



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



2.83 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.



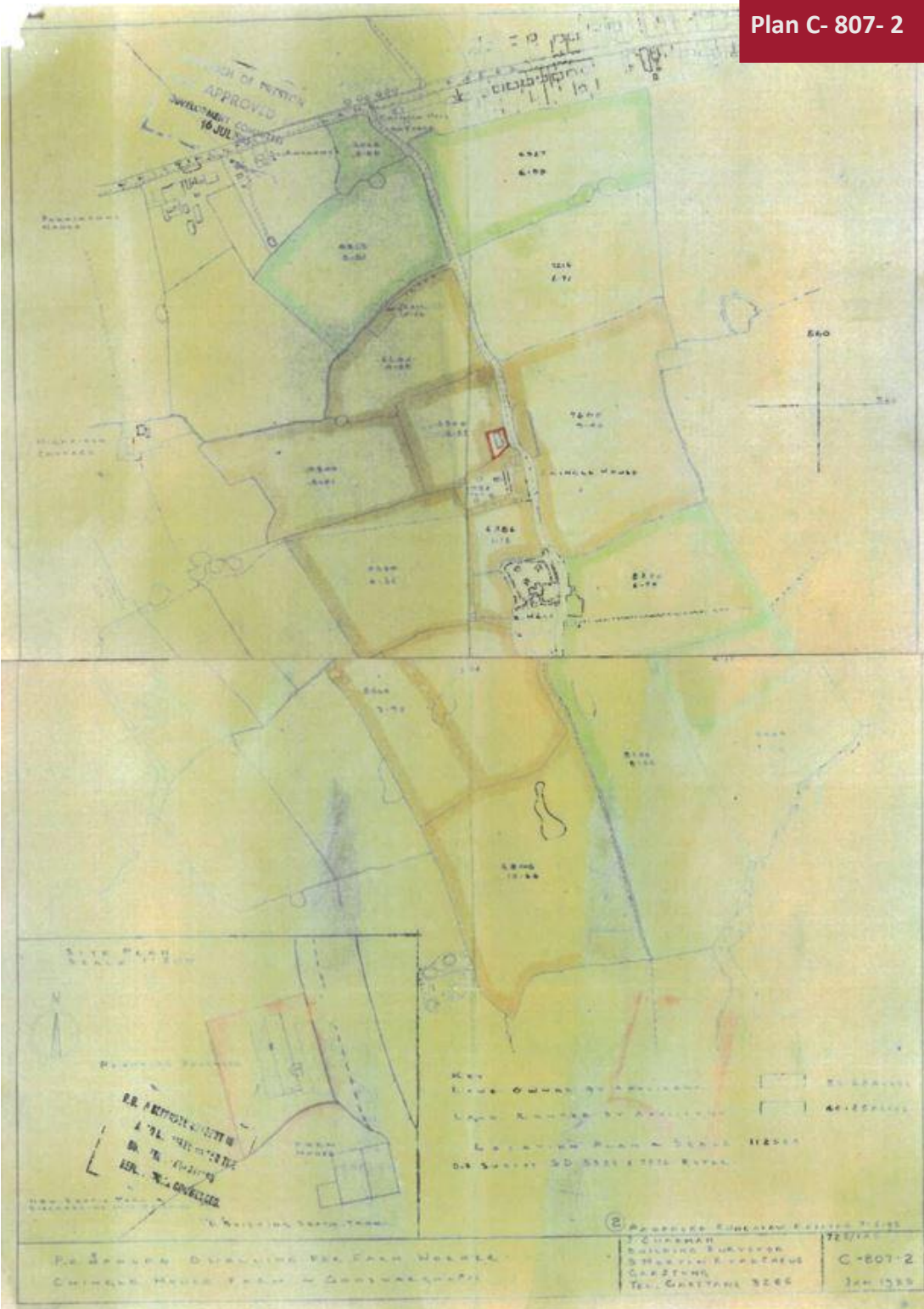


Chingle Lodge is set in a generous plot of 2.83 acres (1.15 ha) in total, making it ideal for those seeking a peaceful way of life, whilst also providing increased privacy and greater control over the surrounding environment. The plot also offers excellent versatility, whether for potential rental income 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 vendor believes the property is subject to an agricultural occupancy condition which limits the occupation of the property to those employed, or last employed within agriculture.

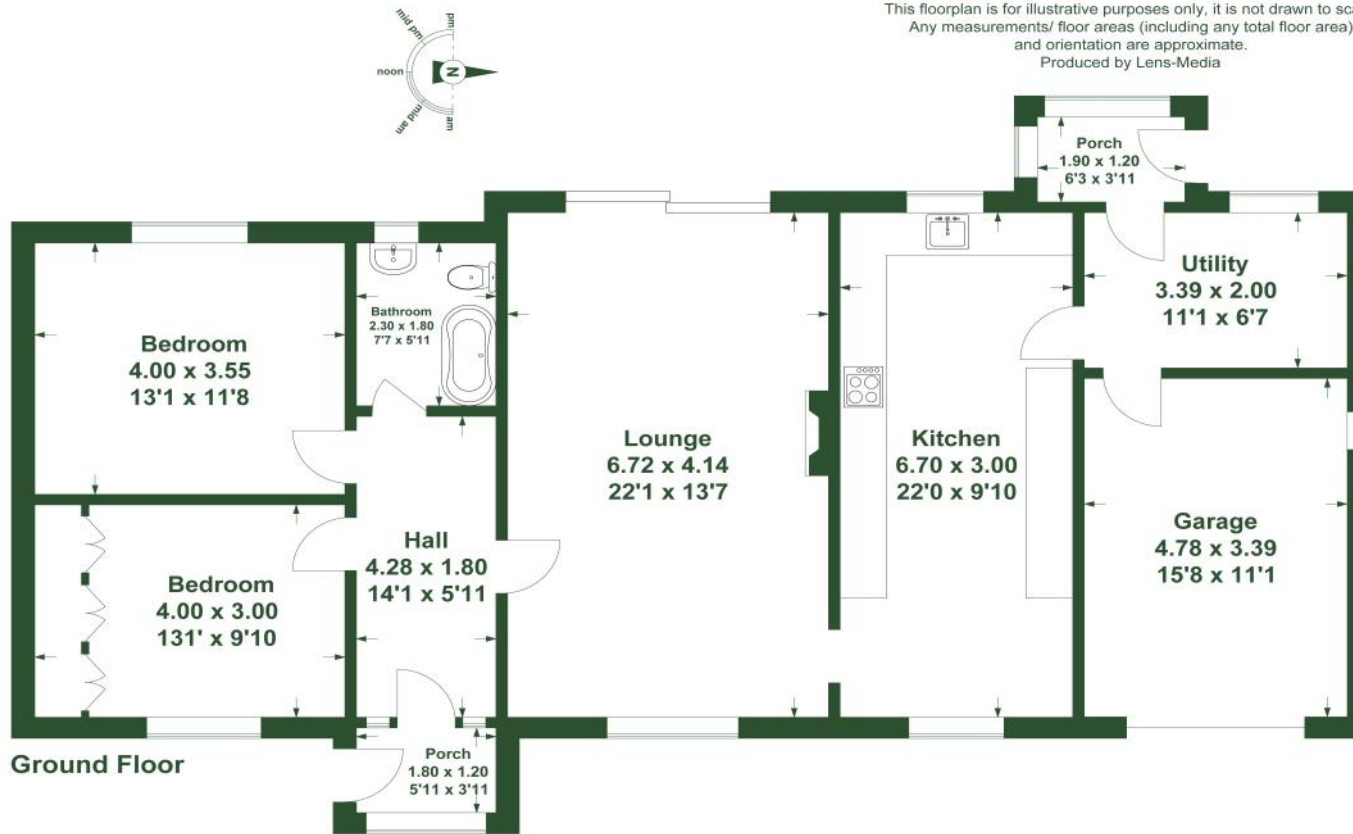
We have been unable to obtain planning documentation from Preston City Council to verify the exact wording of this condition.

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



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

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. The standard wording for this condition restricts the occupation of the property to those employed or last employed within agriculture. We have been unable to obtain planning documentation from Preston City Council to verify the wording of this condition. 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

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 :** 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.

**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

**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**





## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

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

## South Lancashire

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

## Ribble Valley

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



[Abarnett.co.uk](http://Abarnett.co.uk)

Stay in the loop!

