



**15 Windy Street**  
Chipping,  
PR3 2GD

**£325,000**

**ESTATE AGENCY**



**Quaint and extensive home positioned in the heart of Chipping village**

**Four/five bedrooms**

**Two bathrooms**

**Walking distance to all village amenities**

**Mullion windows, log burners, stained glass windows, beamed ceilings features**

**Two reception rooms**

**Grade II listed dating back to the 17th century**

**Rear yard**



**\*VILLAGE LOCATION\* IDYLLIC & QUIANT CHARACTER PROPERTY\*** This beautiful, Grade II listed dates back to the 17th century. The accommodation is arranged across four floors and is situated in the heart of the historical village of Chipping.

The extensive layout provides ample living areas and is littered with numerous character features including stained glass mullion windows, log burning stoves, exposed stone walls and beamed ceilings.

On entry from Windy Street, the front door leads into the welcoming reception room where there is a multi fuel stove set in a wonderful stone hearth and wooden beams which lend to the character of the space. A staircase leads to the first floor and a door leads to stairs to the cellar. A door leads to the cosy lounge with a cast iron fire with wooden surround. To the other side of the property is a country cottage style kitchen with flagged flooring and access to the rear yard and into the utility area and a useful ground floor shower room.

To the first floor there are two bedrooms with a further two bedrooms and family bathroom suite accessed via a split level staircase.

The cellar houses the recently installed oil boiler and has ample storage space and access into an additional living space boasting excellent internet signal and is currently used as a home office area. The cellar also has an outer door leading to a rear communal cobbled area.

Externally, there is a gated access to the side of the property from Windy Street to a yard with outer door leading into the kitchen.

In the village of Chipping you will find two welcoming pubs, two cafes, two churches, primary schools, a farm shop, park and many countryside walks. Longridge is approximately 5 miles away where you will find larger supermarkets, local shops and high schools. Convenient for those who wish to commute further afield with the motor work networks close by and train station in Preston. This semi rural living is perfect for those wanting the best of both world, and this property comes highly recommended for viewing.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. There may be some covenants or restrictions associated with purchasing the property that we have not been made aware of and you should consult with your solicitor for final clarification. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.

**Services**

Oil fired heating Mains electric, water and drainage.

**Room dimensions**

Please see floor plan.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

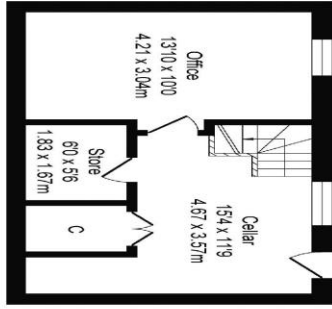




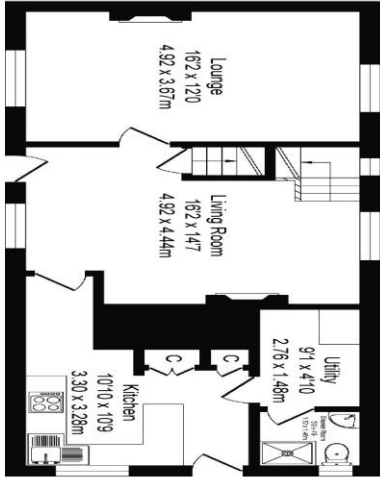
## Windy Street, Chipping

**Total Approx. Floor Area 1843 Sq.ft. (171.2 Sq.M.)**

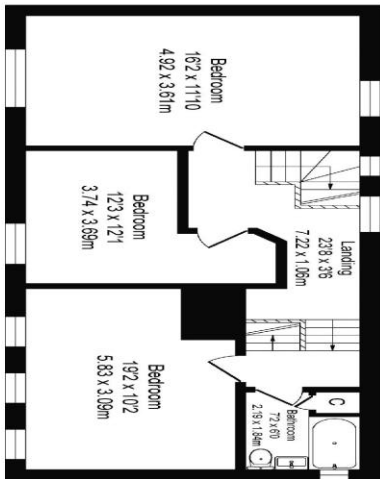
Surveyed and drawn by Lars Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



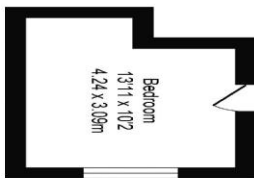
Cellar  
Approx. Floor Area 361 Sq.Ft (33.5 Sq.M.)



Ground Floor  
Approx. Floor Area 678 Sq.Ft (63.0 Sq.M.)



First Floor  
Approx. 678 Sq.Ft (63.0 Sq.M.)



First Floor  
Approx. Floor Area 126 Sq.Ft (11.7 Sq.M.)



T. 01772 280 240  
E. sales@goestateagency.co.uk  
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA