



Church Lane, Whitechapel, Preston,

O.I.R.O. £995,000





# Church Lane, Whitechapel, PR3 2EP

Offers in the region of £995,000



5 Bedrooms



3 Bathroom



6.3 Acres

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- Highly attractive 4 reception room, 5 bedroom barn conversion
  - 2 bedroom bungalow ideal for multi-generational living
  - Set in 6.4 acres (2.5 ha) or thereabouts
  - Superb Whitechapel location with views towards Beacon Fell
  - Ideal for those with agricultural or equestrian interests or just those who wish to enjoy all that glorious space.
  - Goosnargh 3 miles
  - Longridge 5 miles
  - Preston 9 miles





So much space and offering oodles of flexibility, this beautiful barn conversion has so much to offer. The main residence is above 4500 sqft providing a dining kitchen and 4 good sized reception rooms. There are 5 bedrooms and 3 bathrooms with games room on the second floor.

A detached 2 bedroom bungalow (850 sqft) is also included, which offers an open living kitchen space, 2 bedrooms and a bathroom along with a utility room space. Perfect for multi-generational living! Beyond, there is a double garage with shed and store. The field to the rear of the property is included and one to the front, making the plot total 6.4 acres (2.5 ha) or thereabouts. A super property for those with agricultural or equestrian type interests.

A home built by the current vendors with a wonderful family feel, having enjoyed raising their family here, this gorgeous home is now ready for the next purchasers to enjoy. Set back from Church Lane in Whitechapel, this property sits with one other barn conversion and a detached former farmhouse, giving a real sense of rural without isolation. The views from the property extend over the surrounding countryside and up to Beacon Fell at the rear.

Whitechapel is a lovely hamlet and has a primary school and church. Nearby Goosnargh has a further range of amenities to include shop, pub, village green, village hall, tennis courts and another primary school. Senior schools are found in Longridge and Garstang. We see people access private education in the locality for example, Stonyhurst, Westholme and Kirkham Grammar School. Beacon Fell and the Forest of Bowland along with the Ribble Valley offer plenty of opportunity for enjoying the outdoors, whilst The Flowerbowl Entertainment Centre gives plenty of opportunity for indoor activities, be it curling, cinema, bowling to name a few!

A short drive to the main road and motorway network along with a mainline station in Preston make this a great option for those who commute.







All the best gatherings are in the kitchen – and this is one of those kind of kitchens! With windows to 2 sides ensuring lovely views and natural light, there are a range of wall and base units with contrasting work surfaces. There is a point for a range cooker, fridge, microwave and an integrated dishwasher. A built in table is also included.

The lounge has patio doors to the side and views to the rear.

The dining room is another spacious room which has views to the front and side of the property.

A further reception room is found at the front with views to the front of the property. The sitting room is a gorgeous room with a picture window to the rear and an open fire set in a stone fireplace giving a really cosy feel to this super room.







The staircase rises to the first floor onto a spacious landing area.

The Principal bedroom is a super room enjoying views towards Beacon Fell from the stunning picture window. The ensuite to the side has a range of built in wardrobes along with a spacious ensuite, which has a double ended bath, shower, pedestal wash basin and a WC. The second bedroom enjoys views to the side and also has a spacious shower ensuite. 3 further bedrooms are served by the family bathroom which has a double ended bath, walk in shower, WC and wall mounted wash basin along with a heated towel rail.

A further staircase rises to a room on the second floor which has been used as a games room but could be altered to suit a buyers needs subject to gaining any necessary consents.







The bungalow would be ideal, either to let, to use for family or to suit the buyer. This is a wonderful addition and currently includes a spacious living kitchen with a range of wall and base units with contrasting work surface and a tiled splashback, There is an electric hob with an extractor and an oven. A sink and drainer along with an integrated dishwasher, fridge and freezer, ensuring this is well equipped. There are vaulted ceilings, exposed beams and windows to 2 sides ensuring a spacious feel.

The bungalow has 2 bedrooms and a bathroom which includes, bath, shower, pedestal wash basin, WC and heated towel rail.





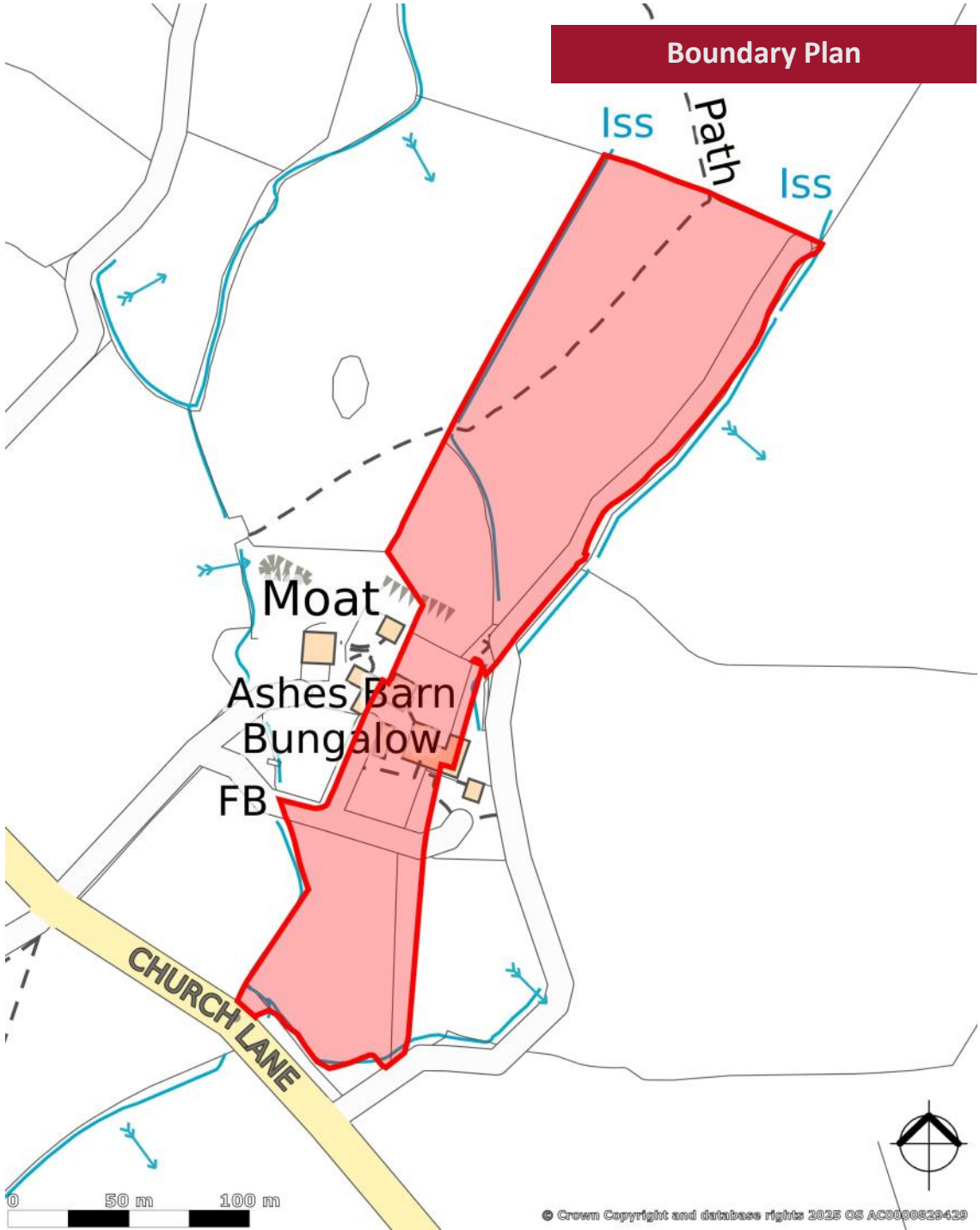
The drive is in tarmac and there is plenty of parking space. Expanses of lawned gardens are found at the front and rear along with a paddock at the front and field at the rear, meaning the property will be of interest to those with agricultural/equestrian/rural interests

A double garage is positioned close to the house and also houses the oil tank – vendor to confirm. To the side there is a brick outbuilding and at the rear a mono pitch storage building – handy for storage given the acreage and ideal for those with agricultural/rural interests.

The field to the rear and paddock at the front are included. In all the property is set in 6.4 acres (2.5 ha) or thereabouts to include the gardens and grounds.



**Boundary Plan**



## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired central heating system and two open fires. Foul drainage is via a septic tank which is being tested for compliance.

**Parking allocated and number of spaces :** Parking is available for numerous vehicles in the garage on the driveway and next to the property.

**Construction Type :** Brick under slate converted barn.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** The property has a right of way over the first section of drive. The adjoining barn conversion has a right of way over the second section of drive to access their property. If maintenance on the drive needs to be done, it is agreed with the adjoining barn conversion, the farmhouse and Ashes Barn. There is a right of access to access the field at the rear via a separate track.

**Footpaths / Bridleways :** We understand that there is a footpath in the front field.

**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 :** None known.

**Planning Consents affecting the property :** None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Accessibility adaption information :** N/A

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

**Coal field / mining area :** N/A.. Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

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

B4RN : the property is connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**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 for Barn:** E **Council Tax for Bungalow:** C

**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 :** <///auctioned.field.analogy>

**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.

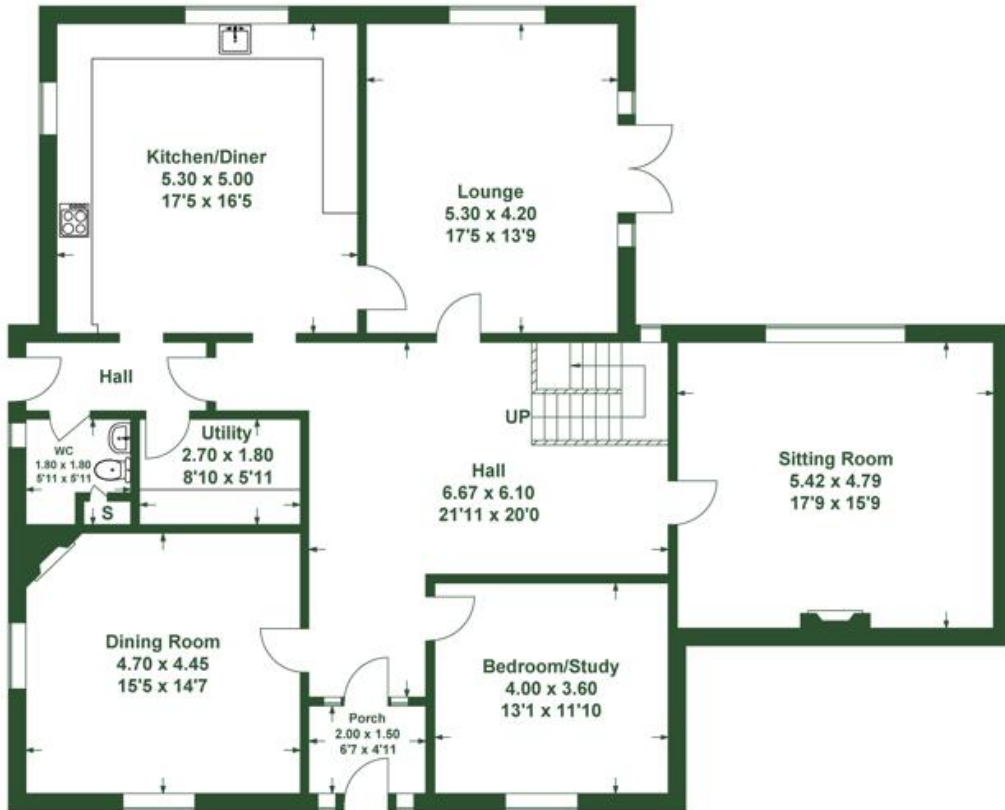
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would 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

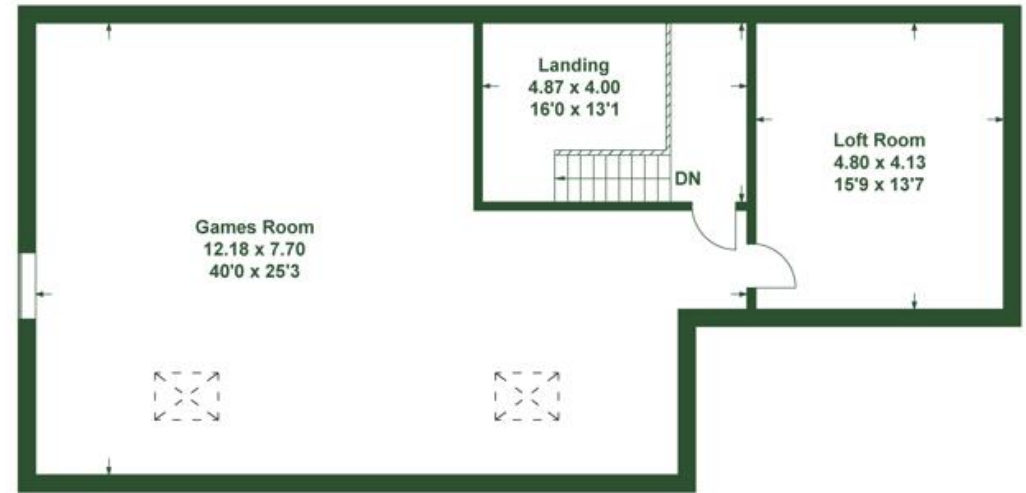
**SUBJECT TO CONTRACT**



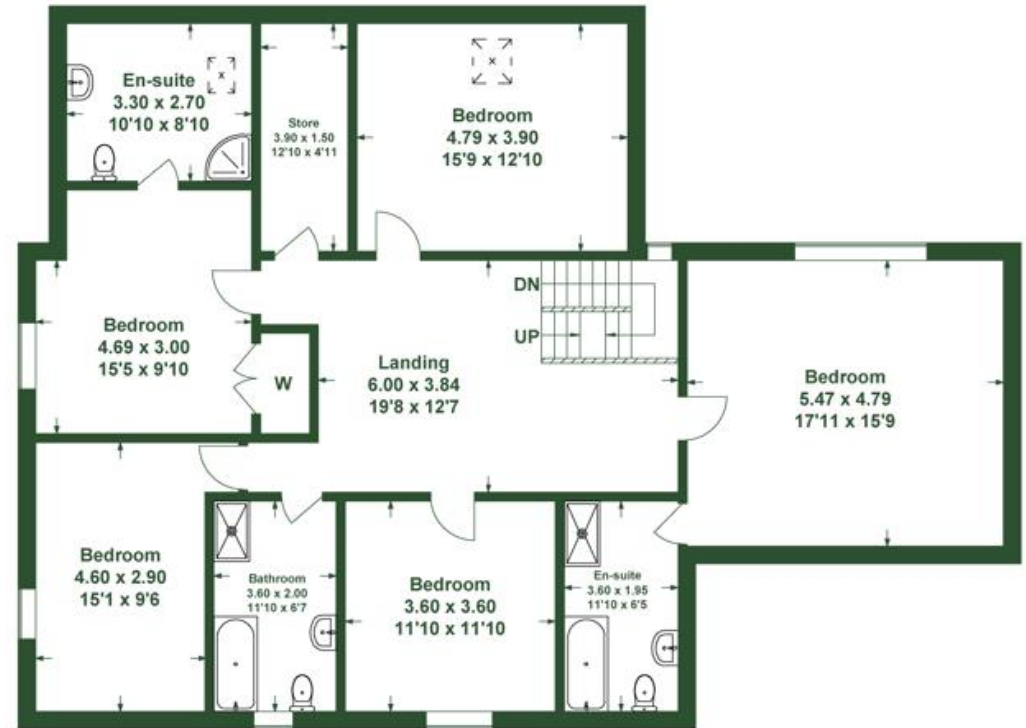
Approximate Gross Internal Area : 427.67 sq m / 4603 sq ft  
 Garage : 60.02 sq m / 646 sq ft  
 Outbuilding : 122.89 sq m / 1323 sq ft  
 Total : 610.58 sq m / 6572 sq ft



**Ground Floor**



**Second Floor**

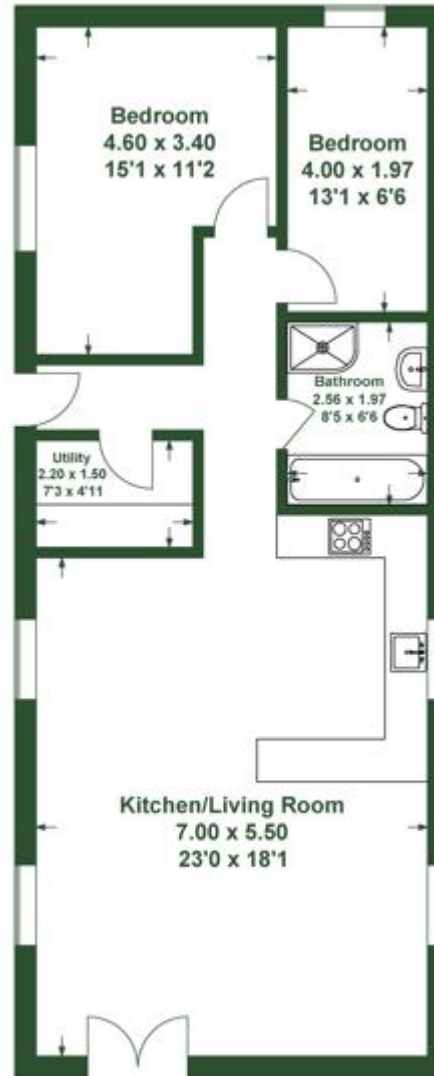


**First Floor**

This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



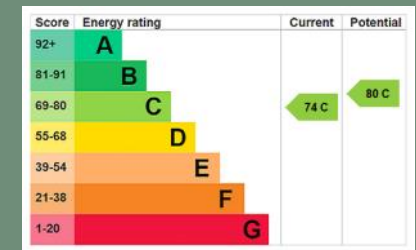
**Outbuilding/garage**



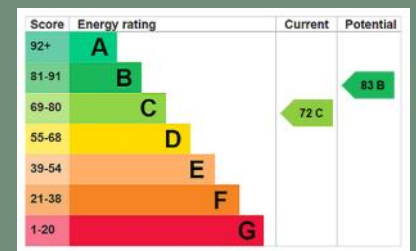
**Bungalow**

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**Ashes Barn**



**Ashes Barn Bungalow**



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