



**DAIRY FARM, GOOSE LANE, CHIPPING,
PRESTON, LANCASHIRE, PR3 2QB**

Reeds Rains

www.reedsrains.co.uk

DAIRY FARM, GOOSE LANE, CHIPPING, PRESTON, LANCASHIRE, PR3 2QB

A beautifully maintained and charming stone farmhouse set on the outskirts of the picturesque Ribble Valley village of Chipping, enjoying landscaped gardens with screened paddock and stables. The large family accommodation provides lounge, sitting room, dining kitchen with four door Aga, ground floor bedroom with shower en-suite and lounge providing ideal accommodation as a granny annexe, seven further bedrooms, five with en-suite shower rooms, family bathroom provides a Victorian style suite including roll top bath with claw feet. This tremendously desirable property needs to be viewed to be appreciated and to also take in the spectacular views of the open countryside.

£495,000

VIEWING ARRANGEMENTS

Viewing strictly by appointment through the Agent

2 Townley Parade, Longridge, Preston, Lancashire, PR3 3HU Tel: 01772 782688/783812

Ground Floor

Sun Lounge

11'10" x 11'. Providing one of the entrances to the front of the property, this double glazed sun lounge provides wooden floor, pine panelled ceiling with spotlighting, radiator and is open through to:

Entrance Hall

17'10" x 9'3". Pitched pine spindle balustrade staircase leading to the first floor. Radiator. Double doors through to:

Lounge

27'8" x 14'1". Feature solid fuel fireplace housed in brick chimney breast. Pitched pine beamed ceiling. Radiator. TV point. Door leading to rear garden. Double glazed window to front.

Utility

9'4" x 9'7". Parquet flooring. Fitted base units incorporating stainless steel single drainer sink unit. Plumbing for dishwasher and automatic washing machine. Meter cupboard. Double glazed window to rear.

Dining Kitchen

18'10" x 11'8". Comprehensively fitted kitchen of solid oak to include wall and base units with contrasting tiled work top. Four door Aga. Slot-in electric cooker. Single drainer sink unit. Access to large pantry cupboard. Beamed ceiling. LPG central heating boiler. Double glazed window to rear and door to rear.

Bedroom 3

13' x 10'5" extending to 15'7". Radiator. Loft access. Double glazed window to rear. Also accessed via two landings.

En-Suite Shower Room.

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Tiled elevations. Extractor fan.

Bedroom 4

17'5" x 8'11". Radiator. Double glazed window to rear.

En suite Shower Room

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Tiled elevations. Radiator.

Bedroom 5

9'7" extending to 16'3" x 9'9". Radiator. Double glazed window to front.

En-Suite Shower Room,

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Extractor fan. Tiled elevations. Radiator.

Bedroom 6

16'1" x 8'10". Radiator. Double glazed windows to side.

En-Suite Shower Room:

Comprising shower cubicle, pedestal wash hand basin and WC. Tiled elevations. Radiator.

SECOND SITTING ROOM

27'9" x 10'2". Solid fuel fireplace housed in Victorian style cast iron surround with tiled inserts. Delft rack. Exposed stone wall. Two radiators. Double glazed windows to front, side and rear. Access through to second hall with second staircase leading to the first floor and also giving access to porch with second door to front and double glazed windows to either side.

Dining Room

17'5" x 14'3". Exposed stone wall. Feature gas stove fireplace in stone mullion surround. Beamed ceiling. Double glazed window to front.

ANNEXE

Bedroom

10' x 7'4". Radiator. Artexed ceiling. Double glazed window to side.

En Suite Shower Room

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Extractor fan. Tiled elevations. Access into:

Open Hallway

Gives separate access to side with parquet flooring.

Lounge.

9'4" extending to 12'8" x 11'3". Two radiators. Double glazed windows to side and rear.

First Floor

Landing

Spindle balustrade. Radiator. Double glazed window to front.

Bedroom 2

13'9" x 12'5". Which can be accessed via two landings. Built-in storage cupboard. Double glazed window to front. Radiator. Access to:

En Suite

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Tiled elevations. Radiator. Extractor fan.

Tan. Radiator.

Second Landing

Pitched pine spindle balustrade. Radiator. Double glazed window to rear.

Bedroom 7

14'6" x 10' maximum measurements. Built-in wardrobe. Radiator. Double glazed window to front.

Bedroom 8

12' x 10'2". Vanity pine sink unit. Radiator. Double glazed window to rear.

Family Bathroom

Fitted with a three piece suite comprising free standing roll top and claw footed bath with mixer tap shower over, pedestal wash hand basin and high system WC. Beamed ceiling. Shaver point. Radiator. Double glazed window to front.

Exterior

The property is screened from the roadside via a variety of evergreen trees and access to the driveway can be gained by double wrought iron gates leading to a sweeping gravelled driveway. To the front there is a landscaped garden area which is well stocked with a large Koi carp pond and water feature and gives gated access to the rear of the property where there is an enclosed landscaped garden which has been laid to lawn with a variety of flower and herbaceous borders. Two 40ft Nissan huts providing ample storage area and five bar gate leading through to a paddock. Two stables.

Agents Notes

Drainage is via a septic tank. The property is heated by LPG Calor gas heating.

Tenure

We have been advised by the seller that the property is FREEHOLD. Interested purchasers should seek clarification of this from their solicitor.

Directions

From the Longridge office proceed to the bottom of Berry Lane turning right into Inglenook Road. At the Alston Arms bear right following the Chipping Road. Proceed for some distance and on seeing The Dog & Partridge Public House turn right following signs for Chipping. This is Goose Lane. The property is situated on the right hand side and can be easily denoted by our For Sale board.

Agents Notes

Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

For free mortgage advice contact our mortgage advisor who has access to and information available from numerous lenders. An advisor is available at all Reeds Rains offices by prior appointment.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Reeds Rains

www.reedsrains.co.uk

