



Inglewhite Road, Inglewhite, Preston, PR3 2LD

Offers over £600,000







Inglewhite Road, Inglewhite, Preston

PR3 2LD



2 & 3 Bedroom
(5 in total)



1/2 Bathrooms

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- Smithy Cottage - Kitchen, dining lounge, WC, conservatory, 3 bedrooms and bathroom
 - Cloggers Cottage - Kitchen, living room, bathroom, 2 bedrooms and WC
 - Both cottages with plenty of character including exposed stone and beams
 - Set in spacious gardens including double garage and greenhouse
 - Lovely Inglewhite Village location
 - Close to the forest of Bowland and Ribble Valley



Smithy Cottage

This charming combination, offers a range of flexibility for multigenerational living, income potential or could be altered to create one home (subject to gaining the necessary consents) There are so many possibilities! The perfect opportunity to purchase a home that you can alter and improve to bring up to more modern specifications to suit you! All set in attractive and spacious gardens in the centre of the village of Inglewhite, enjoying some lovely rural views.

The private gravel driveway leads through to the front of this attractive property and to a parking area ahead of the double garage.

The front door of Smithy Cottage opens into the entrance porch where a date stone can be seen above the next internal door. The door opens into the dining lounge, which is a lovely room with an impressive fire place, exposed beams and stone work along with windows to the front and rear. The kitchen is found off this room. The kitchen includes a range of wall and base units and includes a gas hob (bottled) with an extractor over and a double oven. There are views to the rear. The conservatory enjoys views across the gardens and a point for a washing machine can be found in here. Separately a WC is also provided.

The staircase rises up to the first floor where there are 3 bedrooms and a family bathroom.



Smithy Cottage



Smithy Cottage



Cloggers Cottage

Cloggers Cottage is attached and offers the potential for multigenerational living, The door at the front opens into a porch and a further door opens into the lounge which has views to the front of the property. A kitchen is included which has a range of wall and base units, gas hob (bottled) with an extractor over, oven, porcelain sink, exposed brick and beams. Windows are provided to two elevations. There is a rear entrance and a bathroom on the ground floor level.

The staircase rises to the first floor where there is a WC and 2 bedrooms



Cloggers Cottage



Cloggers Cottage

General Remarks

Services: The property has the benefit of mains water, oil heating, and mains electricity. Foul drainage is via a sewage treatment plant which we have been informed by the vendor is compliant with the new regulation.

Parking allocated and number of spaces : Off street parking is available in the garage and on the drive way.

Construction Type : We understand the property is rendered stone with slate roof.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is located within the Inglewhite Conservation Area.

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

Footpaths / Bridleways : N/A

Boundaries : There are two titles, part of the title will be retained and a plan drawn to reflect the boundaries shown on site.

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

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, 02, EE and 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: Amitstead 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 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 : ///portable.crankapplies

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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 eaming 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



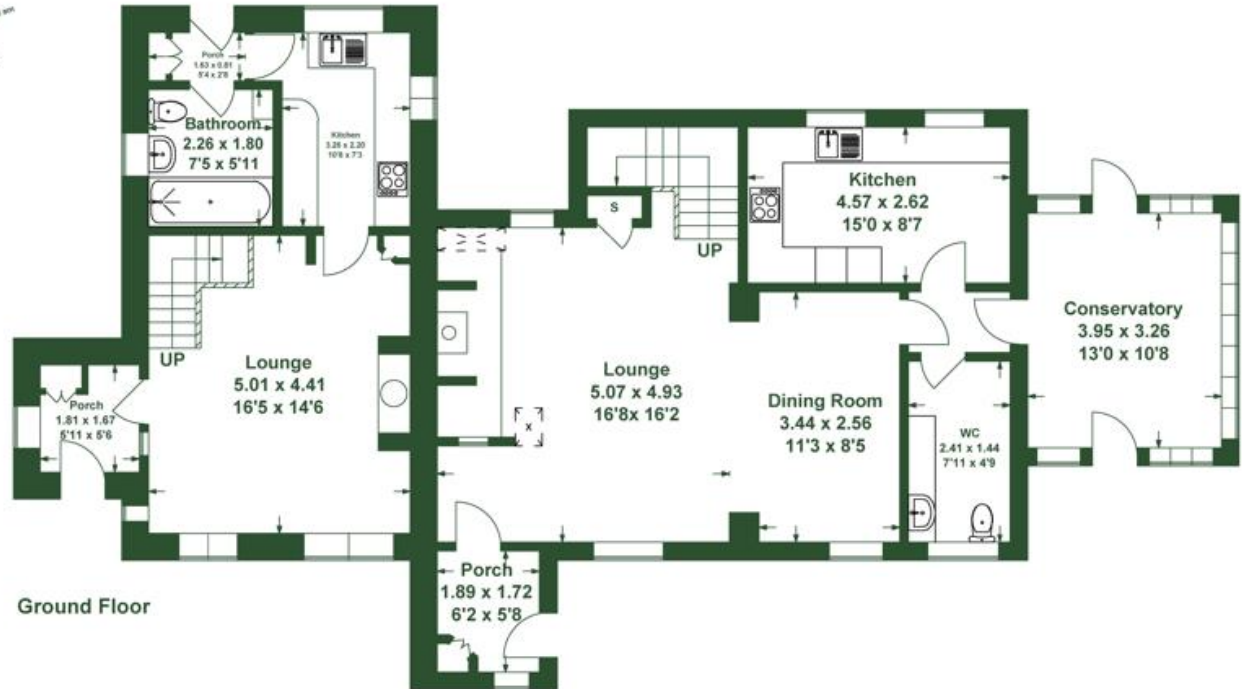
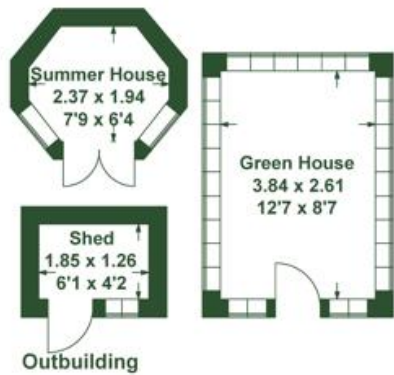


Approximate Gross Internal Area : 220.72 sq m / 2375 sq ft

Garage : 32.02 sq m / 345 sq ft

Outbuilding : 16.18 sq m / 174 sq ft

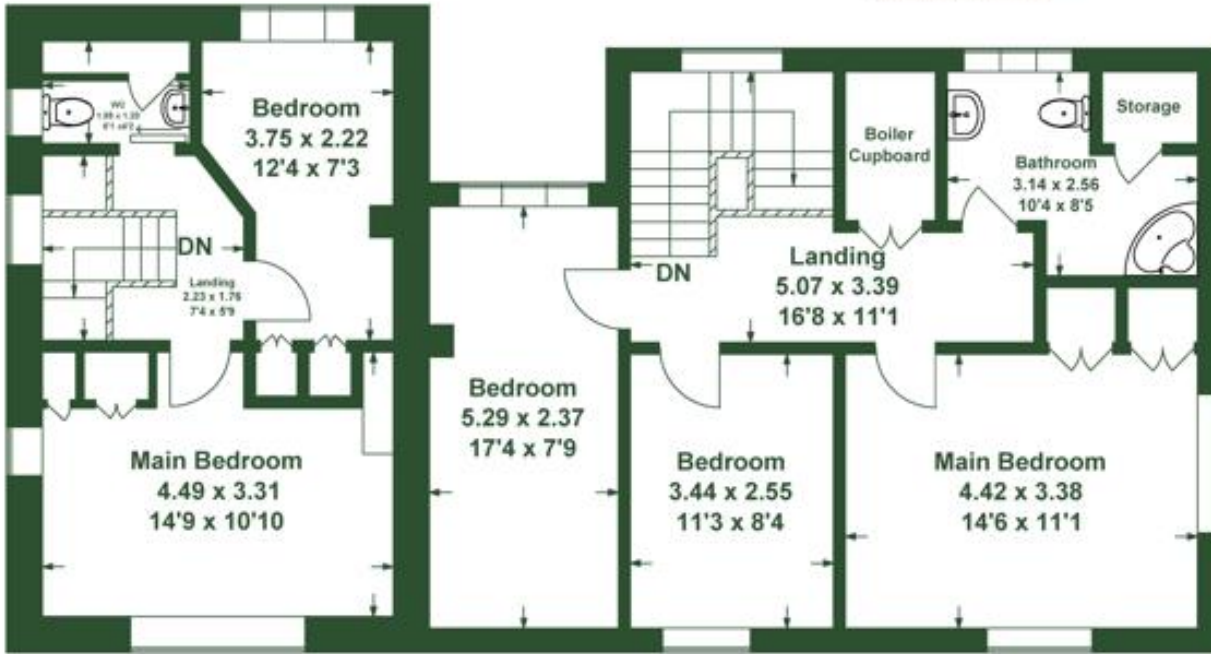
Total : 268.92 sq m / 2894 sq ft



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



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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.

Smithy Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Cloggers Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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