

Property Details

The Smithy, Woodfold Farm, Crombleholme Fold, Goosnargh, Lancashire, PR3 2ES

OIRO **£525,000**



Property Photos

The Smithy, Woodfold Farm, Crombleholme Fold, Goosnargh, Lancashire, PR3 2ES



Creation Date
17/07/2026

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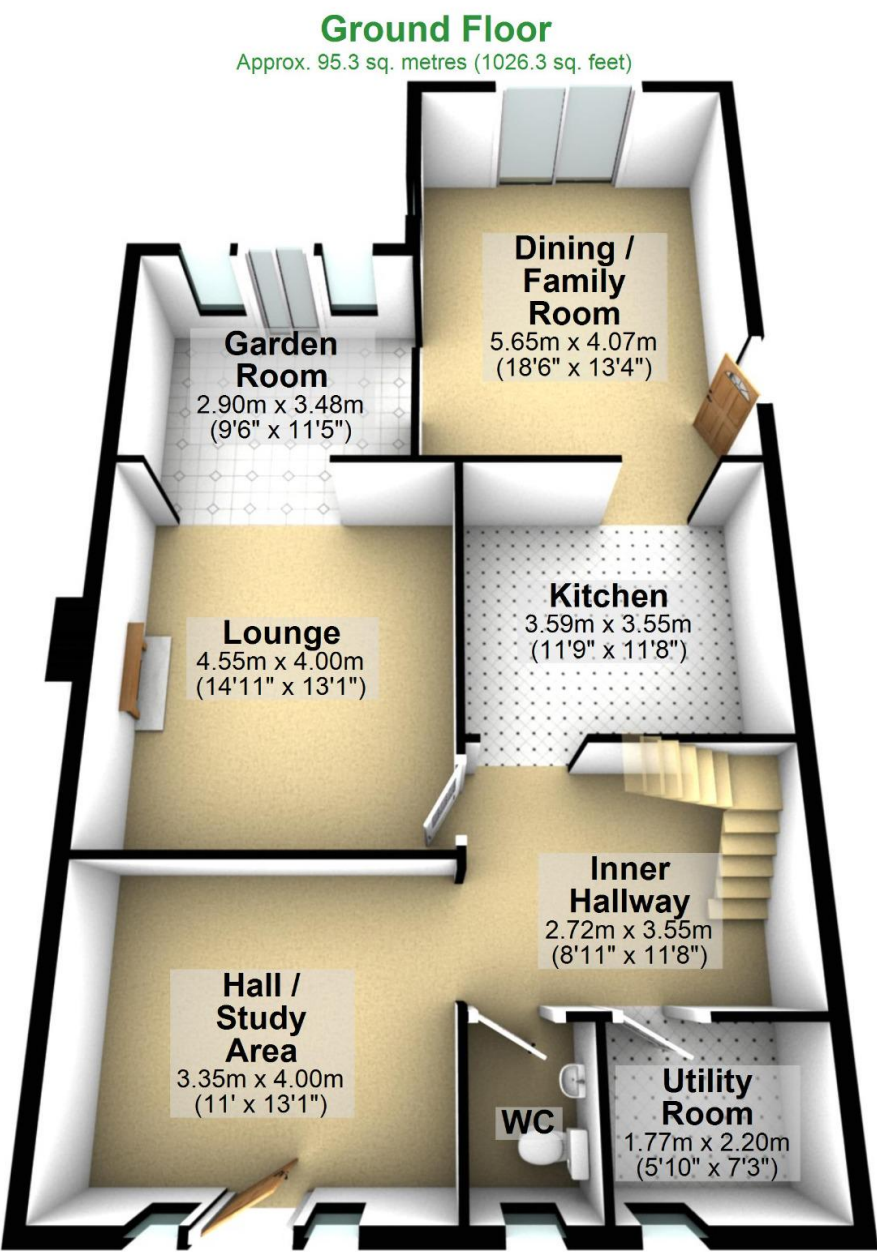


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Property Floor Plans

The Smithy, Woodfold Farm, Crombleholme Fold, Goosnargh, Lancashire, PR3 2ES

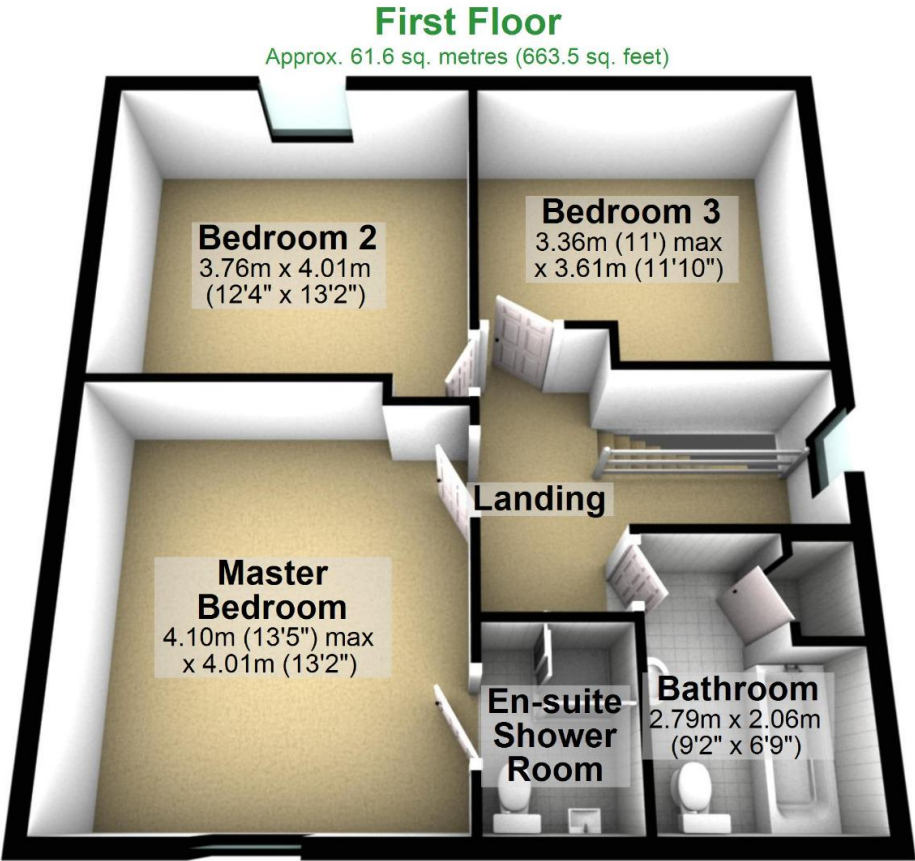


Total area: approx. 157.0 sq. metres (1689.8 sq. feet)

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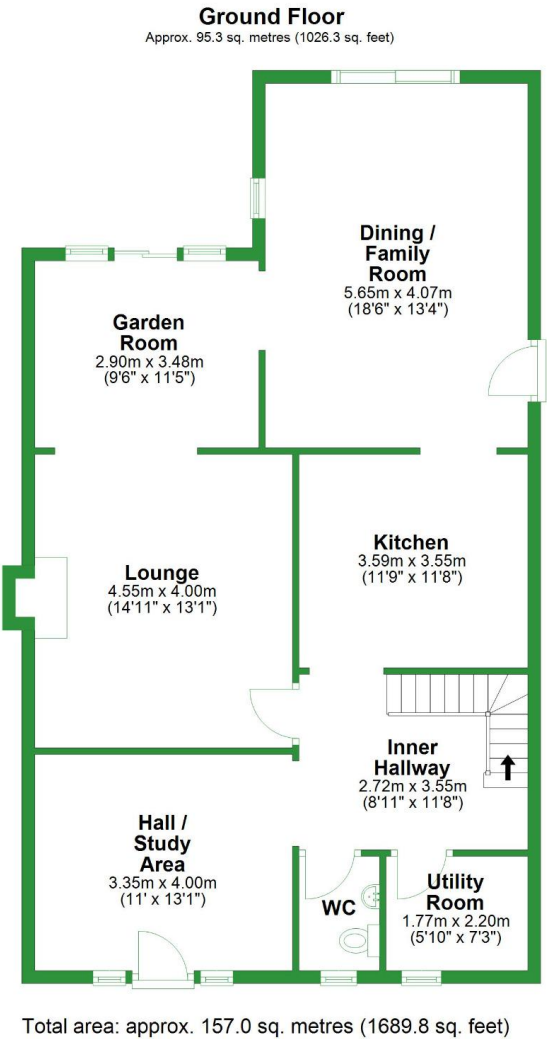
Property Floor Plans

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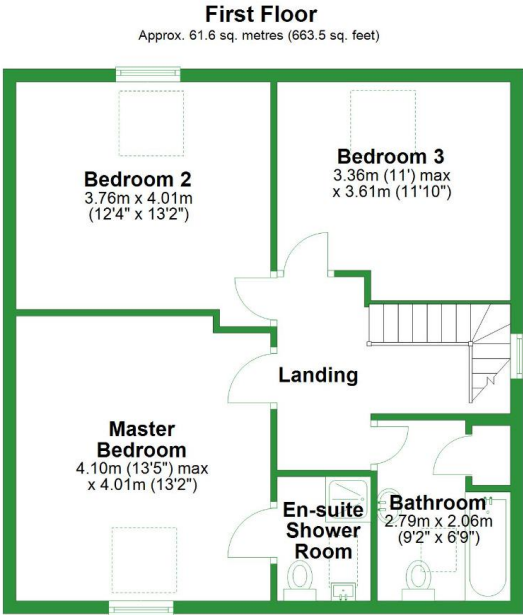
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Property EPC

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

Energy performance certificate (EPC)

The Smithy Woodfold Farm Crombleholme Fold PRESTON PR3 2ES	Energy rating D	Valid until: 4 August 2032
		Certificate number: 7532-6928-3100-0947-8206

Property type

Semi-detached house

Total floor area

160 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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/7532-6928-3100-0947-8206?print=true

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Property Info

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Property Type
Character Property
Property Style
Barn Conversion
Bedrooms
3
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
1689
Agency Type
Sole
Parking
Private
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Private Borehole
Sewerage
Private Supply
Heating
Oil
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
-
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
£525,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

The Smithy, Woodfold Farm, Crombleholme Fold, Goosnargh, Lancashire, PR3 2ES

Feature 1

Three Bedroom Semi-detached Barn Conversion

Feature 2

Character Features Throughout

Feature 3

Two Reception Rooms

Feature 4

Ceramic Tiled Flooring With Underfloor Heating

Feature 5

Kitchen With Family Dining Area

Feature 6

Beautiful Established Gardens

Feature 7

Private Parking And Garage

Feature 8

Stunning Countryside Views

Feature 9

Close To Beacon Fell

Property Description

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Charming Three Bedroom Character Home at the Foot of Beacon Fell

Situated in a highly desirable location at the foot of Beacon Fell, this beautifully presented three-bedroom character home perfectly combines rustic charm with modern family living.

Key Features

- Charming three bedroom character property
- Sought-after location close to Beacon Fell
- Ceramic tiled flooring with zonal electric underfloor heating on the ground floor
- Exposed wood beams and stone wall features throughout
- Spacious kitchen with granite worktops
- Open plan dining and family area
- Cosy lounge with wood-burning stove
- Ground floor WC and separate utility room
- Master bedroom with fitted furniture and ensuite
- Three double bedrooms with skylights
- Beautifully established private gardens with seating areas
- Garage and private parking

Agent's Perspective

The welcoming ground floor offers an effortless flow throughout, featuring ceramic tiled flooring with zonal electric underfloor heating, complemented by exposed wood beams and striking stone wall features that enhance the property's warmth and character. The entrance hallway is currently utilised as a practical study area, ideal for home working. The spacious kitchen is fitted with granite worktops and ample storage and preparation space, opening seamlessly into a superb dining and family area - perfect for both everyday living and entertaining guests.

The cosy lounge centres around a charming wood-burning stove and doors that open to the garden, creating a relaxing and inviting atmosphere. A separate utility room and ground floor WC complete the accommodation on this level. A beautiful wooden staircase rises to the first floor where there are three well-proportioned double bedrooms,

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all benefiting from skylights that fill the rooms with natural light. The impressive master bedroom features fitted furniture and a stylish ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property boasts fantastic well-established gardens with a variety of seating areas, offering excellent outdoor entertaining space and a high degree of privacy. The home also benefits from private parking and a garage.

Located close to countryside walks, local amenities and excellent transport links, this exceptional home offers the perfect balance of rural charm and modern convenience.

Client's Perspective

We love the peace and quiet, the close proximity to Beacon Fell for walking the dogs, and having neighbours nearby without feeling overcrowded. Its the perfect balance of countryside living while still being conveniently close to town for shopping and everyday essentials. Weve also loved the house itself - its character, unique quirks, and distinctive layout have made it feel truly special.

Additional Information

Shared septic tank - compliance tbc

Shared borehole

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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