









12 Church Lane, Preston, PR3 2BE £150,000

This charming 2-bedroom cottage offers the perfect blend of countryside tranquillity and huge potential. Set in a peaceful location with open fields to the rear, it provides an idyllic retreat while remaining within easy reach of local amenities.

The property features a thoughtfully designed downstairs extension that accommodates a spacious kitchen, with views across the garden and fields beyond. A separate lounge offers a cosy space to relax, while upstairs there are two generous double bedrooms and a three-piece bathroom. The spacious loft room provides excellent potential for conversion, subject to the necessary planning permissions. The house is in need cosmetic refurbishment but offers a huge amount of potential. Outside, there is off-road parking for two cars and a lovely rear outlook ideal for enjoying the rural surroundings.

Key features include a kitchen extension, two double bedrooms, off-road parking, and countryside views. If you have any questions or would like to arrange a viewing, please get in touch.

## **Ground Floor** Kitchen 2.55m x 4.15m (8'4" x 13'7") First Floor Second Floor Dining Bathroom Room 2.40m x 3.90m (7'10" x 12'10") Landing Loft Room 6.25m (20'6") max x 6.28m (20'7") max **Bedroom 1** 3.72m x 3.39m (12'2" x 11'1") Lounge Bedroom 2 5.14m (16'10") max x 2.79m (9'2") Hallway 3.54m x 3.90m (11'7" x 12'10")

## Area Map

## **Energy Efficiency Graph** Goosnargh Camforth Hall Ln Not energy efficient - higher running costs **England & Wales** Whittingham Cumeragh Ln Environmental Impact (CO<sub>2</sub>) Rating Whittingham Ln (92 plus) 🔼 Whittingham Club (81-91) B Coogle England & Wales Map data @2025

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EU Directive 2002/91/EC

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