



Chingle Lodge, Whittingham Lane, Goosnargh, PR3 2JJ

O.I.R.O. £325,000





## Site Plan

# Chingle Lodge, Whittingham Lane, Goosnargh PR3 2JJ

Offers in the region of £325,000



2 Bedrooms



1 Bathroom



283 Acres



- Detached, single storey true bungalow
- Two good-sized double bedrooms
- In need of modernisation throughout
- Uninterrupted views of the open countryside
- Highly desirable rural location
- Set in a total plot of 2.83 acres (1.15 ha)
- **Subject to agricultural occupancy condition (see within the details)**



Constructed in 1986 by its current owners, Chingle Lodge is being offered to the market for the very first time. Now requiring modernisation throughout, this charming and secluded property provides an excellent opportunity to create a bespoke family home.

Tucked away along a shared country lane off Whittingham Lane, the property is approached via a gated entrance that opens onto a stone driveway and an attached single garage. Beyond the house, a generous wraparound lawned garden enjoys uninterrupted views across open countryside to both the front and rear, and is complemented by several timber sheds and a greenhouse.



### Location

Nestled in the rural parish of Goosnargh, just a short drive from Preston, this location offers an exceptional balance of countryside tranquillity and modern convenience. Renowned for its picturesque surroundings, welcoming community, and traditional village character, Goosnargh provides an idyllic setting for families. The location offers scenic walking routes, highly regarded local schools, and easy access to Preston's wider amenities, including shopping, dining, and transport links.





Internally, the property can be entered via either the front or rear porch. To the front, the porch opens into a spacious hallway that provides access to all principal rooms.

The living room extends across the full width of the property, with sliding patio doors to the rear creating a seamless connection to the garden - ideal for relaxed indoor-outdoor living during the warmer months. An electric fire set in front of an open chimney with brick surround forms a central focal point, while an open archway leads through to the kitchen, allowing natural light to flow throughout.

The kitchen is fitted with a range of timber cabinets and features a characterful vintage Rayburn cooker alongside a standalone cooker. Adjoining the kitchen is a generous utility room, which offers access to the rear porch and the attached garage.

The property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in floor-to-ceiling wardrobes, providing ample storage.

Completing the accommodation is a three-piece family bathroom, finished with matching wooden features and comprising a bath with electric shower over, a pedestal wash basin, and a WC.





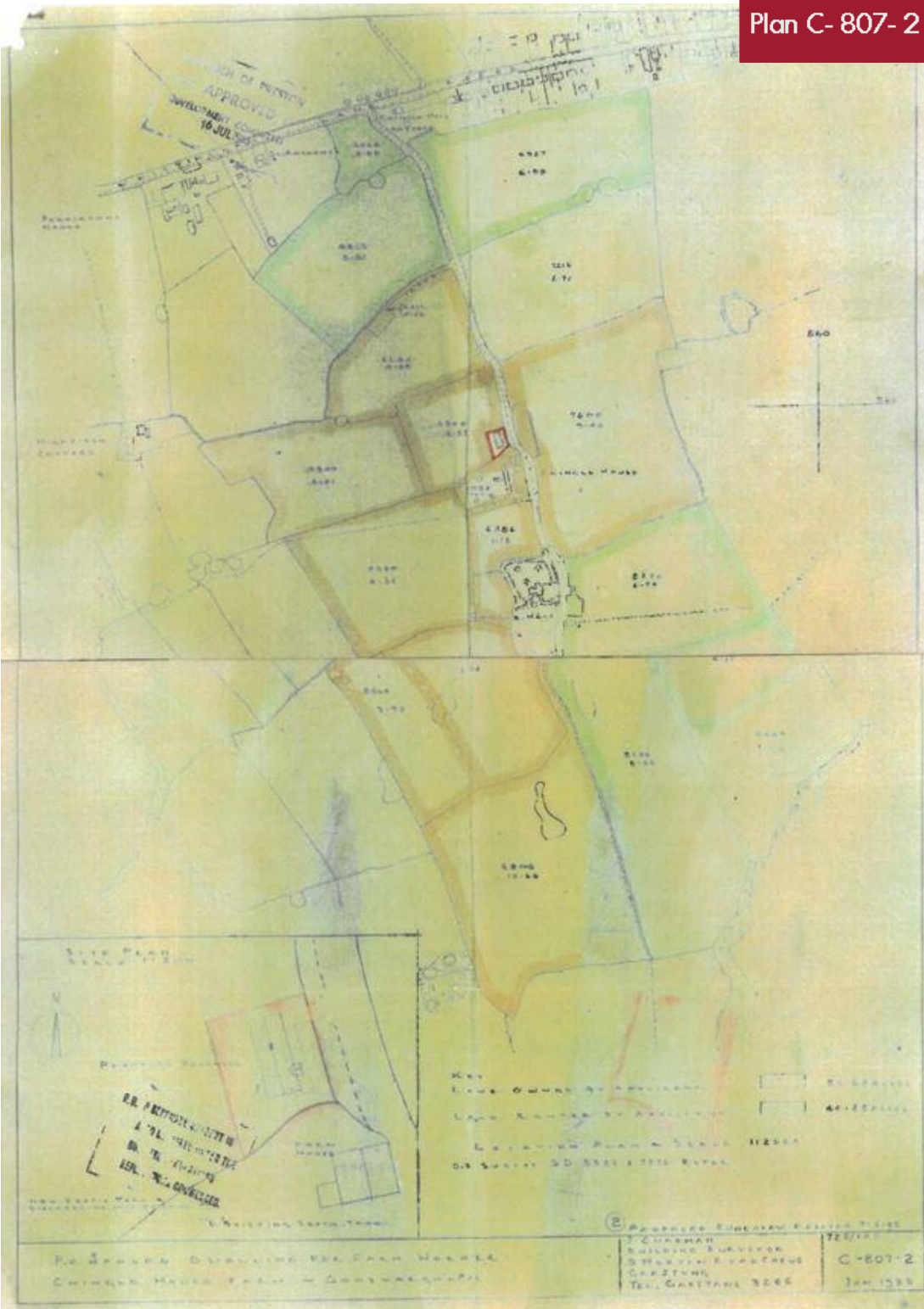


Chingle Lodge is set in a generous plot of 2.83 acres (1.15 ha) in total, making it ideal for those seeking a peaceful way of life, whilst also providing increased privacy and greater control over the surrounding environment. The plot also offers excellent versatility, whether for potential rental income or for those wishing to extend and enjoy the grounds as part of the residential property.

The land to the west benefits from a separate access down the access track, secured by a timber gate.



Classified as Grade 3, the land comprises good quality permanent pasture enclosed by a combination of mature hawthorn hedging and stock-proof netting. The garden boundary to the rear is defined by post and rail fencing.



The property is subject to an agricultural occupancy condition which limits the occupation of the property to those employed, or last employed within agriculture and or Forestry.

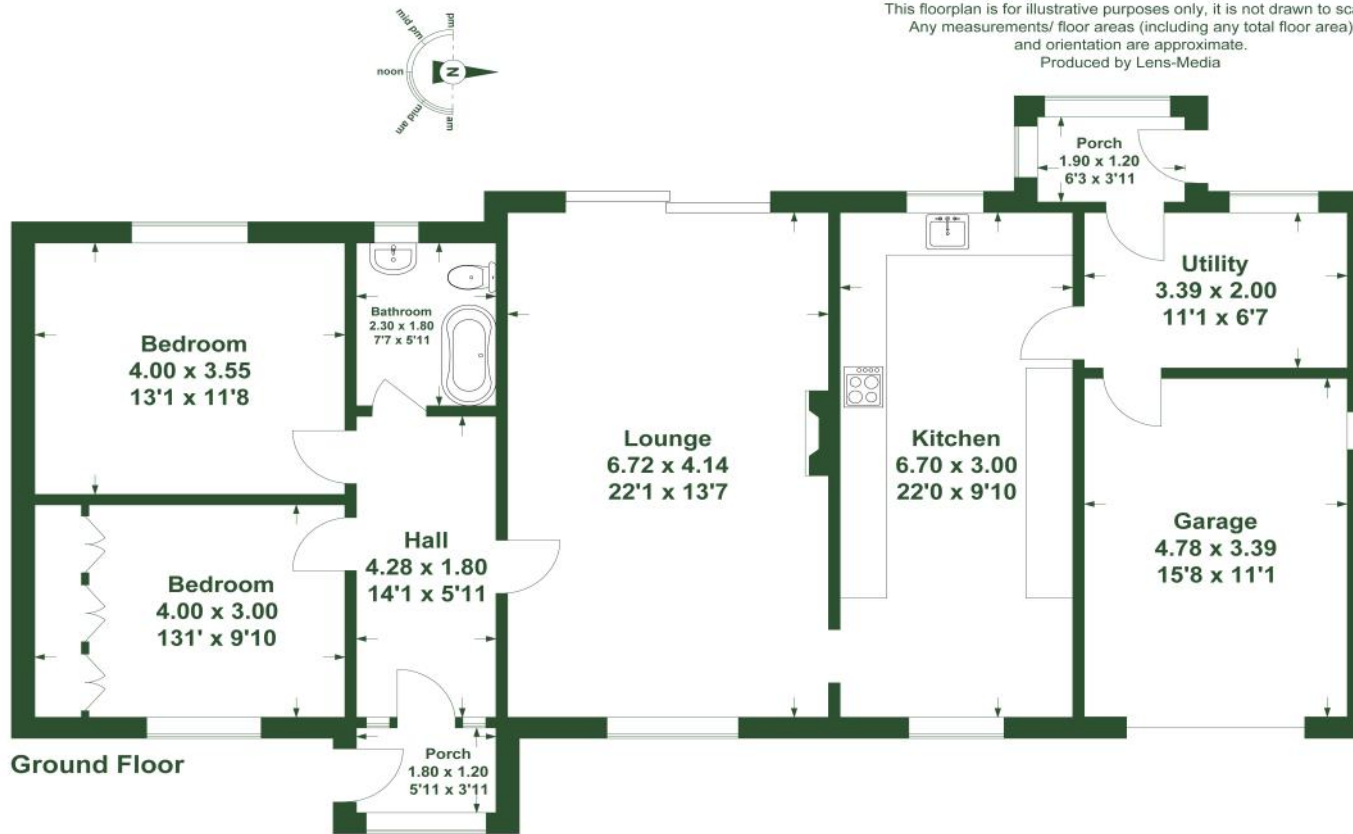
'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in agriculture as defined in Section 290 (i) of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).'

Plan C-807-2 shows the site plan approved by Preston City Council under planning application 06-85-0402 for 'Proposed Dwelling for Farm Worker, Chingle House Farm, Goosnargh', with Chingle Lodge edged red.

Buyers will need to carry out their own research into the planning position, and will need to offer on the basis of the position as it is understood.

Approximate Gross Internal Area : 123.08 sq m / 1325 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	27 F	
1-20	G		

## General Remarks

**Services :** The property has the benefit of mains water, and mains electricity. Heating is by way of solid fuel from the Rayburn Cooker. Sewerage is subject to a septic tank which we assume is not compliant with current regulations. The vendor is seeking further clarification regarding its compliance, and a quote for it's replacement. Due to the condition of the property, if necessary, the responsibility for compliance of the septic tank will be passed onto the buyer on completion, any offers made need to be on this basis. For further information regarding the septic tank, please contact our North Lancashire office.

**Parking allocated and number of spaces :** There is parking for one vehicle in front of the garage

**Construction Type :** White render over brick under a pitched slate roof

**Building Safety :** We are not aware of any building safety issues

**Occupancy Condition :** The vendor has made us aware the property is subject to an agricultural occupancy condition under planning reference 06-85-0402 as evidenced on plan C-807-2.

We are not aware of any unimplemented planning consents

**Restrictive Covenants :** We are not aware of any restrictive covenants attached to the property

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

**Conservation Area / National Landscapes :** The property is not situated within a conservation area or national landscape

**Easement, and Wayleaves or Rights of Way :** The property is accessed by a right of way over the country lane leading from Whittingham Lane. We are not aware of any easements or wayleaves affecting the property.

**Footpaths / Bridleways :** We are not aware of any footpaths or bridleways affecting the property.

**Flooding :** The property has not flooded within the last 5 years, or since the vendor built the property in 1986. According to the Environment Agency's website the property sits in flood zone 1.

**Coal field / mining area :** The property is not situated within a mining area.

**Local Authority :** Preston City Council **Council Tax:** Band D

## Communications:

Broadband: Superfast broadband is available in the area

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

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** We believe it is possible to obtain a mortgage on this property. However, due to the agricultural occupancy condition, the prospective buyer may require advice from a specialist lender.

**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 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.

**Viewings :** Viewings are strictly by appointment with the sole selling agents. For the attention of George Wilkinson. 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 :** [//blur.extra.fruit](https://www.what3words.com/#!/blur.extra.fruit)

**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**





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