



The Green, Churchtown, Preston, PR3 0HS

Offers over £300,000







# The Green, Churchtown, Preston, PR3 0HS

Offers over £300,000



2 Bedrooms



1 Bathroom

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- Charming village cottage in a sought-after village location
  - Kitchen, lounge and utility room to the ground floor
  - Two bedrooms and family bathroom to the first floor
  - Off-road parking and garage
  - Situated in the heart of Churchtown
  - Excellent access to the main road and motorway network
  - Ideal for first-time buyers, downsizers or investment purchasers



Greenwood Cottage is a delightful and well-presented home offering character and an excellent opportunity for first-time buyers, downsizers or those seeking a peaceful village lifestyle.

Situated within the sought-after village of Churchtown, the property enjoys the perfect balance of rural charm and accessibility, with excellent links to the surrounding road network and motorway connections, making it ideal for commuters whilst retaining the tranquillity of village living.

The accommodation is arranged over two floors and provides comfortable, well-proportioned living space throughout.

To the ground floor, the property comprises a welcoming kitchen which has a range of kitchen units with contrasting worksurfaces and breakfast bar. There is a 1.5 sink and drainer, 2 ovens, induction hob and extractor, fridge freezer along with a dishwasher. There are views to the gardens and stairs to the first floor.

The utility room has a point for a washer and drier. The comfortable lounge has a window to the front and has a wood burning stove set in a chimney creating a cosy feel to the room. A part glazed door leads to the porch.





To the first floor are two well-sized bedrooms together with a family bathroom, creating ideal accommodation for couples, small families or those looking to downsize without compromise. The family bathroom has a bath with shower over, pedestal wash basin and WC.

Externally, Greenwood Cottage benefits from the increasingly valuable advantage of off-road parking for several cars and a detached garage, providing secure parking and useful storage. There is a 32 AMP supply in the garden. Purchasers may wish to use this for a hot tub, as the current owners previously have, or alternative uses.

The property enjoys its position within the centre of the village, with access to local amenities and the attractive surroundings of the village, creating a welcoming and highly desirable setting.

Churchtown is a popular Lancashire village renowned for its attractive character, community atmosphere and convenient location. Residents benefit from local amenities and the ever popular Homs Inn pub. They also enjoy excellent access to nearby market towns, Preston city centre and the wider motorway network, making the property ideally placed for both work and leisure. The village has previously won the Britain in Bloom national award, while also being a finalist in 2026.

Early viewing is highly recommended to appreciate the charm, location and potential this delightful home has to offer.



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** 2 vehicles on the drive, 1 in the garage and 1 in front of garage.

**Construction Type :** Stone rendered with slate roof.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

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

**Conservation Area / National Landscapes :** Churchtown Conservation Area

**Easement, and Wayleaves or Rights of Way :** Garage and drive access via private road, rights of access and parking

**Footpaths / Bridleways :** N/A

**Flooding :** CHECK IF IT HAS FLOODED. he property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3. Major works have been undertaken by the Environment Agency on the River Wyre, Flood doors and gates fitted.

**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

**Coal field / mining area :** N/A

### Communications :

Broadband: EE available in the area

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

The above information is according to Ofcom <http://checker.ofcom.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 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:** Wyre Borough Council      **Council Tax:** Band D

**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 :** [//clarifies.fooling.ports](https://www.what3words.com/clarifies.fooling.ports)

**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**

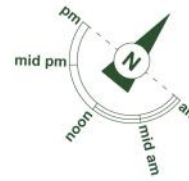


Approximate Gross Internal Area : 96.64 sq m / 1040 sq ft

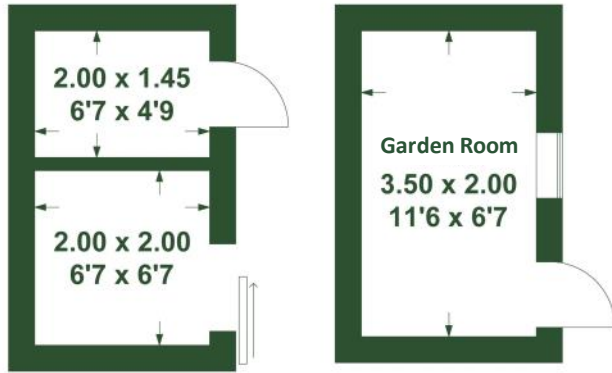
Garage : 20.22 sq m / 218 sq ft

Outbuildings : 14.20 sq m / 153 sq ft

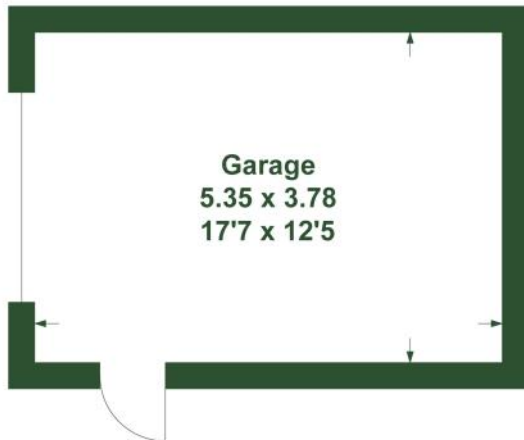
Total : 131.06 sq m / 1411 sq ft



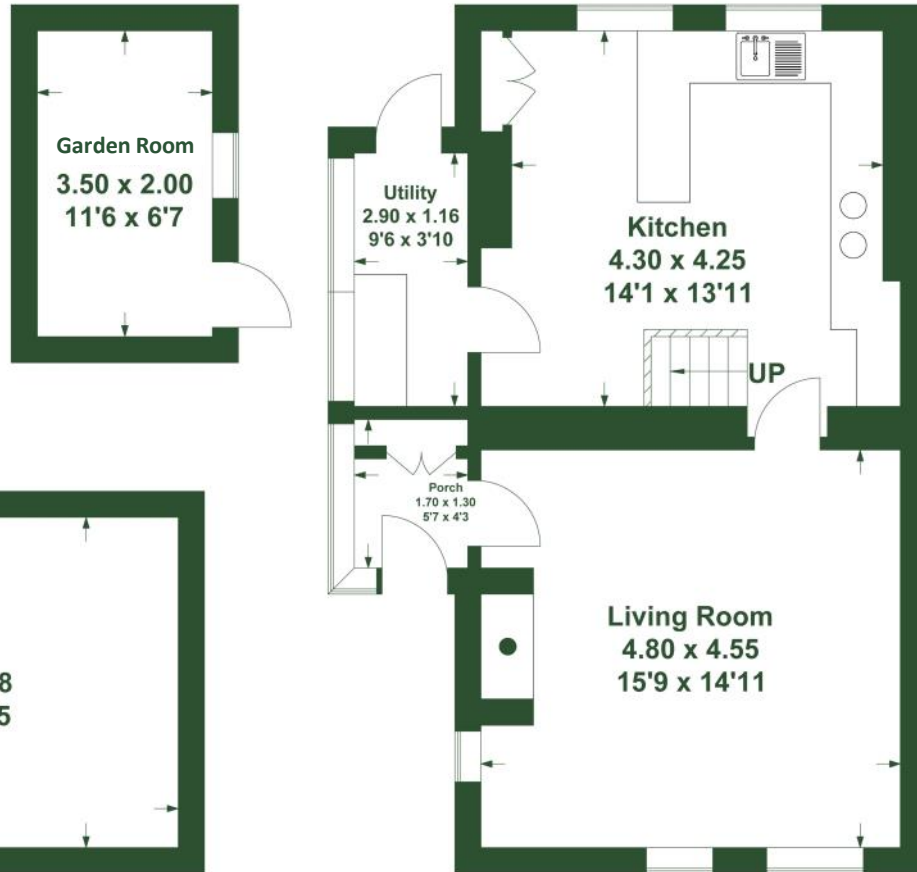
This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



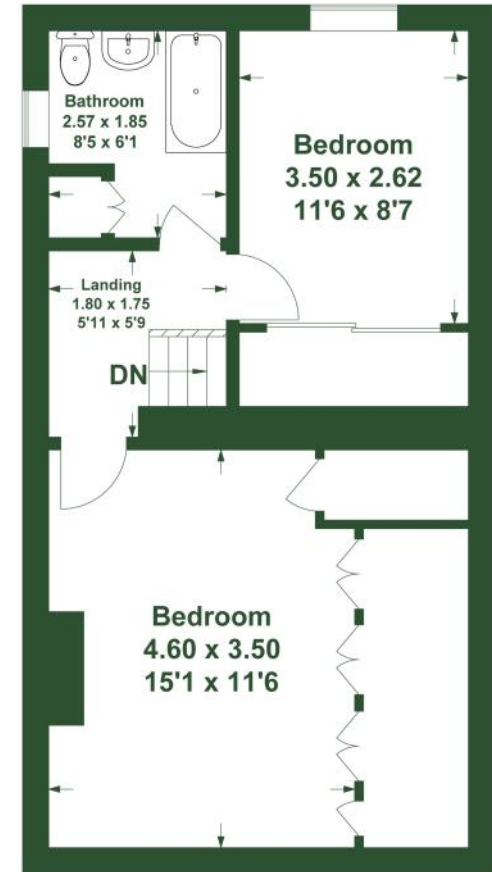
Outbuildings



Garage



Ground Floor



First Floor

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 Amitstead 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 Amitstead 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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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