



Whittingham Lane, Preston, PR3

£575,000

Offers Over

Tenure: Freehold, **Bedrooms:** 4

Arran House, Goosnargh

£650,000 A delightful detached barn conversion (1975) with spaciou

Key features:

- Excellent location for transport links and outstanding schools
- Garden areas on all 4 sides with ample private parking
- Immaculately presented and maintained
- No onward chain and flexible completion date
- annexe with Office Gym Games Room
- 4 double bedrooms with 2 ensembles and shower room

Extra info:

- **Property Age:** 42 years
- **Council Tax:** Band G (£2711.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Oil
- **Parking:** Private Driveway



Arran House, Goosnargh

A delightful detached barn conversion with spacious family accommodation and additional annexe, located in open countryside, bordering on woodland. Superbly positioned just outside Goosnargh village but within easy reach of its facilities. The new bypass gives easy access to Preston and its Motorway hub (M6, M61, M55 and M65). Manchester, the Lake District, Yorkshire Dales, Derbyshire and the Fylde coast are within 1 hour's drive.

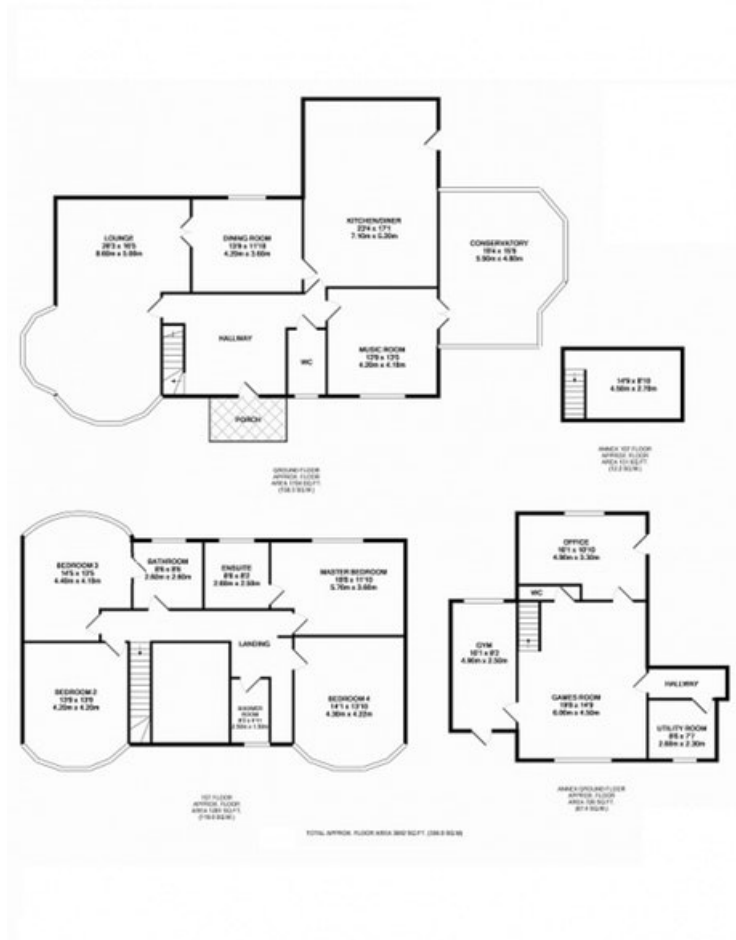
The total floor area of this extensive property is 3500 sq.ft. The enclosed porch opens into a full height cedar-clad Entrance Hall, with galleried landing and teak parquet flooring, which gives access to a large open plan fully equipped Kitchen/Dining Room with granite worktops and oak flooring with double doors onto a large stone flagged patio; formal Dining Room; Lounge with open fireplace and windows on 3 sides; cloakroom with WC and storage; Music Room leading into a south-facing Conservatory with double doors opening onto the patio and BBQ with views beyond the balustrade over the lovely rear garden. First floor accommodation consists of master suite and 4 large double bedrooms, a further en-suite bathroom and a shower room. All bedrooms are spacious with large windows – one full wall in the master bedroom – giving a light and airy feel to the whole house.

The Annexe is approached from the lounge, past a well-equipped Utility Room to a large Games room, separate Office, WC and Gym, with additional mezzanine floor and loft storage. With 2 separate outside entrances. It offers attractive alternatives to suit many family lifestyles.

Wrought iron gates lead into a spacious private driveway with ample parking, a gravel garden with a herb bed and stone flagged patio (90 sq.m.) with a large roofed BBQ/wood store, 2 pools connected by a waterfall down steps to a lovely south facing garden with lawn and central water feature, surrounded by well-maintained shrubberies and mature trees.


The whole property provides a warm, comfortable home, immaculately presented and set in an enviable location. It merits viewing to appreciate its attractiveness and potential as a superb family home, with good transport links to the whole of the North West and excellent schools which are available locally, both state and public to suit any need.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



500, Whittingham Lane, Goosnargh, PRESTON, PR3 2JJ

Dwelling type: Detached house	Reference number: 8485-7224-3440-9503-2902
Date of assessment: 07 April 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 April 2015	Total floor area: 325 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,210
Over 3 years you could save	£ 4,614

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 597 over 3 years	£ 333 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 4,614 over 3 years </div>
Heating	£ 10,335 over 3 years	£ 6,936 over 3 years	
Hot Water	£ 1,278 over 3 years	£ 327 over 3 years	
Totals	£ 12,210	£ 7,596	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		73
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	40	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 264	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 381	✔
3 Low energy lighting for all fixed outlets	£185	£ 201	

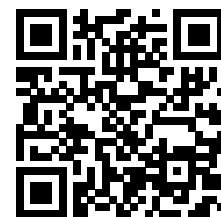
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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MISREPRESENTATION ACT, 1967.

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