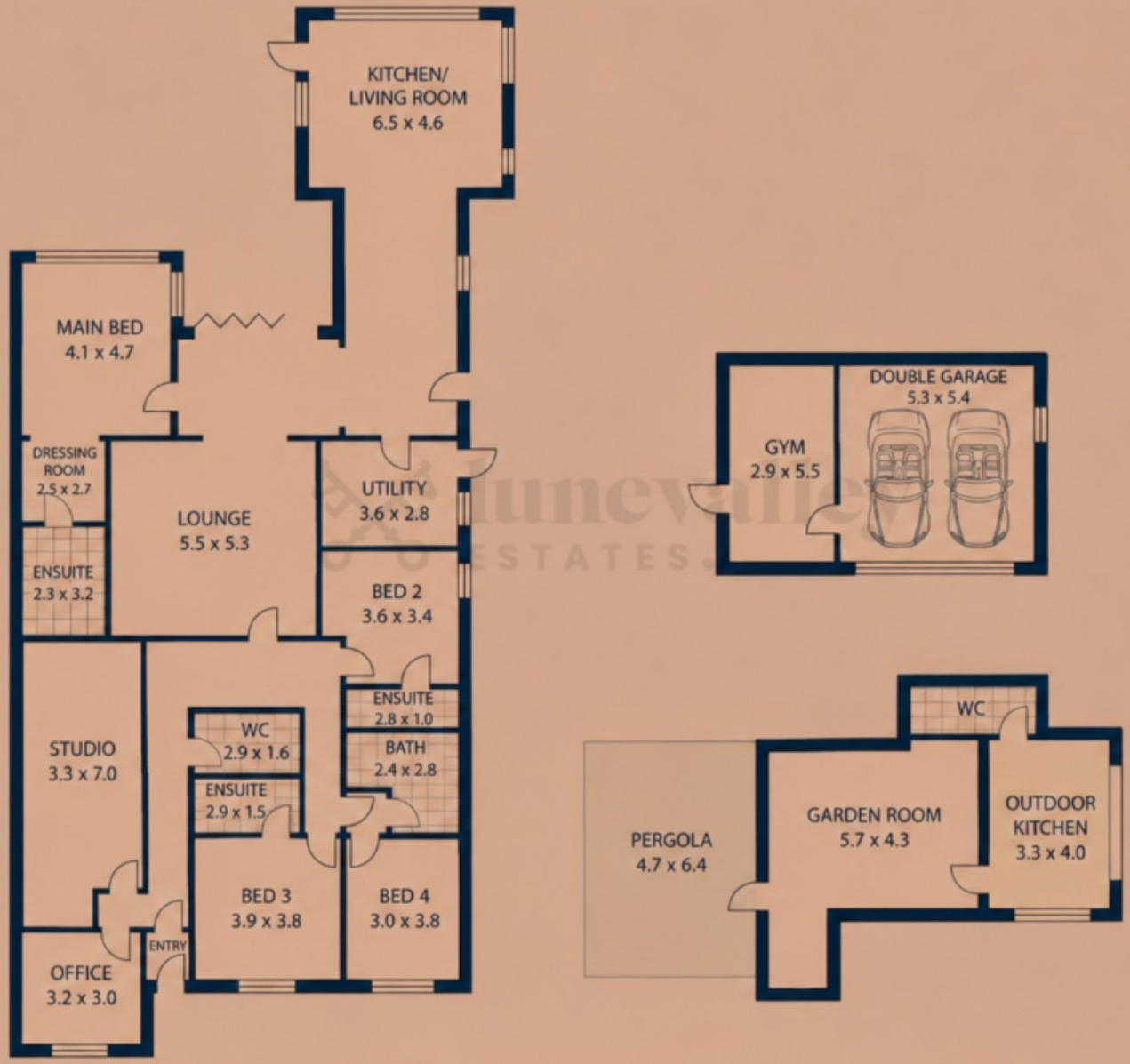
Room for all the rest

Double garage 5.42m x 5.27m · Home gym 5.50m x 2.86m

At the front of the house there's a generous driveway with a recently installed EV charger, a double garage (5.42m x 5.27m) and, beside it, a home gym (5.50m x 2.86m). It's close enough that you've no excuse to skip a session, but separate enough that nobody has to hear the treadmill.

For peace of mind, CCTV covers the front and back of the property and can be viewed on your phone or on the televisions. The electric gates are controlled from your phone too.





Newlands, Quaker Brook Lane, Hoghton, Preston PR5 0JA

INTERNAL AREA = 337.5 SQ.M - 3,634 SQ.FT EXTERNAL AREA = 45.1 SQ.M - 486 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



THE LIFE AROUND YOU

A small, friendly village with a lot of history

Hoghton is a small, friendly village with a lot of history. The Grade I listed Hoghton Tower stands on the hill above it. The village has two gastro pubs and three primary schools to choose from, and there are country walks right on the doorstep. Preston is around 15 minutes away, Lancaster around 25 minutes and Manchester around 40 minutes, with Blackburn, Chorley and the Ribble Valley all within easy reach.

Still, once the gates close behind you, the lights go down and the garden glows outside the glass, you'll rarely want to leave.

Newlands. A home that works for everyone who lives in it.

Tenure · Freehold

Plot · Just under 0.75 acre

Parking · Driveway, double garage

 These particulars are a general guide only and do not form part of any offer or contract. All measurements, plans, photographs and descriptions are approximate. Lune Valley Estates Ltd must verify the identity of every purchaser under UK Anti-Money Laundering regulations; a charge of £35 per individual or £50 per company applies.

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