



Silk Mill Lane, Goosnargh, Preston, PR3 2LP

Asking Price £895,000







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4 Bedrooms



3 Bathrooms

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- Detached double fronted family residence occupying a generous mature plot
 - The property benefits from connection to B4RN superfast broadband
 - Beautifully improved and presented by the current owners
 - Elegant reception hall, spacious lounge, dining kitchen, study
 - 4 bedrooms and 3 bathrooms
 - Electric gates and walled front garden with spacious plot to the rear
 - Off road parking and garaging
 - Edge of village location with countryside surroundings
 - Excellent access to Preston, Garstang, Longridge and the motorway network



Occupying a generous mature plot on the edge of the picturesque village of Inglewhite, The Ingles is an impressive, detached family home that has been thoughtfully enhanced by the current owners to create an elegant residence perfectly suited to modern family life. Combining beautifully proportioned living spaces with delightful gardens and an enviable semi-rural setting, this is a home that effortlessly balances style and convenience.

The front door is positioned centrally at the front of the main house and opens into a welcoming reception hall leading to the various ground floor rooms. A WC is found off.

The heart of the home is the superb dining kitchen, thoughtfully redesigned with classic cabinetry and quartz worksurfaces. There is a range cooker with an extractor over along with a fridge/ freezer and dishwasher. Bifold doors lead out to the rear garden, making this a great choice for entertaining outdoors and in. There are also patio doors that lead to a beautiful courtyard area, perfect for a morning coffee. A woodburning stove is set in a tiled chimney breast.

The study is positioned next to the kitchen with windows to the rear and includes fitted storage.

This sociable room naturally becomes the focal point of the home, offering ample space for family dining and gathering with friends, whilst enjoying direct access to the gardens beyond.

Complementing the kitchen are spacious reception rooms that provide flexibility for formal entertaining, relaxed evenings, and home working alike. Large windows throughout flood the accommodation with natural light and create a seamless connection with the surrounding grounds.

The lounge is a beautiful room with a square bay window to the front and patio doors to the side ensuring a lovely bright space. A living flame gas fire is set in an attractive surround.







To the first floor, the property offers four generously proportioned bedrooms, each beautifully presented and enjoying pleasant outlooks across the gardens and surrounding countryside. The principal bedroom provides a peaceful retreat and enjoys views to the rear of the property and includes panel effect walls with hidden storage, a dressing room and a shower ensuite. The second bedroom has views to the front and also has panel effect walls with hidden storage. There is a shower ensuite with this bedroom. There are two further bedrooms that offer excellent accommodation for family members or guests, all served by well-appointed family bathroom which has a bath, shower, WC and wash basin

Outside, the mature gardens are undoubtedly one of the property's defining features. Extensive lawns, established trees, colourful planting and private seating areas combine to create an idyllic outdoor setting, ideal for children, gardening enthusiasts and those who simply appreciate peaceful surroundings. The generous plot also offers exciting potential for further landscaping or future extension, subject to the necessary planning permissions.

Location

The Ingles enjoys a delightful position on the edge of Inglewhite, a sought-after spot. Surrounded by beautiful open countryside, the village offers a charming rural atmosphere centred around its historic green, renowned public house, and vibrant community, whilst remaining exceptionally well connected.

Excellent road links place Preston, Garstang, Longridge and the motorway network within easy reach, making the property ideal for commuters seeking a countryside lifestyle without sacrificing accessibility. The area is also well served by highly regarded schools, scenic walking and cycling routes, and an abundance of country pubs and independent eateries, all contributing to the outstanding quality of life this location provides.







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.

Parking allocated and number of spaces : Parking for up to 5 cars on the driveway and large double garage. Additional parking available behind wall and double gates at other side of the property.

Land : The vendors purchased some land from the neighbouring farmer at the rear of the property, this is now incorporated into the plot.

Construction Type : Traditional red brick construction with slate roof.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : The property sits approx 100 meters outside of the boundary for Inglewhite Village designated conservation area.

Easement, and Wayleaves or Rights of Way : N/A

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

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

B4RN : The property is served by B4RN 1Gb broadband

Broadband: EE, Three are also available in the area

Mobile signal: EE, O2, Vodafone and Three 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.

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 Bamett 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.

What3words Location : ///audio.envisage.theme

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

SUBJECT TO CONTRACT



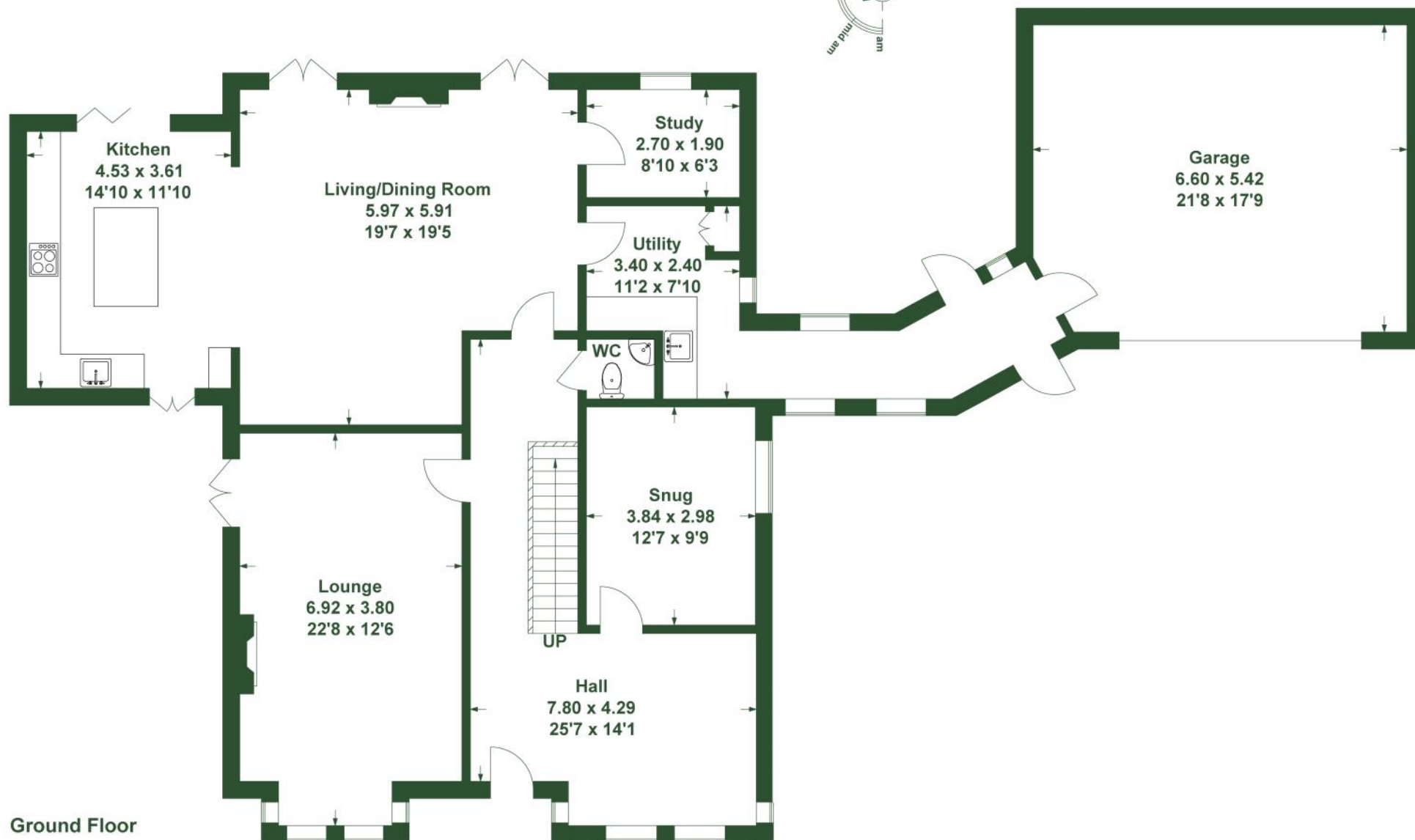
Approximate Gross Internal Area : 229.10 sq m / 2466 sq ft

Garage : 35.26 sq m / 380 sq ft

Total : 264.36 sq m / 2846 sq ft

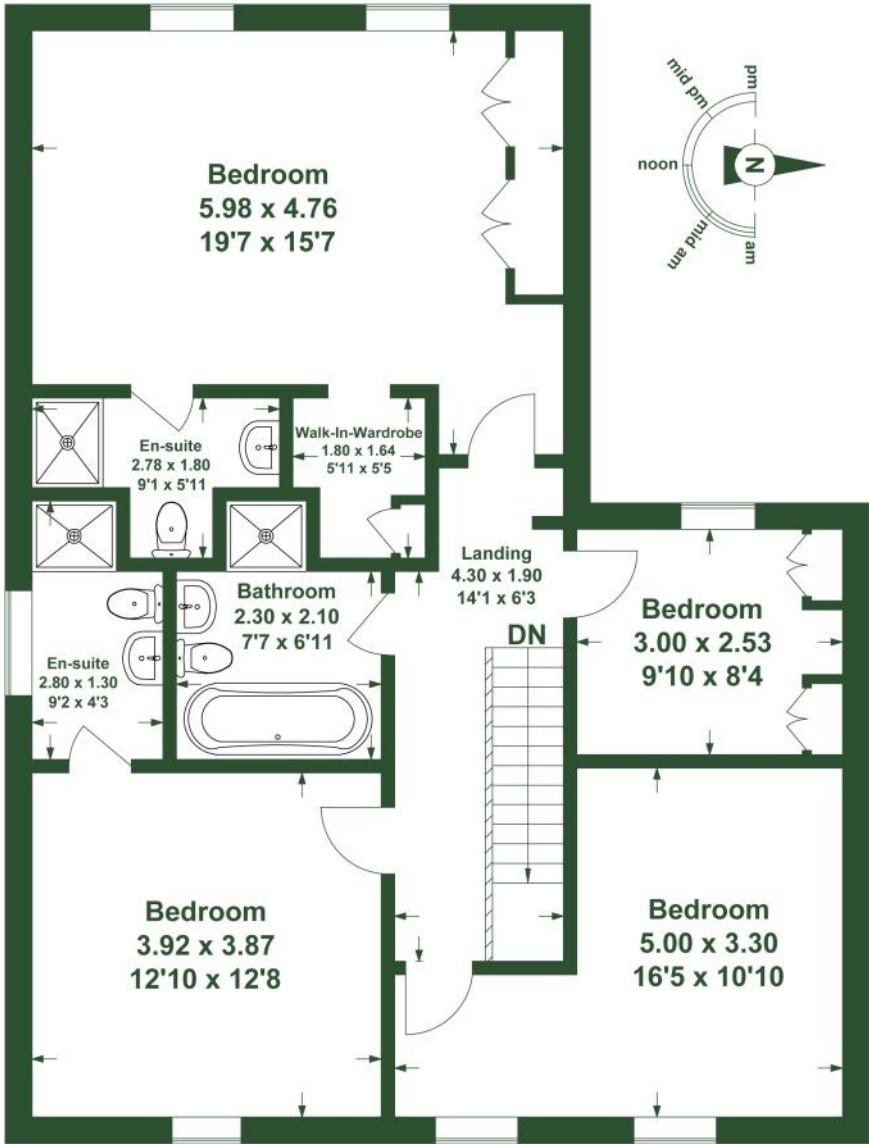


This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
— Floorplan-Media



Ground 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



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 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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Views

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