



Goose Lane, Chipping, Preston, PR3 2QF

Asking Price £235,000





Goose Lane, Chipping, Preston PR3 2QF



3 Bedrooms



1 Bathroom



Private Garden

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- Beautifully presented three-bedroom cottage set within the countryside of Chipping in the heart of the Ribble Valley.
 - Stunning open views towards Parlick and Fair Snape Fell, extending across the picturesque Hodder Valley.
 - Spacious open-plan lounge and dining area and French doors opening onto the rear garden.
 - Country kitchen with integrated appliances, electric storage heaters supply heating.





A beautifully presented three-bedroom cottage, set within the stunning countryside of Chipping. Perfectly maintained and full of character, this home enjoys an exceptional semi-rural location with panoramic views across Parlick, Fair Snape Fell and the picturesque Hodder Valley.

This superb rural cottage is a perfect base for first time buyers or downsizers, it is also equally suitable as a holiday home if desired.

The property features a welcoming entrance hallway, with staircase to the first floor. There is a neat and tidy kitchen and a spacious lounge/dining area. The lounge is enhanced by French doors leading directly onto the south-facing rear garden, providing a private retreat with far-reaching countryside vistas.

On the first floor, the master bedroom is spacious and has pleasant views and is accompanied by two further well-proportioned bedrooms and a family bathroom.

Externally, the property offers a private driveway for two vehicles, additional visitor parking, communal garden areas, and a rear garden laid mainly to lawn with a patio seating area - perfect for enjoying the outstanding views towards Longridge Fell.





Conveniently located close to the picturesque village of Chipping and within easy reach of Longridge and Clitheroe, this home offers an excellent semi-rural lifestyle opportunity.

Chipping, in the heart of the Ribble Valley, is a popular village renowned for its rural charm and sense of community. The village offers a peaceful, semi-rural lifestyle with independent cafés, artisan shops and traditional pubs.

Surrounded by rolling hills, Chipping provides easy access to scenic walks and trails across Parlick, Fair Snape Fell, and the Hodder Valley, making it ideal for outdoor enthusiasts. Local amenities include a post office, general stores, and a primary school, with secondary education available in nearby Clitheroe and Longridge.



Despite its tranquil setting, Chipping benefits from excellent road links via the A59, connecting residents to the wider Ribble Valley, Preston, and beyond. Its blend of rural charm, community spirit, and breathtaking scenery makes Chipping a highly desirable location for families, couples, or anyone seeking a relaxed countryside lifestyle.

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of electric storage heaters.

Parking allocated and number of spaces :2

Construction Type : block construction with exterior rendering

Building Safety : none known.

Restrictive Covenants : none known.

Listed building : The property is not listed

Conservation Area / National Landscapes : none known

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 Agency's website the property sits in a 'very low' flood zone .

Unimplemented Planning Consents : none.

Planning Consents affecting the property : not applicable

Accessibility adaption information : not applicable

Coal field / mining area : not relevant

Communications :

Broadband: Fibre optic is available at a speed of 1000 Mbps

Mobile signal: Vodafone, O2, EE and Three 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. There are common managed areas run by a residents' management company and an annual service charge of £180 split over monthly payments. The rear garden is on a separate title deed and was purchased in 2007.

Local Authority: Ribble Valley Borough Council **Council Tax** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. 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 : //secure.patrolled.lorry

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



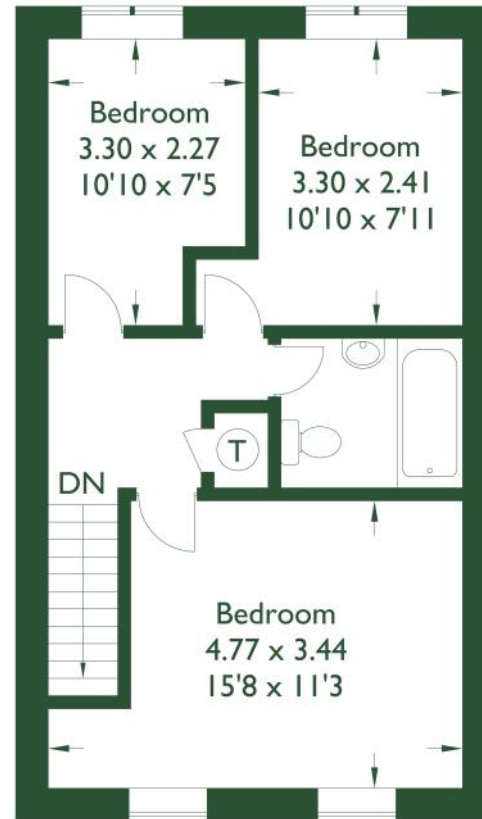
8 Goose Lane Cottages

Approximate Gross Internal Area : 82.34 sq m / 886.30 sq ft

Total : 82.34 sq m / 886.30 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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