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Tigh Aine, Button Street, Inglewhite, Preston PR3  
Offers Over £350,000



Dating back to the early 18th Century, this charming mid-terrace barn conversion was meticulously rebuilt in 2019, effortlessly marrying rich heritage with a high-end contemporary finish. From the attractive aged brick and stone frontage to the exposed timbers and characterful beams within, the home is steeped in character, while modern enhancements including underfloor heating throughout, bespoke joinery, and premium appliances ensure a luxurious and comfortable lifestyle.

Positioned within the peaceful rural village of Inglewhite, the property enjoys a wonderfully tranquil setting whilst remaining accessible for everyday amenities. To the rear, a generous west-facing garden captures uninterrupted views across open countryside, providing the perfect backdrop for long summer evenings and spectacular sunsets.

Internally, the accommodation is arranged over two floors and enjoys a light, airy feel throughout. The welcoming lounge offers a warm and characterful space to relax or entertain, enhanced by an oak staircase with bespoke under-stair storage.

Undoubtedly the standout of the home, the stunning dining kitchen has been thoughtfully designed to an exceptional standard, featuring upgraded base and eye-level units, Quartz worktops, and a bespoke central island with maple breakfast bar. A Belfast sink, integrated appliances, and a range of premium fittings including a Fisher & Paykel range cooker, Franke extractor, Bosch dishwasher and washer/dryer, and Fisher & Paykel fridge/freezer complete the space. The kitchen is flooded with natural light, boasting a striking vaulted ceiling, exposed stone wall, and floor-to-ceiling glazing alongside a glazed door opening out to the garden. A practical utility room/pantry with fitted storage, along with a stylishly tiled ground floor WC, further enhance the functionality of the home.

To the first floor, a quaint landing immediately sets the tone, showcasing an exposed stone wall and a beautifully aged original King Post truss, rich in character and architectural charm. From here, the accommodation flows into two double bedrooms, both thoughtfully designed with mezzanine-style storage, seamlessly blending practicality with striking design. The principal bedroom enjoys a half-vaulted ceiling and delightful views across the village green, creating a calm and inviting retreat. The second bedroom mirrors this charm, featuring exposed timbers, a large skylight, and additional mezzanine storage. Completing the first floor is a contemporary shower room, finished to an exacting standard with feature tiling, modern fittings, and heated towel rail, offering a perfect balance of style and functionality.

Externally, the enclosed rear garden offers a private and beautifully maintained sanctuary, with a spacious patio, pergola, lawn, and a useful potting shed, perfect for outdoor dining or quiet relaxation. The west-facing aspect ensures the garden enjoys afternoon and evening sunshine, with truly stunning sunset views across the surrounding countryside. The property also benefits from allocated parking for two vehicles, including a sheltered space within a stone and timber-framed parking barn and a secure storage unit featuring shelves

Nestled in the heart of the Lancashire countryside, Inglewhite is a charming and unspoilt village renowned for its strong sense of community and idyllic rural surroundings. Centred around a picturesque village green, it offers a peaceful, slower pace of life, perfect for those seeking a retreat from the hustle and bustle. Despite its tranquil setting, Inglewhite remains conveniently positioned for access to nearby towns and cities, with excellent road links to Preston, Longridge and beyond. The area is particularly popular with families and professionals alike, offering scenic countryside walks, a welcoming local pub, and a highly regarded village school, all contributing to its appeal. Combining rural charm with everyday convenience, Inglewhite represents an exceptional place to call home, where community, countryside and connectivity come together effortlessly.

## Services

LPG fired central heating, drainage to shared water treatment plant, mains electricity, mains water.

## Tenure

We understand from the owners to be Freehold. £1000 per annum service charge paid to Manor House Farm (Management Company) Ltd.

## Energy Performance Rating

C (79).

## Council Tax

Band C.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**  
Monday to Friday - 9.00am to 5.00pm  
Saturday - 9.30am to 1.30pm

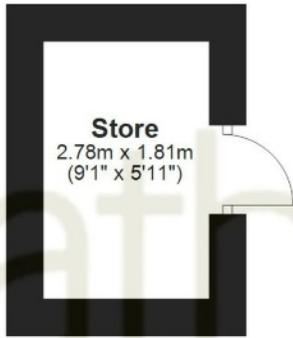
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**First Floor**  
Approx. 30.0 sq. metres (322.6 sq. feet)



**Main area: Approx. 85.5 sq. metres (920.7 sq. feet)**  
Plus outbuildings, approx. 5.0 sq. metres (54.0 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.





