



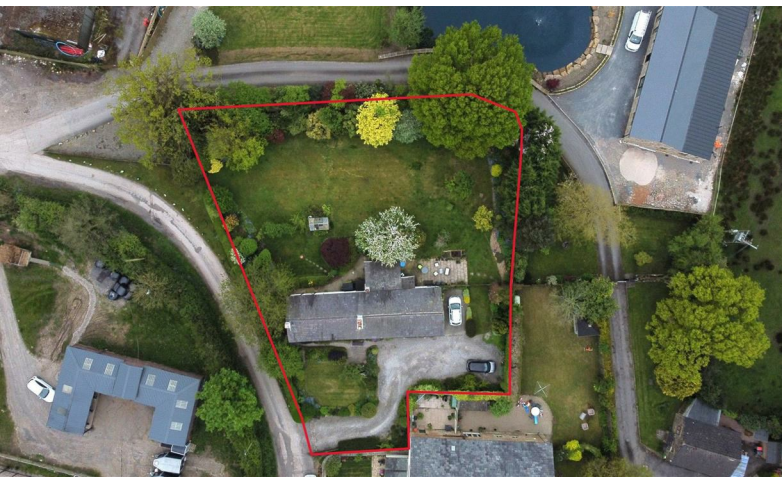
## Almonds Farm Pudding Pie Nook Lane

Goosnargh, Preston, PR3 2JL



£624,950

Holdens are pleased to bring to the market this very appealing 17th century detached farmhouse in a semi-rural position in Goosnargh. Enjoying a beautiful position yet being handy for all the facilities in Goosnargh and motorway access. The house is traditional in style with lots of character and charm. The accommodation comprises of: entrance porch, living room, kitchen, rear porch, utility, dining room/hallway, shower room, snug/living room. First floor: three bedrooms, bathroom. Driveway parking for several vehicles. Pretty garden frontage laid to lawn with mature plants, a lovely area to sit out and enjoy some peace. To the rear there is a large mature garden being mainly laid to lawn, patio, greenhouse. Oil central heating, double glazed. Freehold. Council Tax Band G.





## GROUND FLOOR

### Entrance Porch

uPVC double glazed front door, tiled floor, door to living room.

### Living Room

18'7" x 17'11" (5.668m x 5.484m)

uPVC double glazed windows to front, two radiators, wood burner, large stone fireplace, feature wooden beam, door to kitchen, door to hallway/dining room.

### Kitchen

14'0" x 12'0" (4.287m x 3.673m)

Aga, two uPVC double glazed windows to rear, wall and floor units, worksurfaces, oven/grill, four plate electric hob, tiled splashbacks, built-in shelves, one and a half stainless steel sink and drainer, plumbing for dishwasher, built-in fridge/freezer, radiator, built-in spice rack, door to rear porch.

### Rear Porch

Wooden door to rear, uPVC double glazed window to rear, tiled floor, built-in shelves, door to utility.

### Utility

15'0" x 8'9" (4.583m x 2.692m)

Plumbing for washing machine, built-in shelves, wall mounted cupboard, ladder into attic, door to shed, concrete floor.

### Shed

15'1" x 9'0" (4.621m x 2.746m)

Built-in shelving, wall mounted cupboard, wooden door to front, concrete floor.

### Attic

Fully boarded floor, uPVC double glazed window to front, wooden door to rear, uPVC double glazed window to side.

### Dining Room/Hallway

18'0" x 13'8" (5.487m x 4.175m)

uPVC double glazed windows to front, uPVC double glazed door to front, radiator, wooden beams, stairs to first floor, under stairs storage, door to cloakroom, door to shower room, door to snug/utility room.

### Shower Room

11'5" x 5'11" (3.489m x 1.824m)

Wooden single glazed windows to rear, WC, sink with pedestal, tiled floor, radiator, wooden beams, shower cubicle, wall mounted cabinet.

## Snug/Second Living Room

14'3" x 10'11" (4.359m x 3.341m)

uPVC double glazed windows to front, uPVC double glazed window to side, wooden beams, radiator, electric wood burner.

## FIRST FLOOR

### Landing

uPVC double glazed windows on stairs, radiator, doors to bedrooms and bathroom.

### Bedroom 1

18'7" x 17'11" (5.686m x 5.486m)

uPVC double glazed windows to front, radiator, fireplace, sink with pedestal and built-in shelf and mirror, wooden beam.

### Bedroom 2

13'8" x 9'2" (4.189m x 2.811m)

uPVC double glazed windows to front, radiator, wall mounted sink, shelf and mirror, built-in airing cupboard/storage, attic access.

### Bedroom 3

14'8" x 10'10" (4.491m x 3.318m)

uPVC double glazed windows to front, radiator, wooden floor.

### Bathroom

14'11" x 6'3" (4.560m x 1.927m)

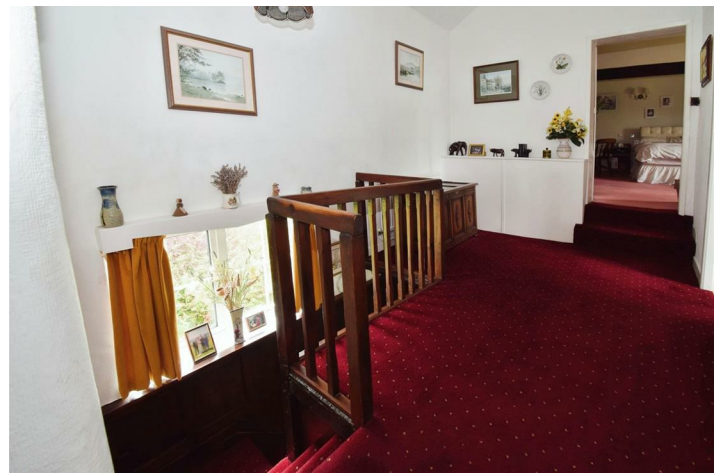
uPVC double glazed windows to rear, radiator, wooden floor, sink with pedestal, bath, WC.

## EXTERNALLY

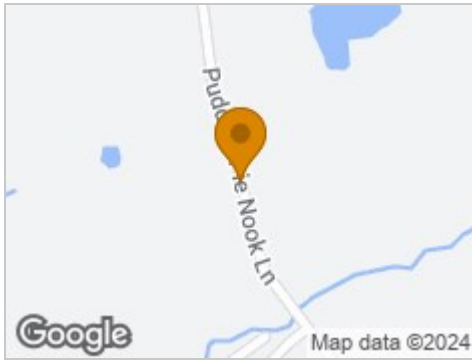
To the front there is a gated entrance to the gravelled driveway, small lawn and flower beds, small pond, patio area. The front of the property is screened by mature hedging. Parking to the side, lawn to the side leading to the rear, pathway leading round the side of the house, gate to rear garden. To the rear there is a well established large garden mainly laid to lawn with mature trees, bushes and shrubs, shed housing the boiler, greenhouse, patio and pathways.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



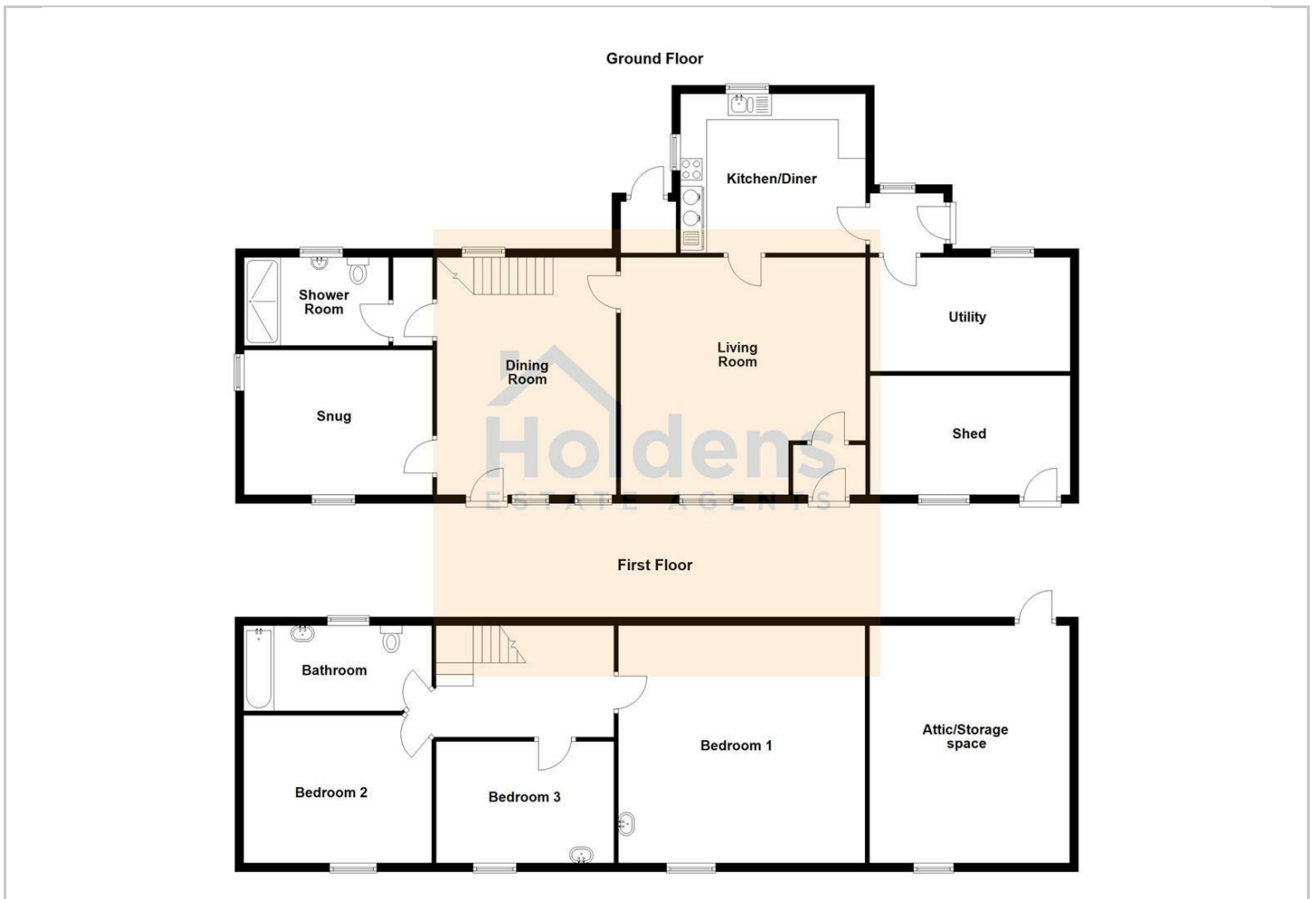
## Hybrid Map



## Terrain Map



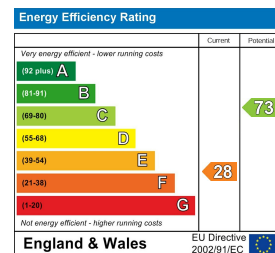
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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