

£875,000



Armitstead
Barnett

Crombleholme Fold, Goosnargh, Preston, PR3 2ES





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Asking Price £875,000

- Impeccably finished and well presented detached barn conversion
- Beautifully quiet location overlooking the fishing lakes, yet only 15 minutes to both Longridge, Garstang and the Broughton Motorway Junction
- Designed and built to a fantastic specification
- Stunning entrance hall and open living kitchen
- Attractive and well stocked gardens
- Fantastic outdoor entertaining areas
- Beautiful position with a cluster of similar calibre properties
- Double garage and building with planning consent for holiday accommodation



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This beautiful stone-built barn conversion has been completed with a contemporary style. The accommodation is spacious and stylish and includes 2/3 reception rooms, 4/5 bedrooms and 3 bathrooms. There is a separate annex (unfinished internally) which has planning permission for holiday accommodation and garage. The property is set in beautiful gardens.

The front door is set in a fantastic picture window which opens into an impressive light entrance hall which also has a picture window to the rear creating a fantastic bright space. A beautiful handmade steel staircase creates a fantastic focal point in this room. A WC is found off the entrance hall.



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The living kitchen is likely to be the hub of this lovely home and is complete with a range of contemporary kitchen units along with a central island including a breakfast bar.

The kitchen incorporates a range of integrated appliances. Large bi-fold doors lead out to the patio to the side and a contemporary woodburning stove is found in the corner of this room giving a cosy feel to the living area.



The study and utility room are located off the living kitchen. The main lounge is another lovely bright space with a large window to the courtyard area at the rear, A woodburning stove is found in the corner, again providing a lovely focal point to the room.



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The stunning handmade staircase rises to a lovely galleried landing and 4/5 bedrooms can be found on the first floor. The principal bedroom has a fantastic picture window with walk-in wardrobe and ensuite with double ended bath. The guest bedroom has a shower ensuite. The family bathroom includes a bath, WC, wash handbasin set in a unit along with a shower.

When looking at the property it is easy to see how well this lovely property can accommodate family life with further potential to alter the space next to the garage to create further accommodation. This currently has planning consent for holiday accommodation (Planning application- 06/2024/0415 & 06/2019/1267 Preston)but could have other potential uses subject to planning approval. A buyer should satisfy themselves as to the position prior to making an offer.

This beautiful home is set in attractive gardens, the double garage has been timber clad giving a real contemporary feel. There is an electric 'up and over' door. Double steel electric gates open into a large gravel parking area at the front of the property and there are attractive landscaped lawned and bedded gardens along with a large patio- a perfect place to enjoy the wonderful position overlooking the neighbouring fishing lakes,



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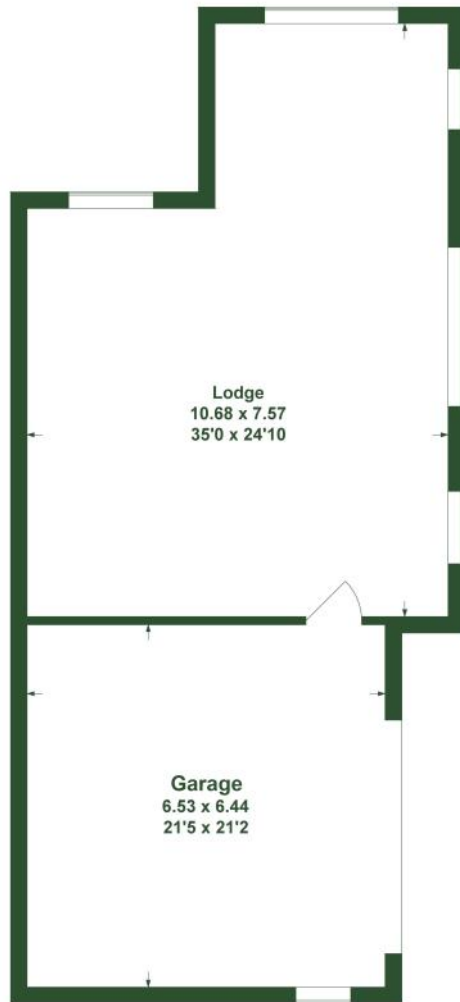


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Approximate Gross Internal Area : 112.61 sq m / 1212 sq ft

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage / Lodge

Location

Set at the foot of Beacon Fell, this property is positioned in a lovely location. Ideal as a base for exploring the Ribble Valley and the Forest of Bowland.





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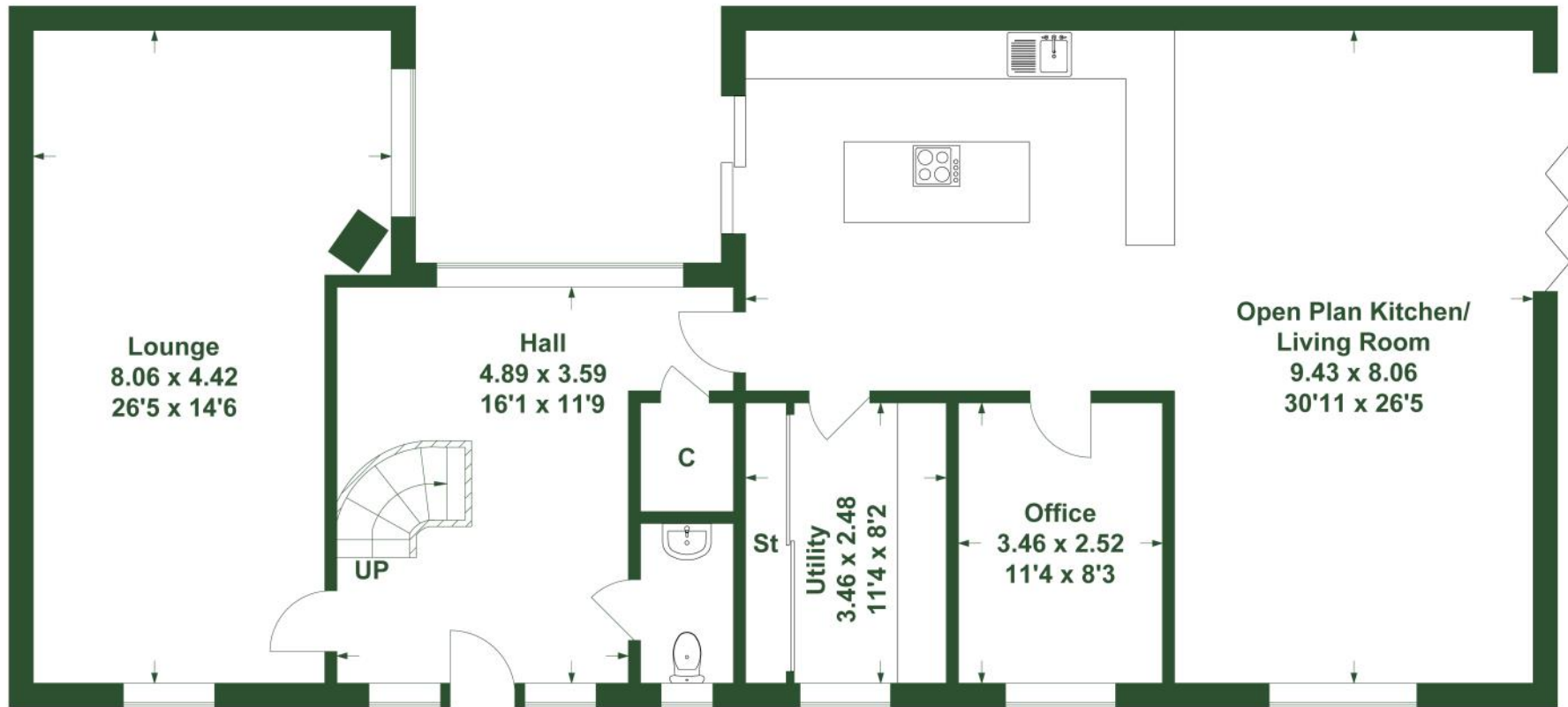


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Approximate Gross Internal Area : 135.46 sq m / 1458 sq ft

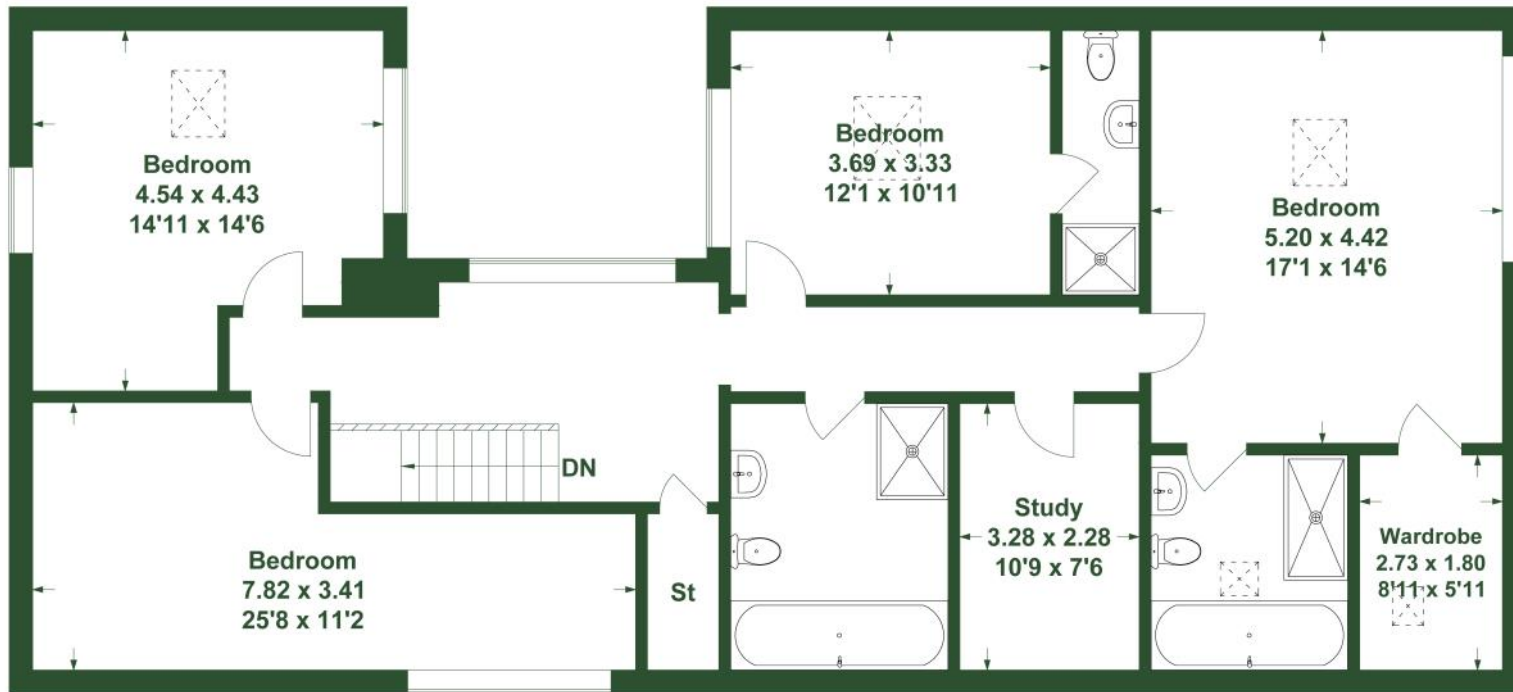
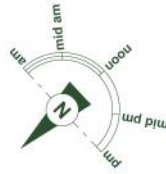
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Ground Floor

Approximate Gross Internal Area : 135.46 sq m / 1458 sq ft

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First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



General Remarks

Services: The property has the benefit of mains electricity. Water is provided by filtered borehole situated at Woodfold Farmhouse. Maintenance costs are shared between Woodfold properties- This is £90 per month and includes servicing, water softening and contingency.

Foul drainage is by way of private sewage treatment plant which we understand was new when the property was converted and has been inspected by Building Control at that point. The treatment plant was last serviced 24.6.25

Heating is via an oil fired central heating system with underfloor heating on the ground floor and a radiator system to the first floor. The bathrooms and ensuite have electric underfloor heating.

Parking allocated and number of spaces : Double garage and large driveway at front

Construction Type : Stone with slate roof

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / AONB : The property is located in an Area of Outstanding Natural Beauty

Easement, and Wayleaves or Rights of Way : The property will have a Right of Access along the privately owned road to the boundary of the property. Maintenance of the road will be split according to the users.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel affect the property. Please see property information questionnaire.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: BARN full fibre is connected to the property

Mobile signal: EE, Three, O2, Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers, Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //closetworkbench.stability

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

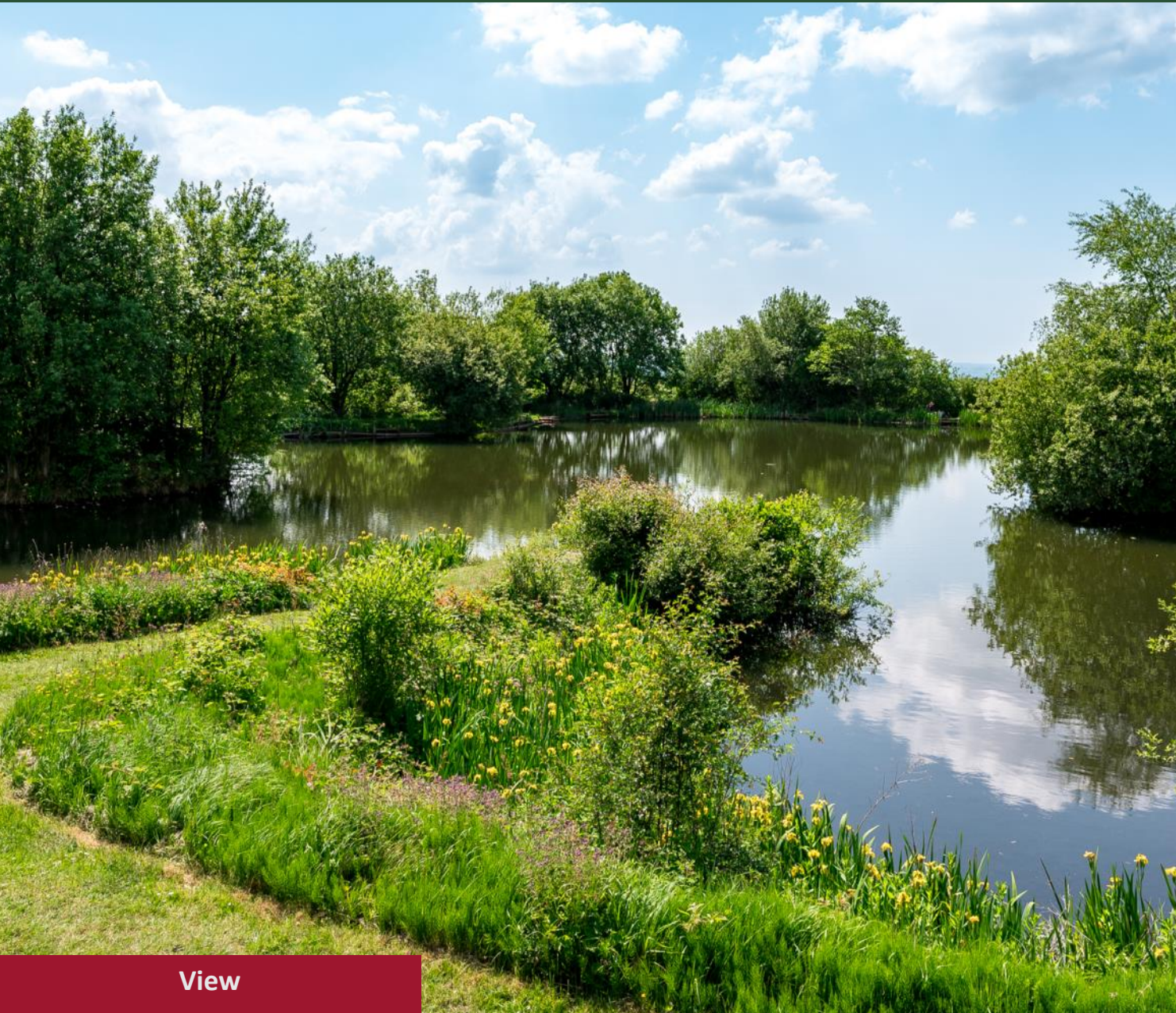


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View

North Lancashire

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