

£450,000



Armitstead
Barnett

Church Lane, Whitechapel, Preston, PR3 2EP





Netherlea Fold, Church Lane Whitechapel

Asking Price £450,000

- Stone fronted detached home in peaceful Whitechapel village
- Beautiful open views to front and rear
- Spacious lounge and second reception room
- Modern kitchen diner with Neff appliances
- Four bedrooms, ensuite to main bedroom
- Stylish four piece family bathroom
- Enclosed rear garden, patio, garage and parking
- Close to Longridge, Preston and countryside walks



4



2



A beautifully presented, stone-fronted family home positioned in the heart of the picturesque village of Whitechapel. With panoramic views to both the front and rear over open countryside, this charming property offers a peaceful, semi-rural lifestyle whilst remaining within easy reach of Longridge, Preston and local amenities.

The accommodation is arranged over two spacious floors and has been thoughtfully updated. Entry is via a welcoming porch which leads into a bright and airy hallway.

To the front, the main lounge enjoys far-reaching views and provides a comfortable and inviting living space. A second reception room offers excellent versatility, ideal as a snug, family room or home office. The kitchen diner sits to the rear of the property and forms the heart of the home, fitted with contemporary units, polished concrete work surfaces and quality Neff integrated appliances. Adjoining this is a practical utility room providing extra storage and workspace, along with a convenient ground floor WC.

Upstairs, the home offers four bedrooms, three of which are doubles. The principal bedroom enjoys fitted wardrobes and a modern ensuite shower room. All the bedrooms benefit from double glazed windows that frame open views across the surrounding fields and countryside. The family bathroom is stylishly appointed with a contemporary four piece suite, including a paneled bath and separate shower cubicle.





Externally, the home is approached via a neatly maintained lawned garden frontage with a central footpath. To the rear, the enclosed garden is laid to lawn with a paved patio area, perfect for outdoor entertaining. Private parking and a detached single garage lie to the rear of the garden, adding to the convenience this property offers.

This is a superb opportunity to acquire a high-quality family home in a truly idyllic location. Early viewing is strongly recommended to appreciate the size, standard and setting of this delightful property.

Whitechapel is a sought-after rural village nestled within the scenic Forest of Bowland, an Area of Outstanding Natural Beauty in the heart of Lancashire. Known for its tranquil surroundings, unspoilt countryside and strong sense of community, Whitechapel offers a peaceful yet well-connected lifestyle.

The village is home to the historic St James' Church and Whitechapel Primary School, both central to local life. Nearby Longridge provides a range of everyday amenities including shops, cafes, supermarkets and well-regarded secondary schools, while Preston city centre is within easy commuting distance. The area is perfect for those who enjoy outdoor pursuits, with an abundance of countryside walks, cycling routes and bridleways on the doorstep, making it an ideal location for families and professionals alike seeking a quieter pace of life without sacrificing access to essential services.

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. Foul drainage is via a tank sewerage system, the vendor informs us this is compliant with current regulations. There is a shared responsibility for the maintenance and upkeep of the tank sewerage system with is shared between 4 properties. The current approximate annual cost is £410.

Parking allocated and number of spaces : There is a garage and parking for at least two cars at the rear.

Construction Type : Standard breeze block construction with stone cladding to the front.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

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

Easement, and Wayleaves or Rights of Way : There is a right of access to garage and parking at the rear.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys 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 tha 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: EE is available in the area and B4RN is connected to the property

Mobile signal: Vodafone, EE, 02 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.

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:** E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : ///shame.lion.dozed

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.

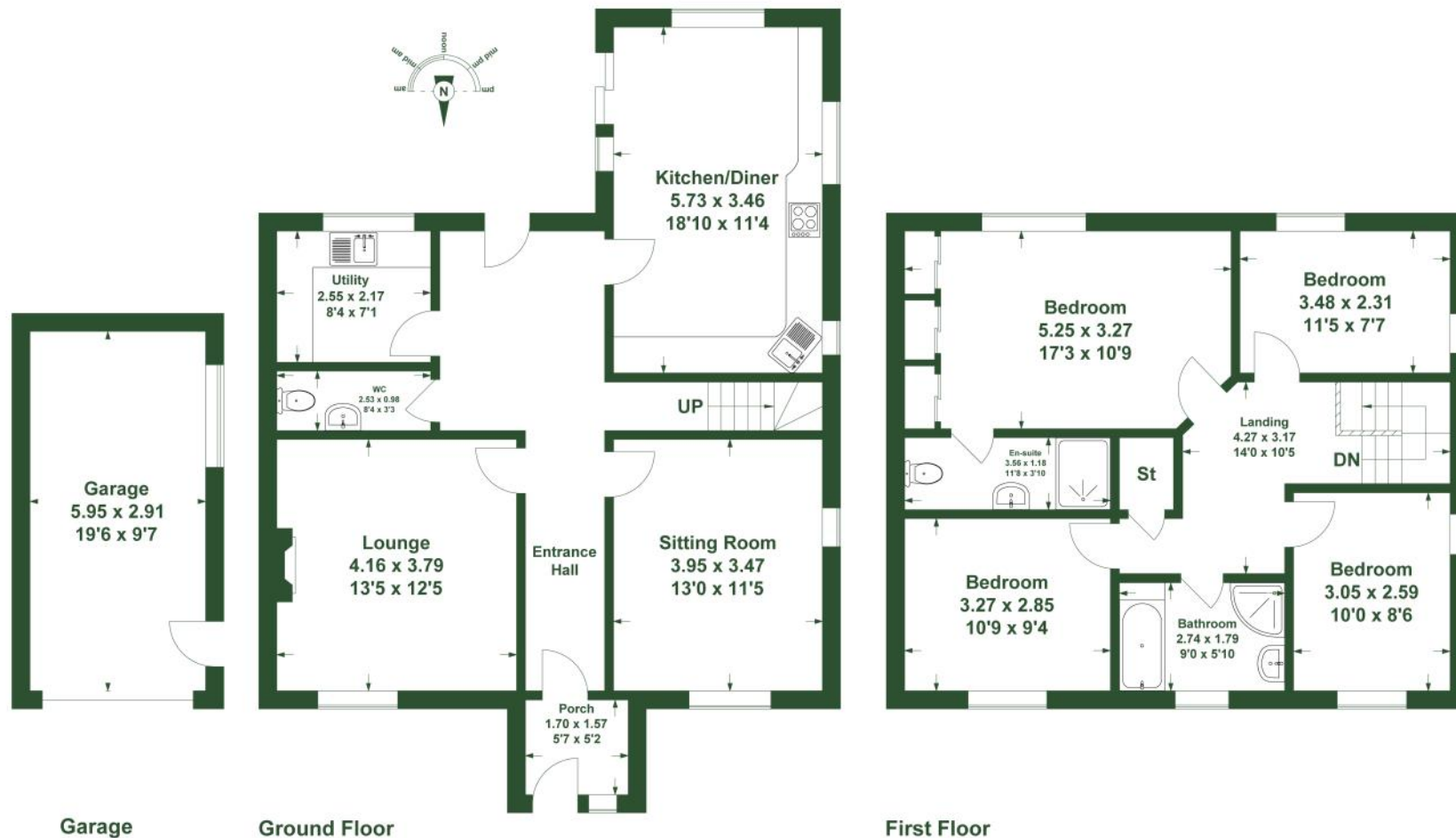
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive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

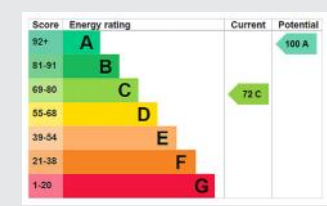
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 152.20 sq m / 1638 sq ft
 Garage : 17.31 sq m / 186 sq ft
 Total Area : 169.51 sq m / 1825 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



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.



**North Lancashire**

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

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Barnett