

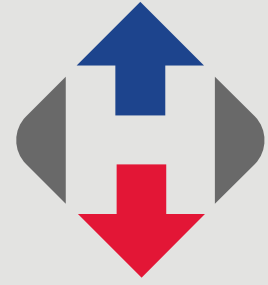
10 GOOSE LANE COTTAGES  
CHIPPING  
PR3 2QF

£219,000



- Stonebuilt 3-storey mews house
- Stunning open views
- 2 double bedrooms, 3-piece bathroom
- Lounge with log burner
- Modern fitted kitchen with appliances
- Private parking for 2 cars + visitor parking
- Beautiful rural setting close to the village
- 79 m2 (845 sq ft) approx.

Nestled within the stunning Forest of Bowland, this attractive stone-built mews enjoys fabulous open views across the surrounding landscape, including Wolf Fell. Converted in 1998 from a cheese-making mill, this charming row of homes sits within beautifully maintained grounds and lies just a short distance from the picturesque village of Chipping which offers a welcoming pub, school, cafés, church and local shops. The nearby market towns of Longridge, Clitheroe, Whalley and Garstang provide further amenities along with excellent transport links for commuters. Arranged over three floors, the property offers bright, airy accommodation with high ceilings and glazed internal doors that enhance the sense of space throughout.



Goose Lane Cottages is set within its own private grounds offering lawned areas, a sweeping driveway and dedicated visitor parking. Number 10 benefits from its own private gravelled driveway with parking for two vehicles complemented by attractive planted borders with lawned surrounds. A low maintenance property ideal for professionals and downsizers seeking a quieter country life.

**LOCATION:** Travelling into Chipping from the Clitheroe/Whalley direction turn left in front of The Sun Inn into Windy Street. Proceed straight on passing the school and as you leave the village carry straight on for half a mile and Goose Lane Cottages are on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through half-glazed modern PVC front door with corner staircase off to first floor with spindles and balustrade, extensive range of built-in storage cupboards and shelving, understairs cloaks storage area and space for tumble dryer.

**FIRST FLOOR:**

**LANDING:** With return staircase off to second floor with good-sized understairs storage cupboard.

**LOUNGE:** 3.8m x 4.1m (12'7" x 13'3"); with 2 windows, feature central modern cast iron log burner set on glass hearth, television point and laminate flooring.

**KITCHEN:** 2.9m x 2.4m (9'5" x 7'11"); with a fitted range of white gloss wall and base units with dark wood effect laminate work surface and tiled splashback with under unit lighting, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven with 4-ring ceramic hob with extractor over, integrated fridge, freezer and washing machine, recessed spotlighting and stunning views across open countryside towards Wolf Fell.







## SECOND FLOOR:

**LANDING:** With spindles and balustrade, loft access and recessed spotlighting.

**BEDROOM ONE:** 3.9m x 3.3m (12'8" x 10'11"); with 2 windows to front elevation offering excellent views across the Forest of Bowland countryside towards Wolf Fell.

**BEDROOM TWO:** 3.9m x 2.3m (12'9" x 7'6"); with 2 windows.

**BATHROOM:** 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, panelled bath with thermostatic shower over, glass screen, fully tiled walls, tall chrome heated ladder style towel rail, tiled floor and airing cupboard housing hot water cylinder.

**OUTSIDE:** Goose Lane Cottages is set within its own grounds with a sweeping driveway leading to each property. There are communal visitor parking bays, bin stores and lawned areas.

No.10 has its own gravelled driveway providing private parking for 2 cars, bordered by flowerbeds and a front lawn.



**HEATING:** Economy 7 heating system with log burner in the lounge and PVC double glazed windows.

**SERVICES:** Mains water, electricity and drainage are connected. Gas is not available in this location.

## COUNCIL TAX BAND D.

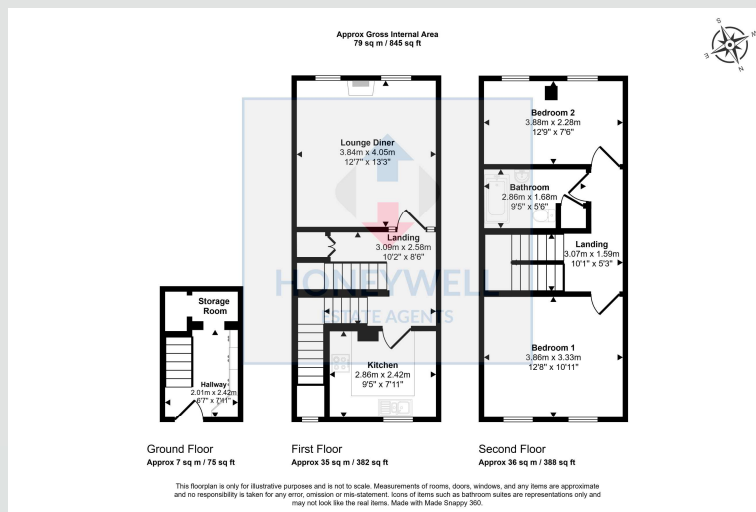
**EPC:** The energy efficiency rating for this property is D.

**TENURE:** Leasehold property with a 999 year lease plus a Share of Freehold within a block of four similar properties. No ground rent. £15 per month service charge payable to the Resident's Management Company for grounds maintenance.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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CD/CJ/010925

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