

Property Details

Ashley Head Farm, Ashley Lane,
Goosnargh, Preston, Lancashire, PR3 2EE

OIRO **£895,000**



Property Photos

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

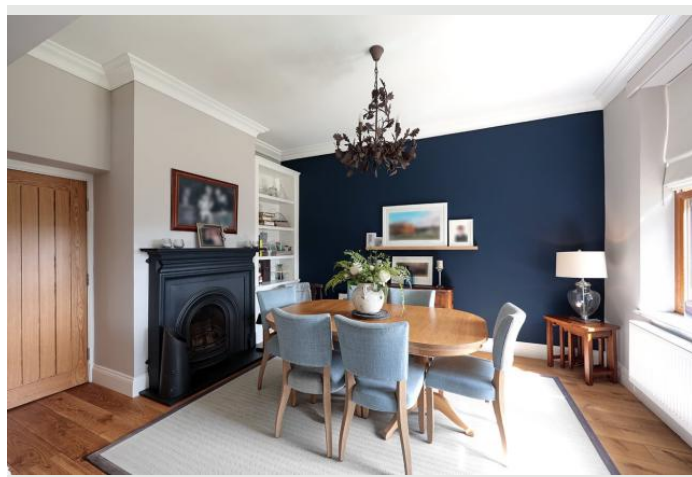


Creation Date

24/06/2025

Property Photos

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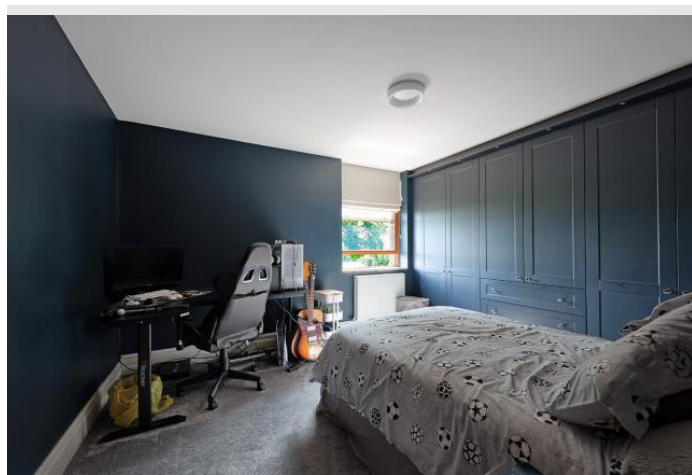
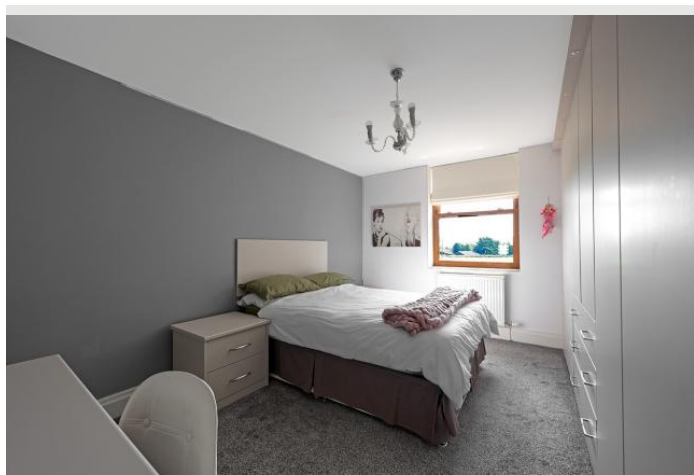
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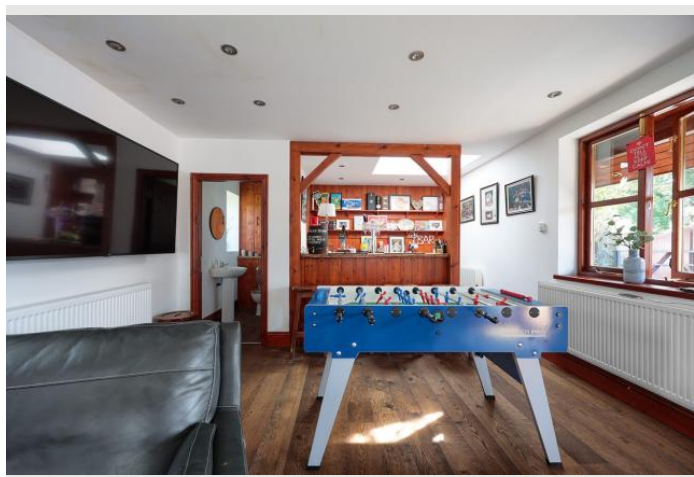


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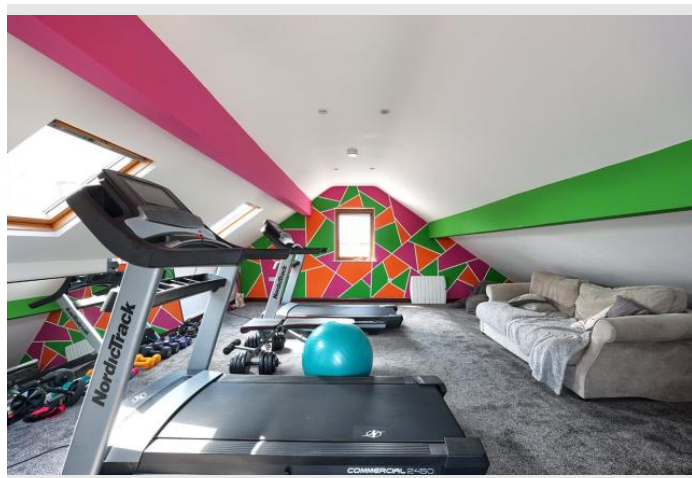
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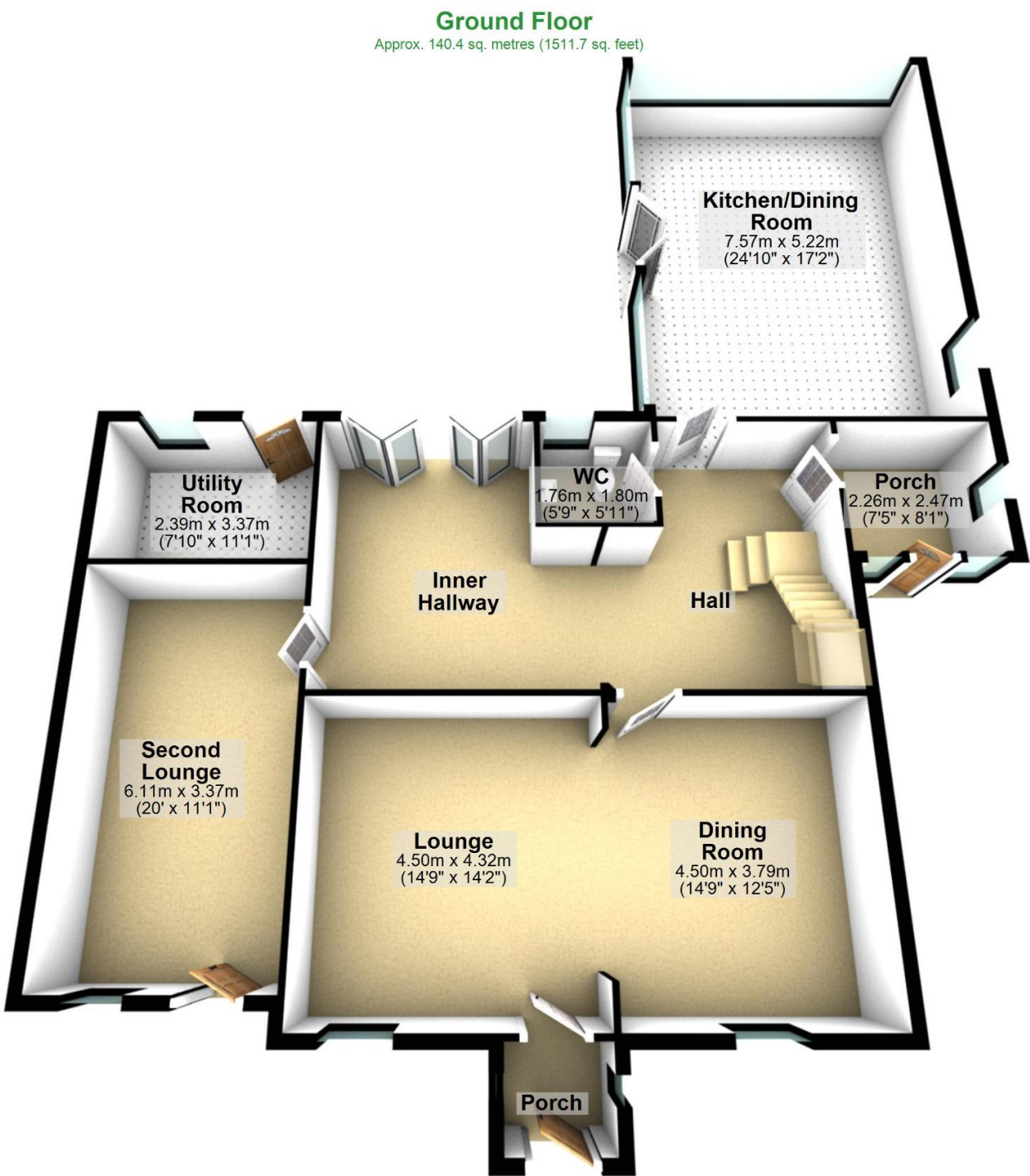


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Property Floor Plans

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

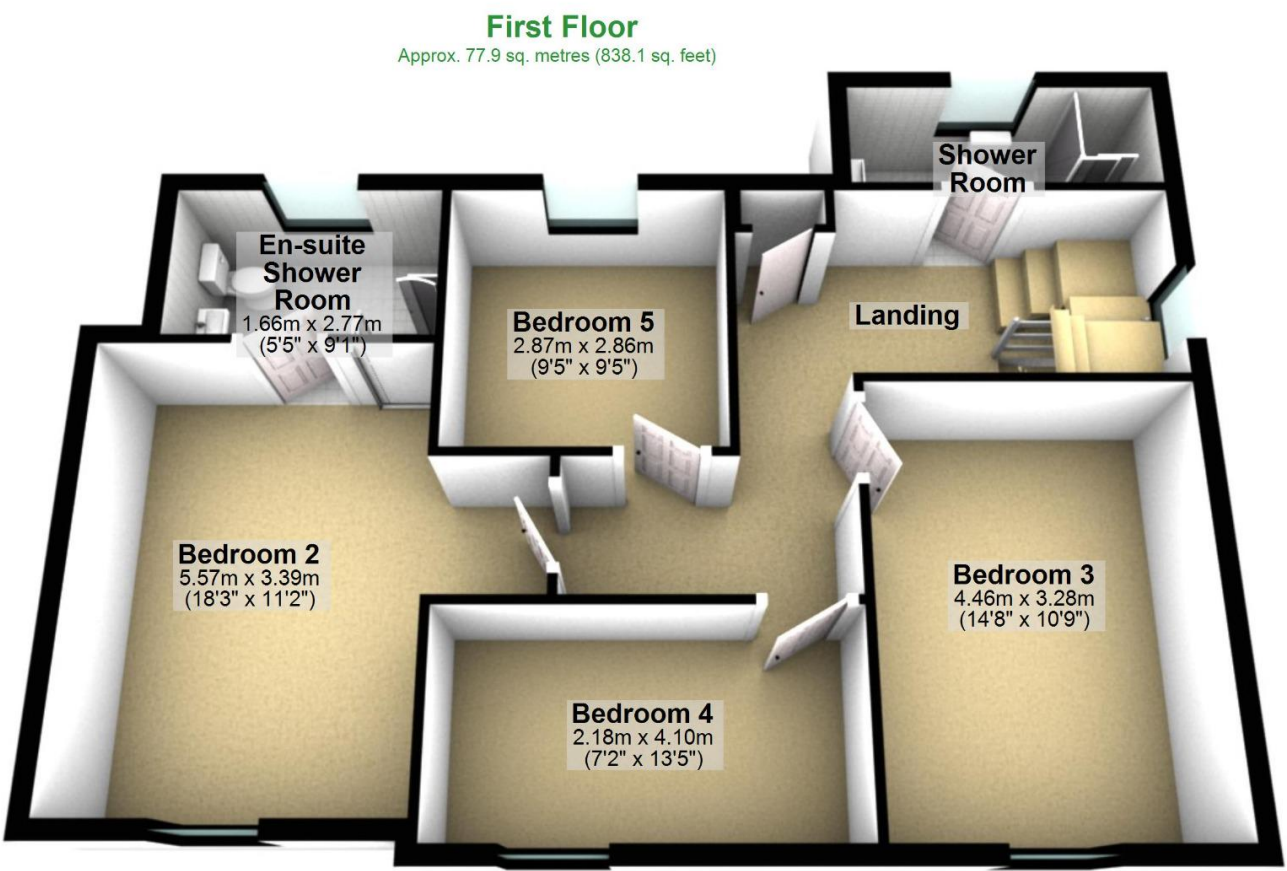


Total area: approx. 264.2 sq. metres (2843.4 sq. feet)

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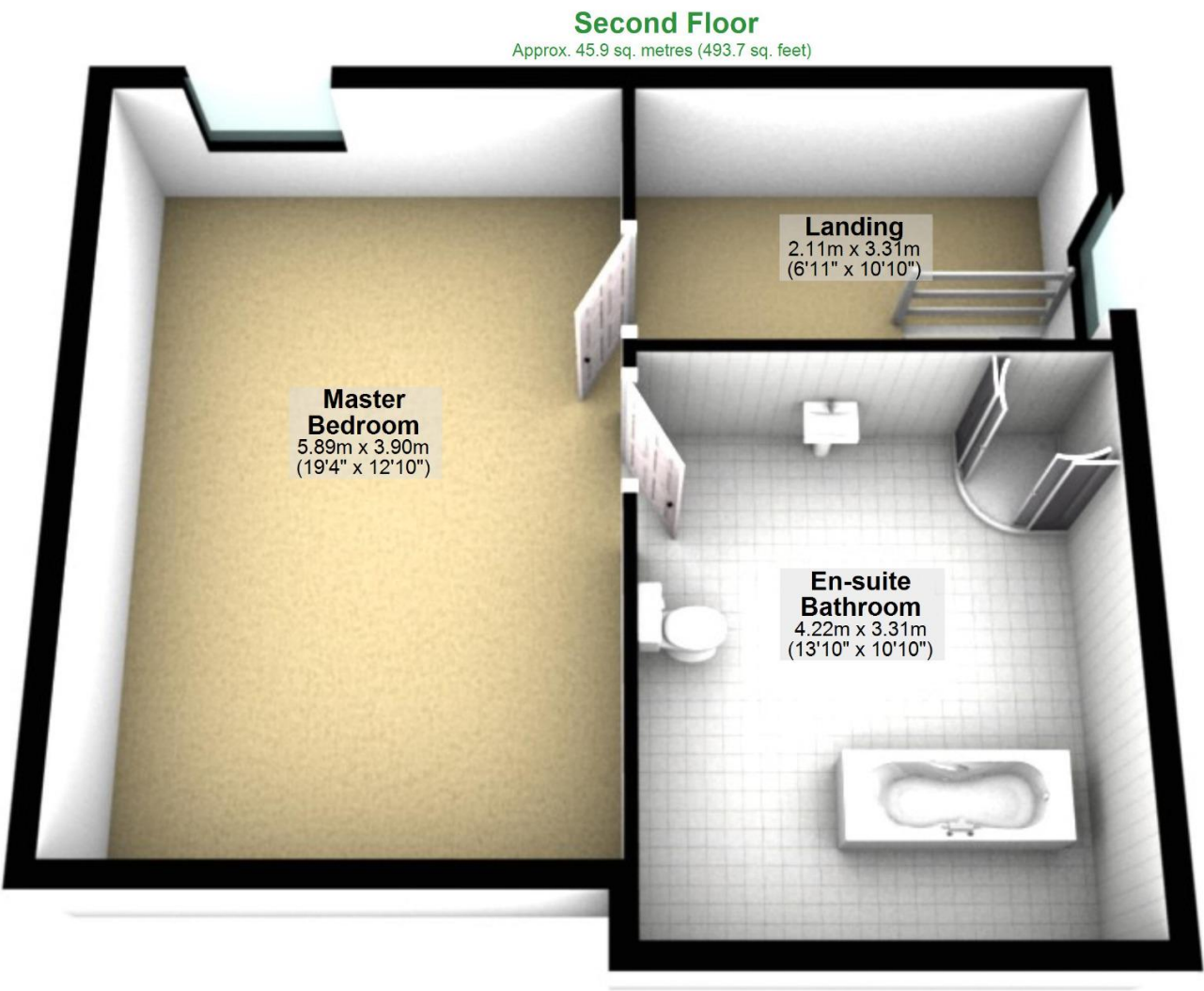
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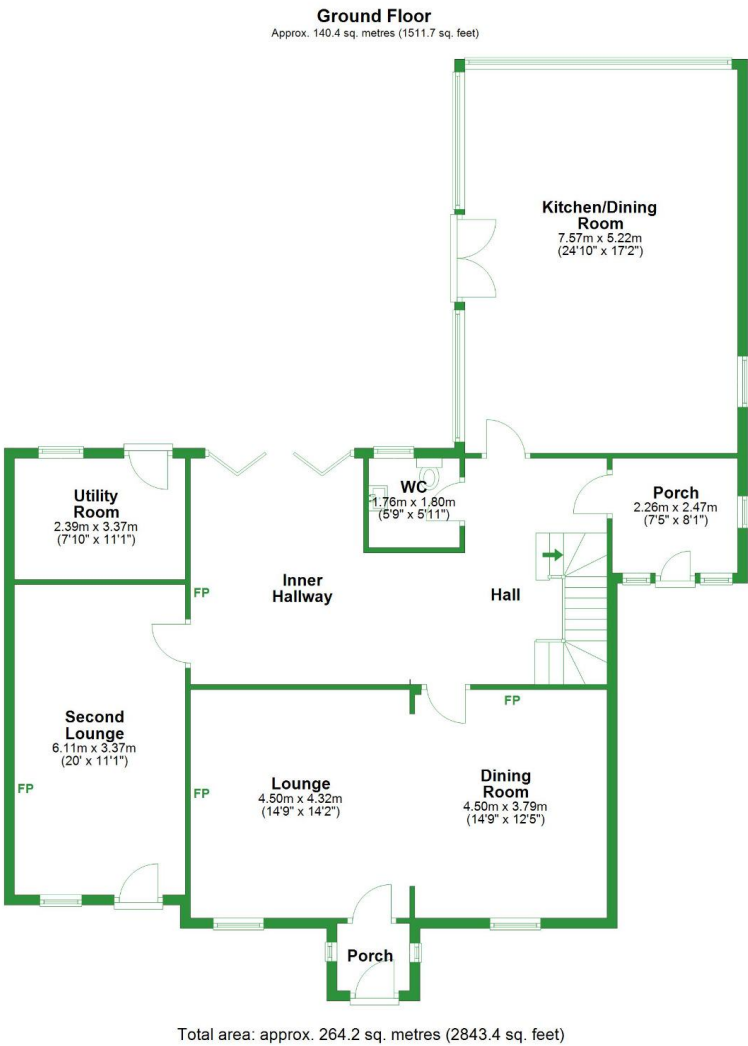
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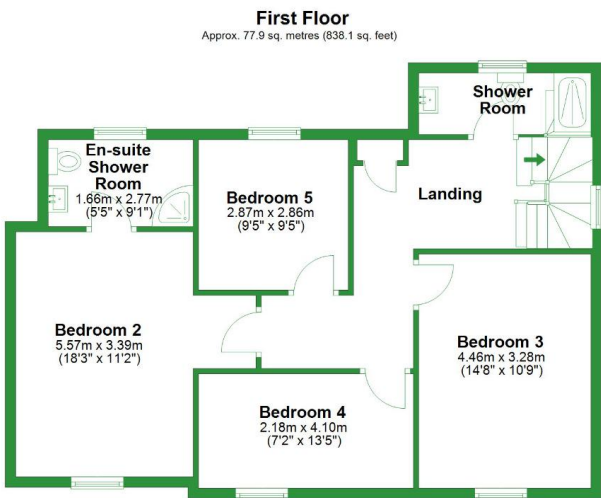
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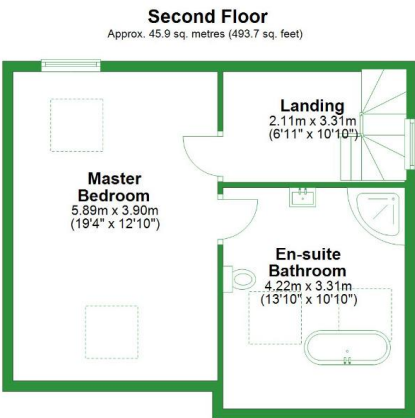
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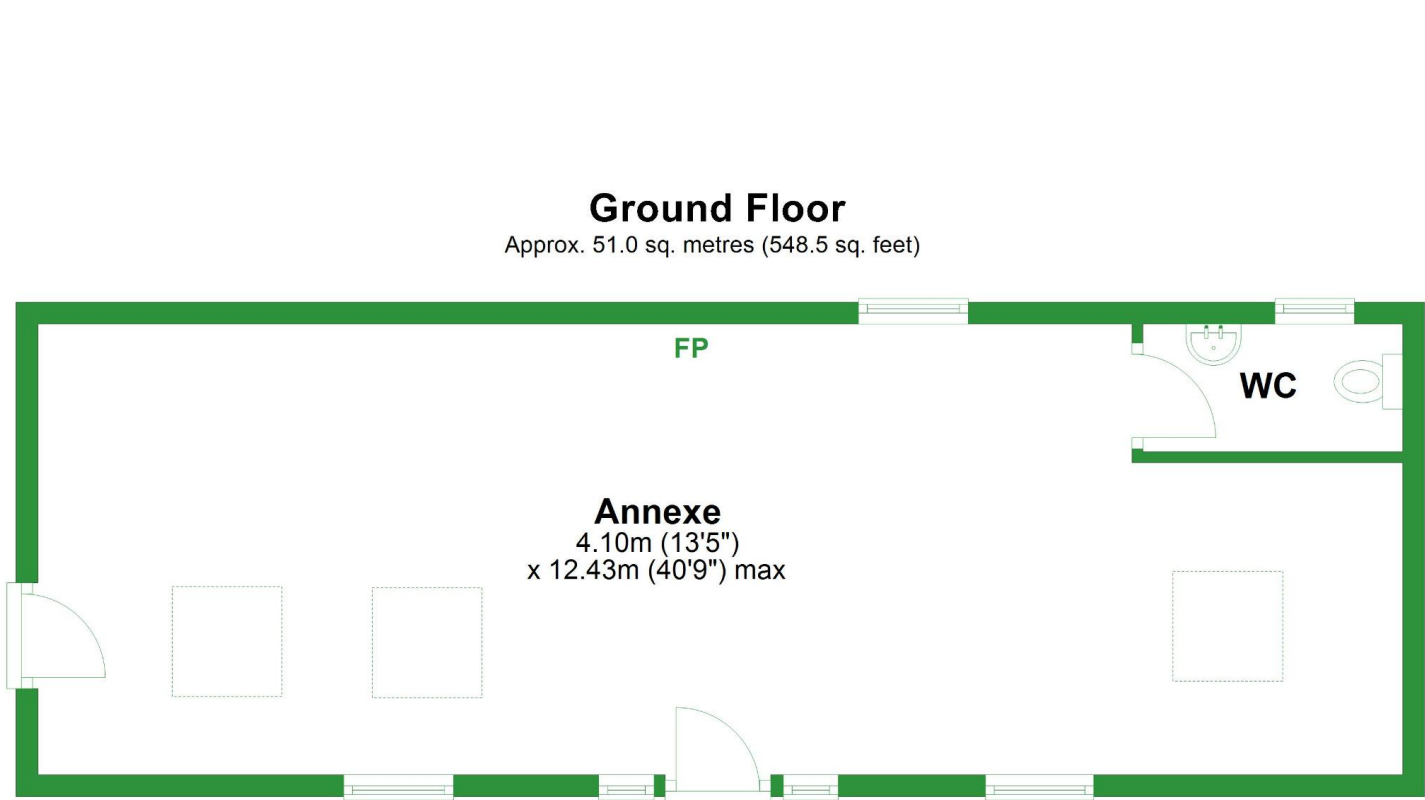
Total area: approx. 51.0 sq. metres (548.5 sq. feet)

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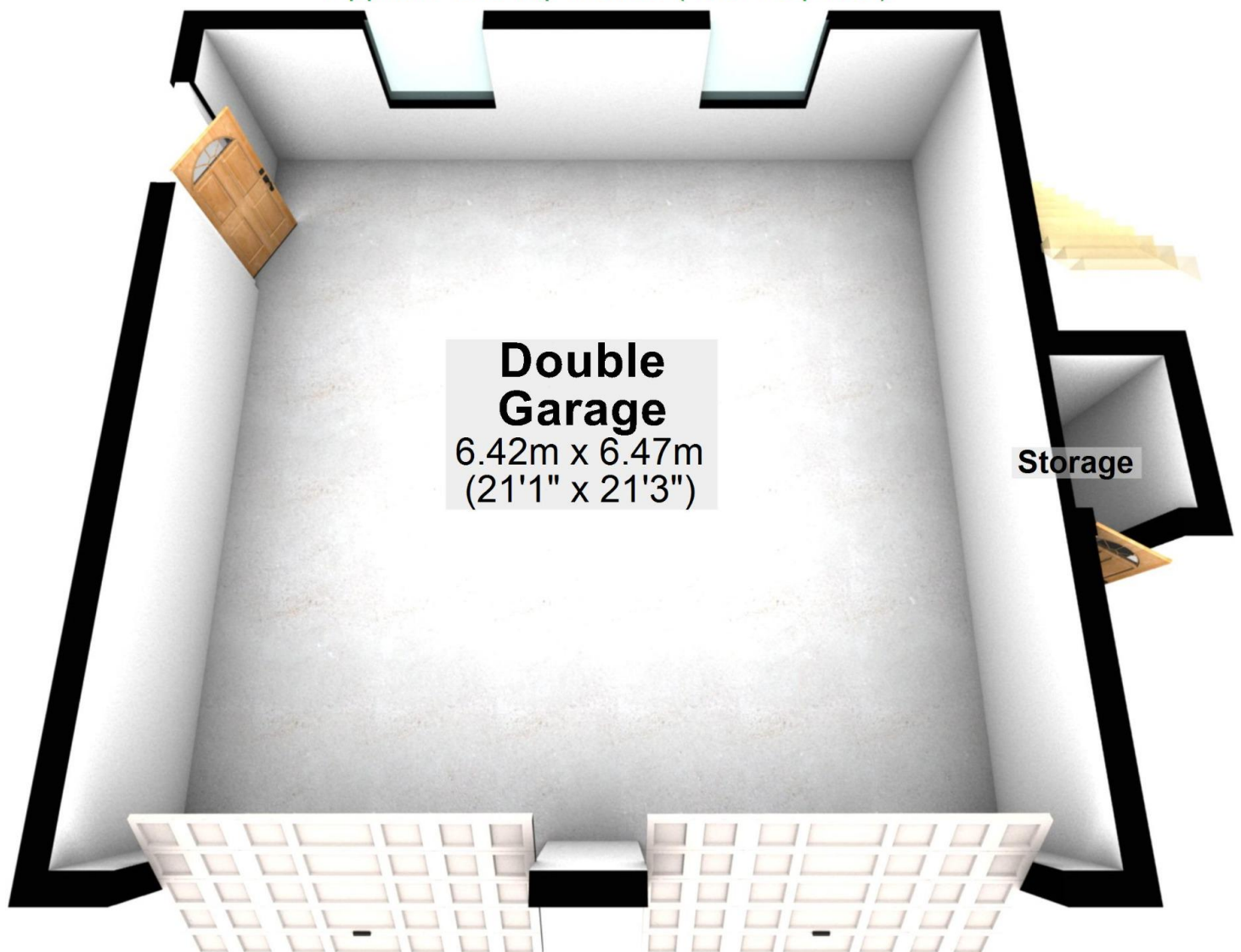
Total area: approx. 51.0 sq. metres (548.5 sq. feet)

Property Floor Plans

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 sq. feet)

Creation Date

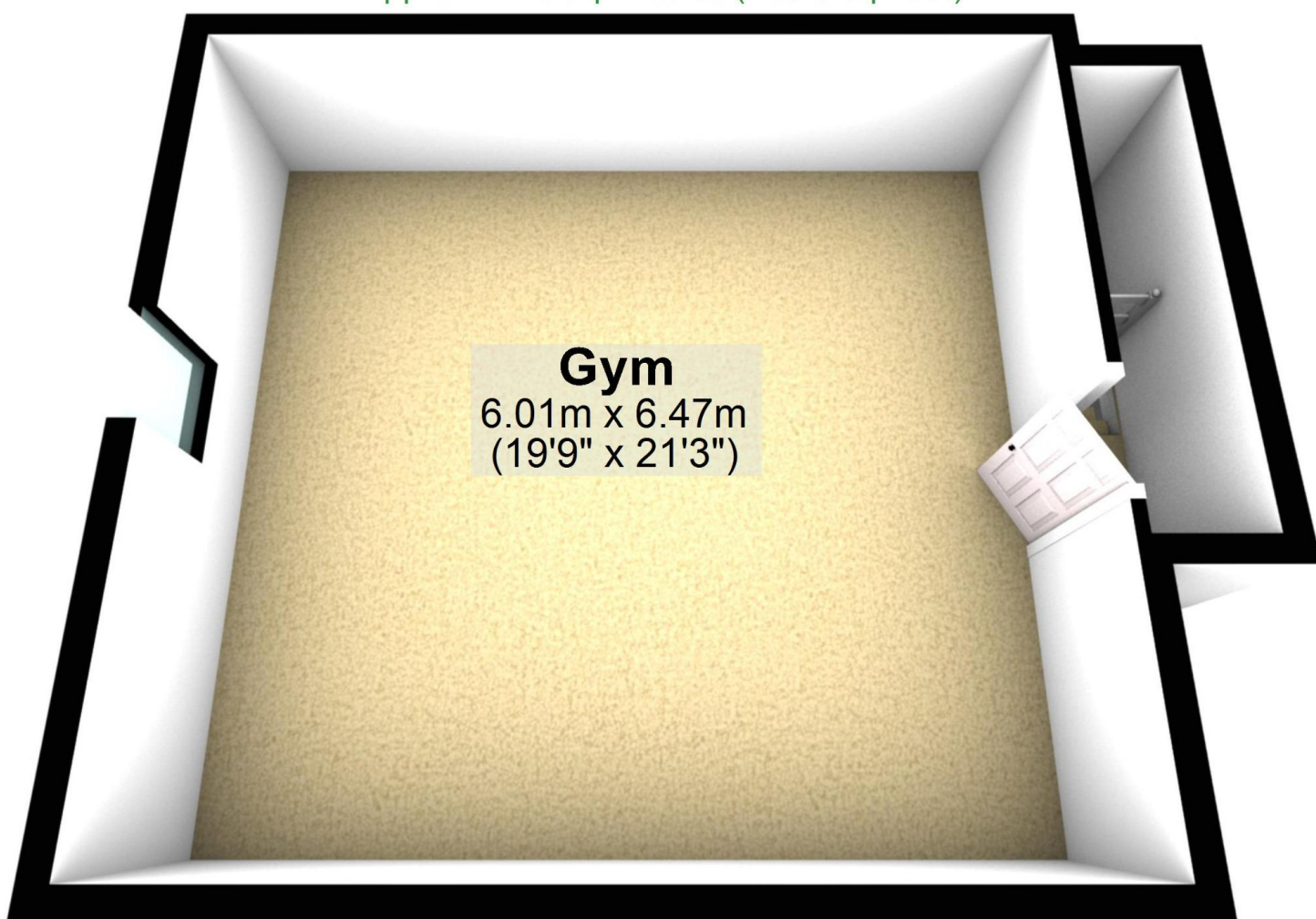
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Property Floor Plans

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Gym

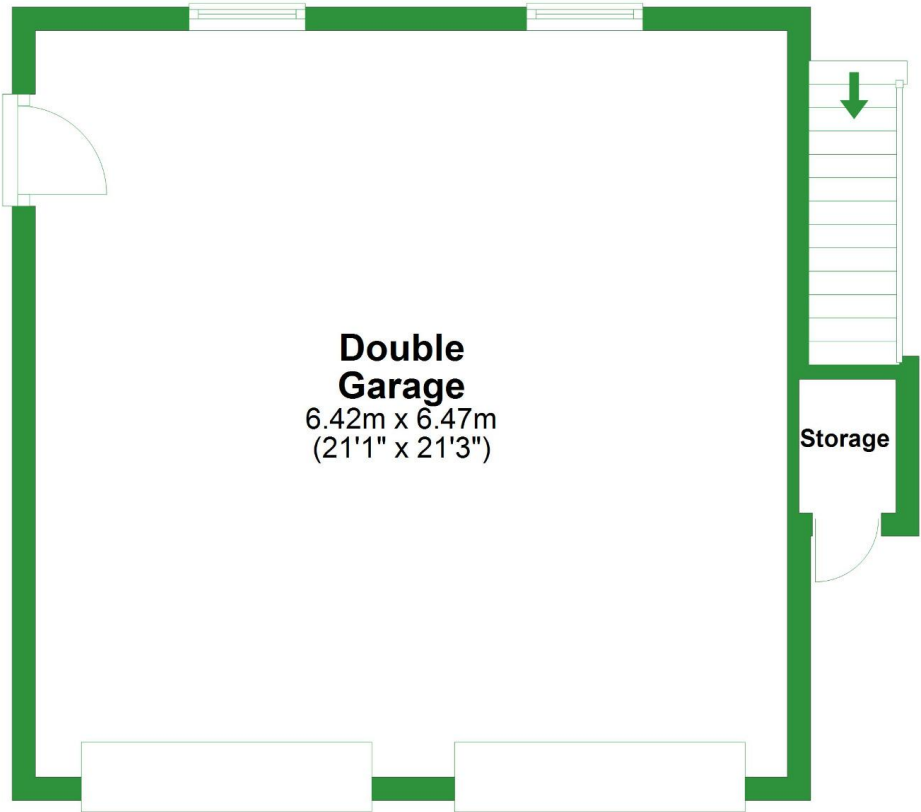
6.01m x 6.47m
(19'9" x 21'3")

Property Floor Plans

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Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



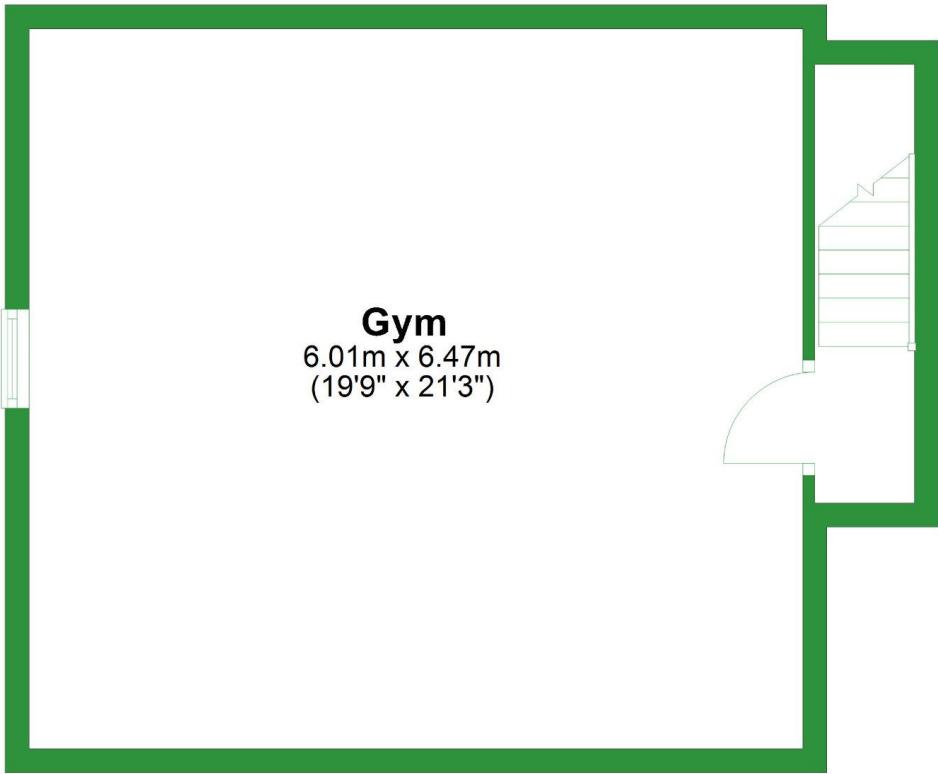
Total area: approx. 84.9 sq. metres (914.0 sq. feet)

Property Floor Plans

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First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Property EPC

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

23/06/2025, 10:08

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Ashley Lane Head Farm
Ashley Lane
Goosnargh
PRESTON
PR3 2EE

Energy rating
E

Valid until: 24 July 2033
Certificate number: 0037-1201-0207-0645-2604

Property type

Semi-detached house

Total floor area

270 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

49 E

72 C

21-38

F

1-20

G

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0037-1201-0207-0645-2604?print=true>

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
5
Bathroom
3
Receptions
2
Tenure Type
Freehold
Floor Area
2483.4
Agency Type
Sole
Parking
Secure Gated Parking
Type
Sales
Electricity
Mains Supply

Property Info

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

Water Supply
Mains
Sewerage
Private Supply
Heating
Oil
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£895,000
Land Size
1 acre
Age of Property
-
Year Built
-
New Home
No

Property Features

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

Feature 1

Five Bedroom Rural Farmhouse

Feature 2

1.4 Acre Plot

Feature 3

Gated Private Access

Feature 4

Two Reception Rooms

Feature 5

Kitchen With Aga

Feature 6

Utility Room

Feature 7

Two Ensuites

Feature 8

Master Bedroom Suite On Top Floor

Feature 9

Double Garage And Annexe

Feature 10

Chain Free

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Property Description

Ashley Head Farm, Ashley Lane, Goosnargh, Preston, Lancashire, PR3 2EE

Stunning Stone-Built Farmhouse in Prestigious Goosnargh Setting on a Substantial Plot

Set behind private, gated access in a sought-after rural village location, this exquisite stone-built farmhouse seamlessly blends timeless character with sleek, contemporary living, all nestled within 1.4 acres of beautiful grounds.

Key Features

- Prestigious stone-built farmhouse set on 1.4 acres
- Gated private access
- Five bedrooms across three floors
- Beautiful original features and contemporary design
- Spacious open-plan kitchen/diner with electric AGA
- Two lounges with multi-fuel burners
- Master suite with luxurious four-piece bathroom
- Outdoor kitchen and patio entertainment area
- Detached annexe currently used as bar/games room
- Double garage with gym above
- Ample off-road parking
- Chain-free sale
- Desirable rural Goosnargh location with town access

Agents Perspective

Enter through the porch into a light-filled hallway, offering immediate access to the spacious and versatile ground floor. The cosy lounge/dining room offers further space for entertaining, featuring a media wall, multi-fuel burner and an original fireplace feature, adding to the homes charm. A second lounge boasts characterful solid oak flooring, original beams, and a multi-fuel burner, creating a warm and inviting atmosphere. At the heart of the home lies a spectacular open-plan kitchen/dining room, perfect for modern family life. With sleek cabinetry, Corian worktops, a central kitchen island, electric AGA, double fridge freezer, underfloor heating, and exposed wooden beams, this space is both functional and beautifully styled. Double doors lead out to a stunning patio seating area with an outdoor kitchen, ideal for al fresco dining. A snug area with wood burner, utility room, and inner hallway complete the ground floor layout.

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Upstairs, the first floor features four well-appointed bedrooms, including one with an en-suite. All rooms are spacious and light-filled, with some featuring integrated storage. The stylish family shower room is fully porcelain tiled and features a walk in, rainfall shower, modern floating vanity unit and contemporary fittings. Occupying the entire second floor, the master bedroom suite is a luxurious retreat. It features bespoke integrated furniture, Velux windows, exposed beams, and a large four-piece bathroom, complete with a freestanding bath, walk-in shower, and elegant finishes. Externally, the property continues to impress. The landscaped gardens and grounds stretch to just under an acre, with a large storage shed, mature planting, lawned areas, and a large patio and outdoor kitchen area, perfect for summer entertaining. A versatile annexe, currently used as a bar/games room, offers excellent potential as additional living accommodation. There's also a double garage with a home gym on the upper floor and ample parking for multiple vehicles. All of this is set in a peaceful, semi-rural location, yet within easy reach of nearby towns and amenities, offering the perfect balance of countryside living and convenience.

Client's Perspective

Additional Information

Septic tank

Oil Central Heating

Annexe approved for living accommodation

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