

# Property Details

1 Netherlea Fold, Church Lane,  
Whitechapel, Preston, Lancashire, PR3 2EP

Guide Price **£575,000**



# Property Photos

1 Netherlea Fold, Church Lane, Whitechapel, Preston, Lancashire, PR3 2EP



Creation Date  
16/03/2026

# Property Photos

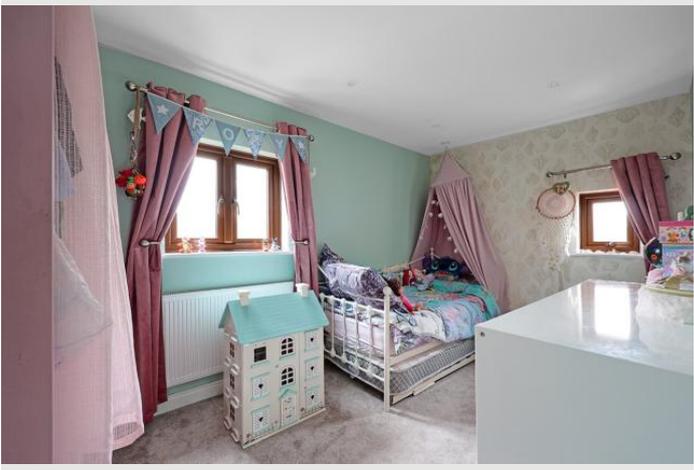
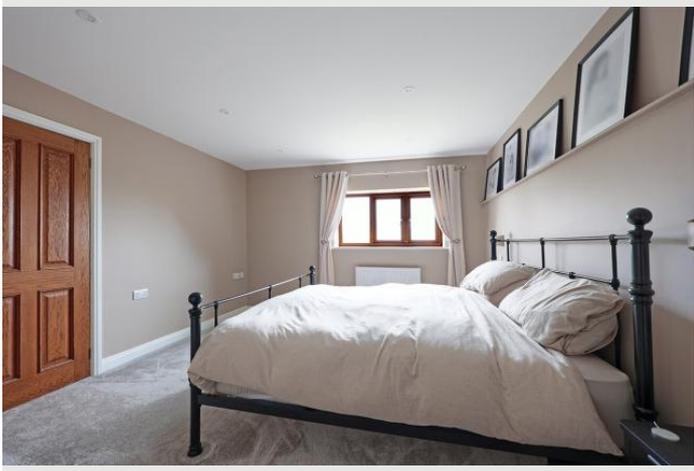
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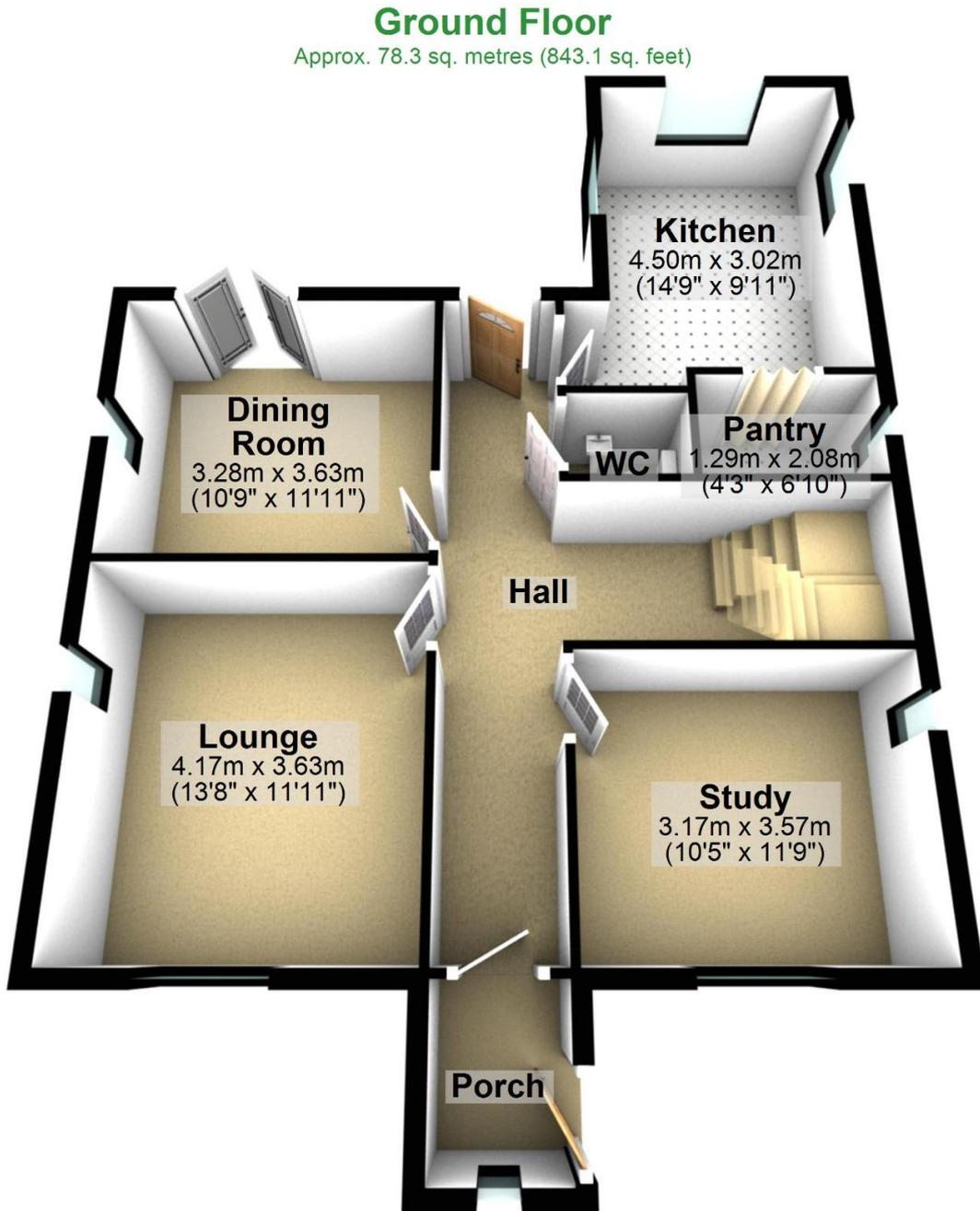
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# Property Floor Plans

1 Netherlea Fold, Church Lane, Whitechapel, Preston, Lancashire, PR3 2EP



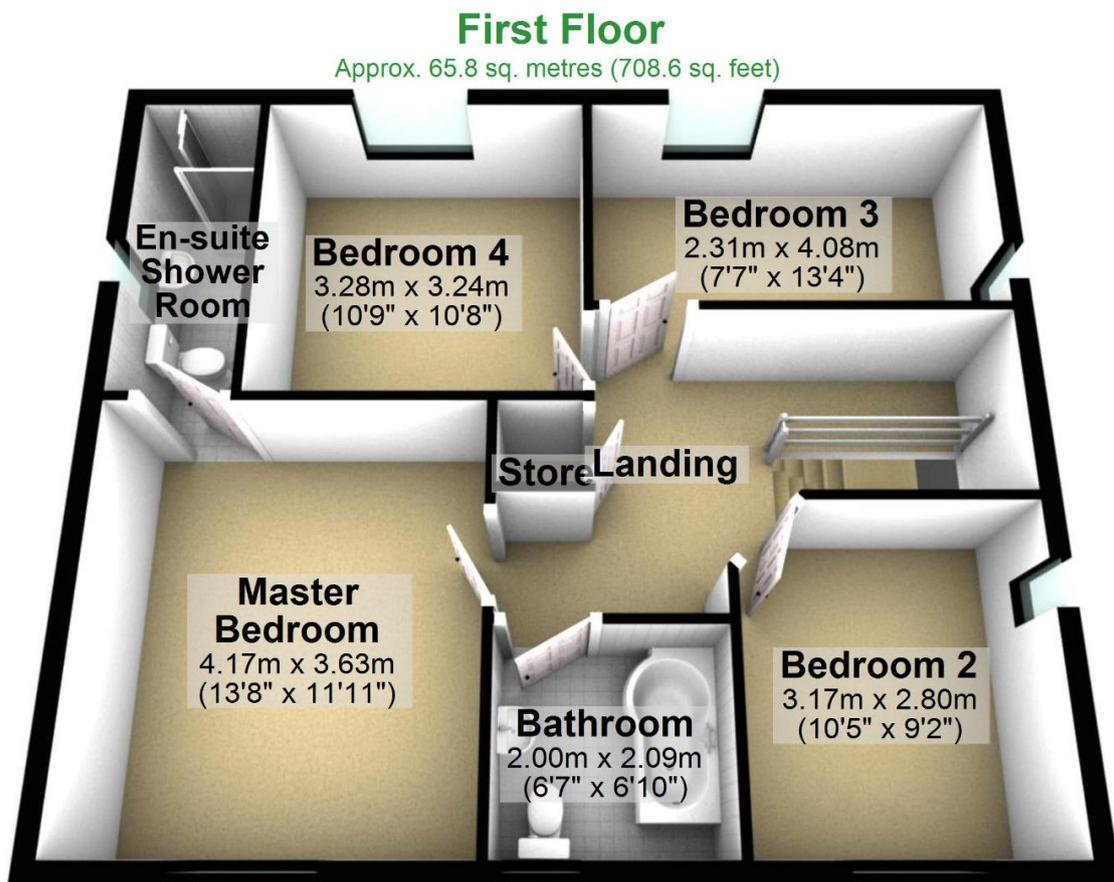
Total area: approx. 144.2 sq. metres (1551.8 sq. feet)

Creation Date

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# Property Floor Plans

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Creation Date

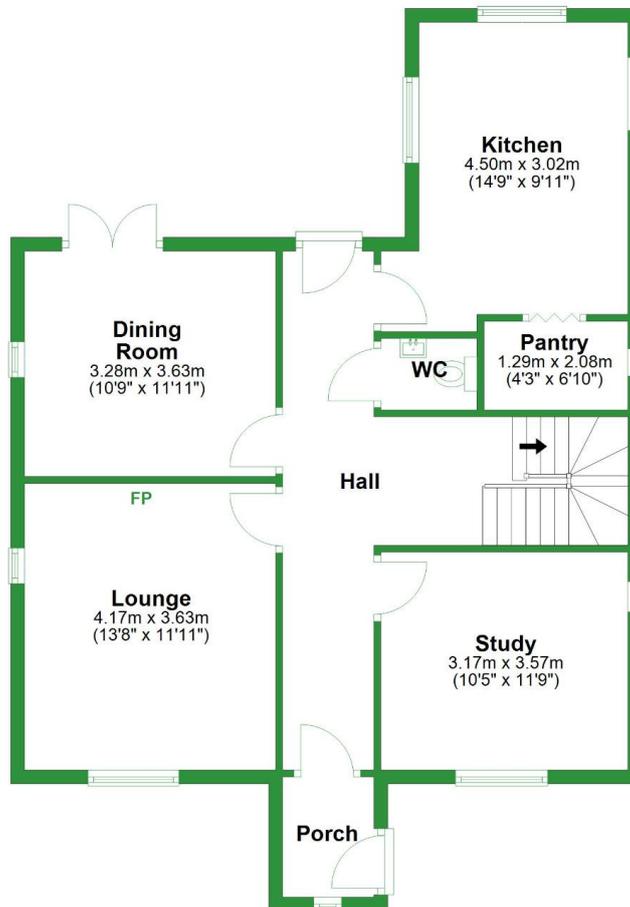
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# Property Floor Plans

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## Ground Floor

Approx. 78.3 sq. metres (843.1 sq. feet)



Total area: approx. 144.2 sq. metres (1551.8 sq. feet)

Creation Date

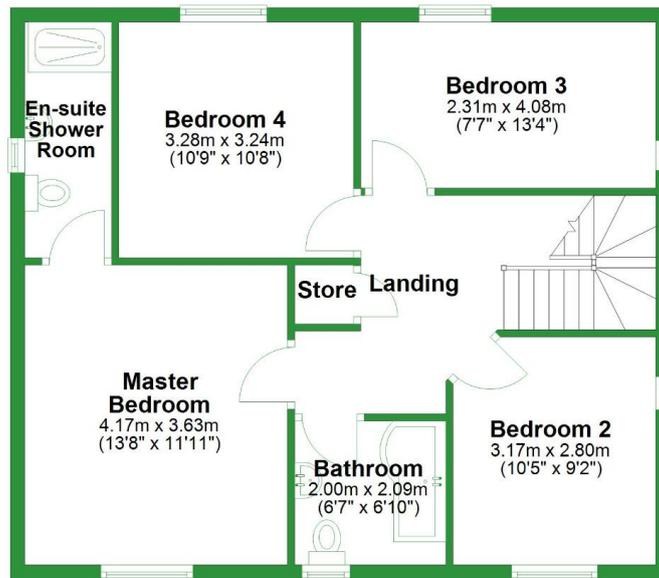
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# Property Floor Plans

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## First Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



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# Property EPC

1 Netherlea Fold, Church Lane, Whitechapel, Preston, Lancashire, PR3 2EP

12/03/2026, 13:43

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

Energy performance certificate (EPC)		
1 Netherlea Fold Church Lane Whitechapel PRESTON PR3 2EP	Energy rating <b>B</b>	Valid until: 11 September 2032
		Certificate number: 0013-0200-2402-0162-7014
Property type	Detached house	
Total floor area	137 square metres	

## Rules on letting this property

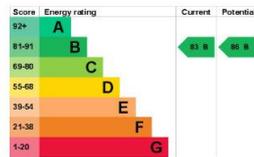
Properties can be let if they have an energy rating from A to E.

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 B. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0013-0200-2402-0162-7014?print=true>

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# Property Info

1 Netherlea Fold, Church Lane, Whitechapel, Preston, Lancashire, PR3 2EP

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

3

## Tenure Type

Freehold

## Floor Area

1552

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## 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)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£575,000

## Land Size

-

## Age of Property

-

## Year Built

2001

## New Home

No

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# Property Features

1 Netherlea Fold, Church Lane, Whitechapel, Preston, Lancashire, PR3 2EP

## Feature 1

Recently Renovated, Four Bedroom Detached House

## Feature 2

Three Reception Rooms

## Feature 3

Fully Fitted Kitchen With Pantry/utility Room

## Feature 4

Master Bedroom With Ensuite

## Feature 5

Three Further Double Bedrooms With Beautiful Views

## Feature 6

Private Drive, Detached Garage And Ample Parking

## Feature 7

Solar Panels With Battery Storage

## Feature 8

Sought After Location

## Feature 9

Close To Beacon Fell Country Park

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# Property Description

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## **A Beautifully Renovated Four-Bedroom Detached Home with Countryside Views Near Beacon Fell**

Situated in the sought-after rural village of Whitechapel, this beautifully presented four-bedroom detached home with a farmhouse feel offers spacious, modern living with stunning countryside surroundings. Built in 2001 and fully renovated within the last three years, the property has been thoughtfully upgraded to combine contemporary comfort with practical family living, while also benefiting from excellent energy efficiency features.

### Key Features

- Four bedroom detached family home
- Fully renovated within the last three years
- Three reception rooms including lounge with multi-fuel burner
- Farmhouse-style kitchen with integrated appliances
- Separate pantry and utility room
- Spacious hallway with ground floor WC and understairs storage
- Master bedroom suite with countryside views and ensuite shower room
- Three further double bedrooms with attractive views
- Rear aspects overlooking Beacon Fell
- Front and rear gardens
- Private driveway with ample parking and garage
- 6kW solar panel system with battery storage and export option
- Sought-after village location close to Beacon Fell Country Park

### Agent's Perspective

Upon entering the property, you are welcomed by a generous hallway which provides access to a convenient ground floor WC and useful understairs storage. The ground floor offers three well-proportioned reception rooms, providing versatile living and entertaining space. The main lounge is a particularly inviting room, centred around a charming multi-fuel burner, creating a warm and cosy focal point. The heart of the home is the impressive farmhouse-style kitchen, fitted with a range of quality units, integrated appliances and additional loft storage. A separate pantry and utility room provide additional storage and practicality for day-to-day living.

To the first floor, the property continues to impress with a spacious master bedroom suite

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enjoying delightful countryside views and benefiting from a private ensuite shower room. Three further double bedrooms complete the accommodation, each well sized and all enjoying pleasant outlooks, with the rear-facing rooms boasting spectacular views towards Beacon Fell. Additional loft storage further enhances the practicality of the home.

Externally, the property benefits from both front and rear gardens, ideal for family living, relaxing or entertaining. A private driveway provides ample off-road parking and leads to a detached garage.

The home has been significantly upgraded in recent years to improve efficiency and sustainability, including the installation of 6kW solar panels with battery storage and export capability.

## Client's Perspective

We have really enjoyed living here. The house has a lovely farmhouse feel but has been recently modernised, so it is comfortable, fresh and energy efficient. It is a very peaceful and spacious spot, with open views towards Beacon Fell and a quiet neighbourhood around us. It has been brilliant having Whitechapel Primary School close by, and we have also loved being able to walk to The Cross Keys for a drink or a meal. Overall, it is a calm and welcoming place to call home.

## Location

Whitechapel is a highly desirable rural location known for its picturesque surroundings. The property is within close proximity to the well-regarded Cross Keys Inn and offers immediate access to beautiful countryside walks around Beacon Fell Country Park, making it ideal for those who enjoy outdoor living while still being within convenient reach of nearby towns and amenities.

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