



Netherlea Fold, Church Lane, Whitechapel PR3 2EP

O.I.R.O. £500,000





Netherlea Fold, Church Lane, Whitechapel PR3 2EP

Offers in the region of £500,000



4 Bedrooms



3 Bathroom

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- Individual four-bedroom detached family home
 - Three versatile reception rooms
 - Farmhouse-style fitted kitchen
 - Separate pantry and utility area
 - Principal bedroom with ensuite shower room
 - Attractive countryside views towards Beacon Fell
 - Private driveway and detached garage
 - Sought-after rural village location





Set within the attractive rural village of Whitechapel, this individual detached home offers generous and versatile accommodation, complemented by private gardens, ample parking and far-reaching countryside views towards Beacon Fell.

The property has been improved by the current owners over recent years, creating a comfortable family home which retains a traditional farmhouse influence while incorporating modern fixtures, fittings and energy-efficient features.

An entrance porch opens into a spacious central hallway, with a ground floor WC and useful understairs storage. There are three separate reception rooms, providing flexibility for family life, home working and entertaining. The main lounge is positioned to the front and features a multi-fuel stove, while the dining room enjoys access towards the rear garden. A further reception room is currently used as a playroom but would also make an ideal home office or snug.



The farmhouse-style kitchen is fitted with a range of timber-fronted units, complementary work surfaces and integrated appliances. This is supported by a separate pantry and utility area, providing valuable additional storage and practicality.



To the first floor, the principal bedroom benefits from an ensuite shower room and attractive countryside views. There are three further well-proportioned bedrooms, together with the family bathroom. Several of the bedrooms enjoy particularly pleasant outlooks, including views towards Beacon Fell.

Externally, the property occupies a private plot with gardens to both the front and rear. The enclosed rear garden provides lawned and paved areas suitable for outdoor seating, entertaining and family use. A private driveway offers ample off-road parking and leads to a detached garage.

The property also benefits from a 6kW solar panel system, battery storage and the facility to export surplus electricity, helping to improve its overall energy efficiency.

Whitechapel is a highly regarded rural village surrounded by open countryside and close to Beacon Fell Country Park, offering an excellent range of walking and outdoor pursuits. The village has a popular primary school and the well-known Cross Keys Inn, while a wider range of everyday amenities can be found in Longridge, Garstang and Preston. The location is well placed for access to the A6 and M6 motorway network, providing convenient connections throughout Lancashire and further afield.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fed central heating system. Foul drainage is via a septic tank which the vendors informs us is compliant with current regulations.

Parking allocated and number of spaces : 50m driveway , shared access with 2 other dwellings. Parking also available around the rear of the house in front of the garage.

Construction Type : Brick with slate roof

Building Safety: None known

Restrictive Covenants : The drive is owned by the property. The driveway cannot be blocked due to shared access to 2 neighbouring properties.

Listed building : The property is not listed

Conservation Area / National Landscapes : Within AONB boundary

Easement, and Wayleaves or Rights of Way : None known

Footpaths / Bridleways : None known

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 : N/A

Planning Consents affecting the property : 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: Standard and Ultrafast available in the area

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

B4RN : vendor advised the property is connected to B4RN

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: 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 F

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 : [//hides.procures.refusals](#)

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 earning commission from them, for recommending you to them.

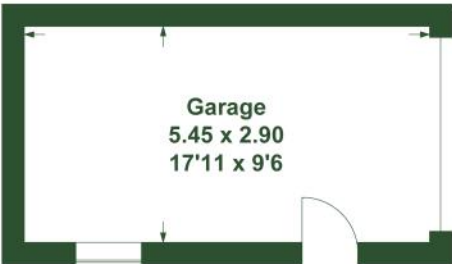
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

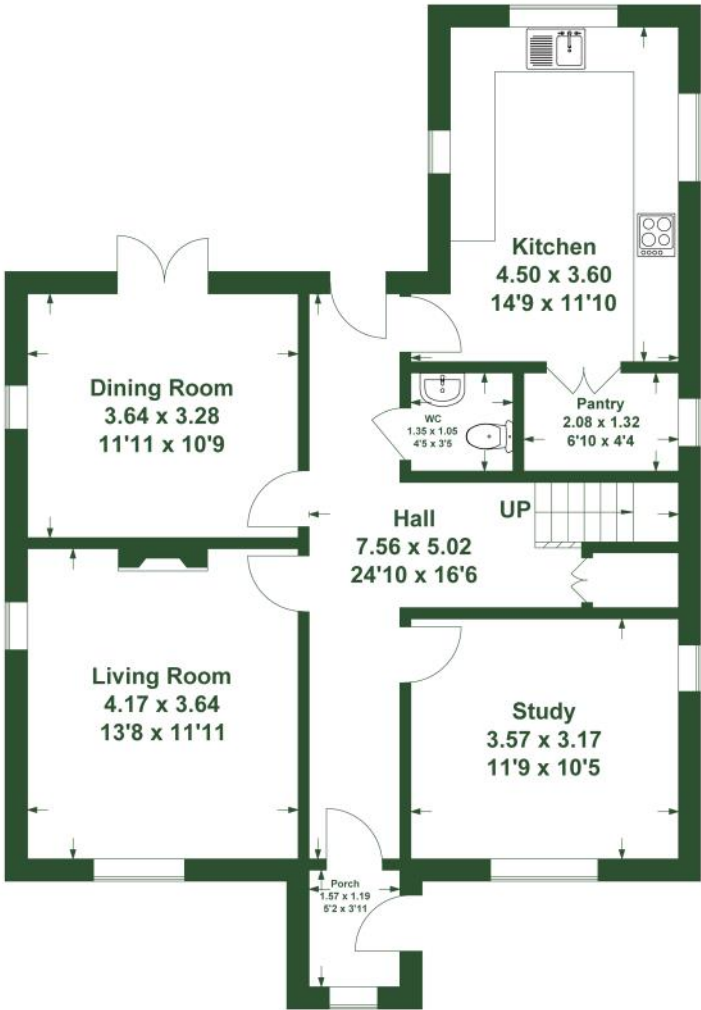


Approximate Gross Internal Area : 145.35 sq m / 1565 sq ft
Garage : 15.80 sq m / 170 sq ft
Total : 161.15 sq m / 1735 sq ft

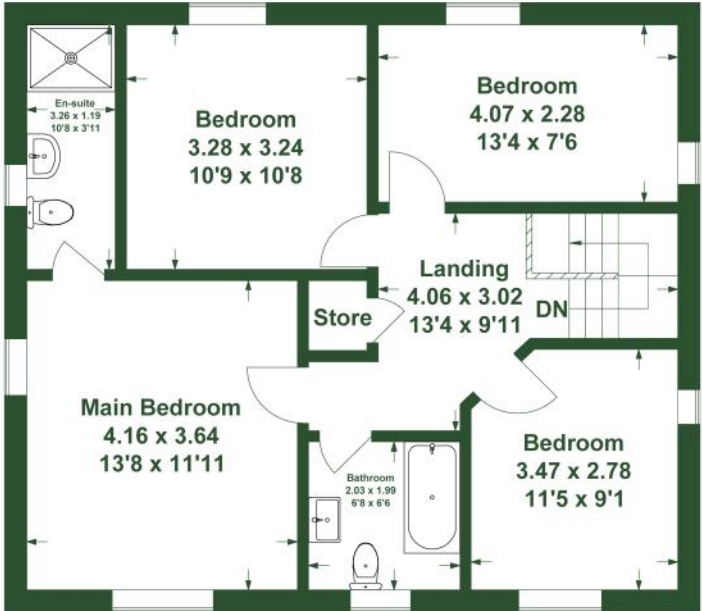
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage



Ground Floor



First Floor

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

83 B	86 B
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