



Windy Hills Farmhouse

£580,000

Guide Price

Windy Hills Farmhouse,
Chipping, Preston PR3 2QR





FOR SALE

PROPERTY TYPE

🏠 Detached Farmhouse

Key features

- Offered to the market for the first time, having remained within the historic Leagram Estate.
- Traditional three-bedroom farmhouse extending to approximately 1,440 sq ft
- Generous living accommodation with spacious kitchen/dining room and characterful reception space.
- Private garden, parking and outdoor entertaining area, surrounded by attractive countryside.
- Idyllic rural setting within the Forest of Bowland National Landscape.



Description

Windy Hills Farmhouse sits within the historic Leagram Estate and is being offered to the market for the first time. This is a unique opportunity to acquire a country home in the heart of the beautiful Ribble Valley, just outside the picturesque village of Chipping.

Set in a very attractive location, Windy Hills Farmhouse, is in keeping with the local, rural character and is traditional in style. The farmhouse has spacious and well-proportioned accommodation arranged over two floors, extending to approximately 133.8 sq m (1,440 sq ft).

On the ground floor there is a generous living room, which features a fireplace providing a central focal point and stairs leading up to the first floor. There is a spacious kitchen which extends back into a large dining room. Also on the ground floor is a generous utility room, providing additional storage and a practical workspace. There is external access off this space along with a separate WC completing the ground floor accommodation.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a large double room with built-in storage. The second bedroom is also a spacious double. Both rooms have wonderful views out over the surrounding countryside from large windows.

The third bedroom is a generous room which could also be used as a home office or study, depending on requirements. The family bathroom is well proportioned and fitted with a bath, separate shower, wash basin and WC.

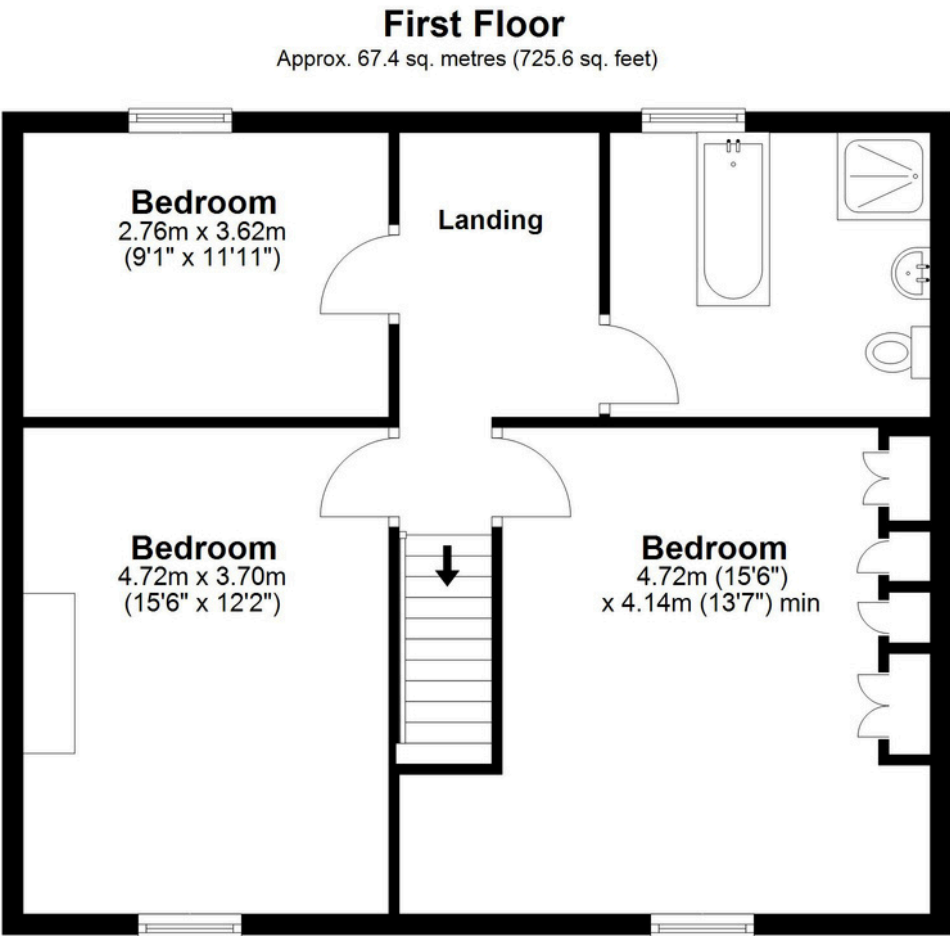
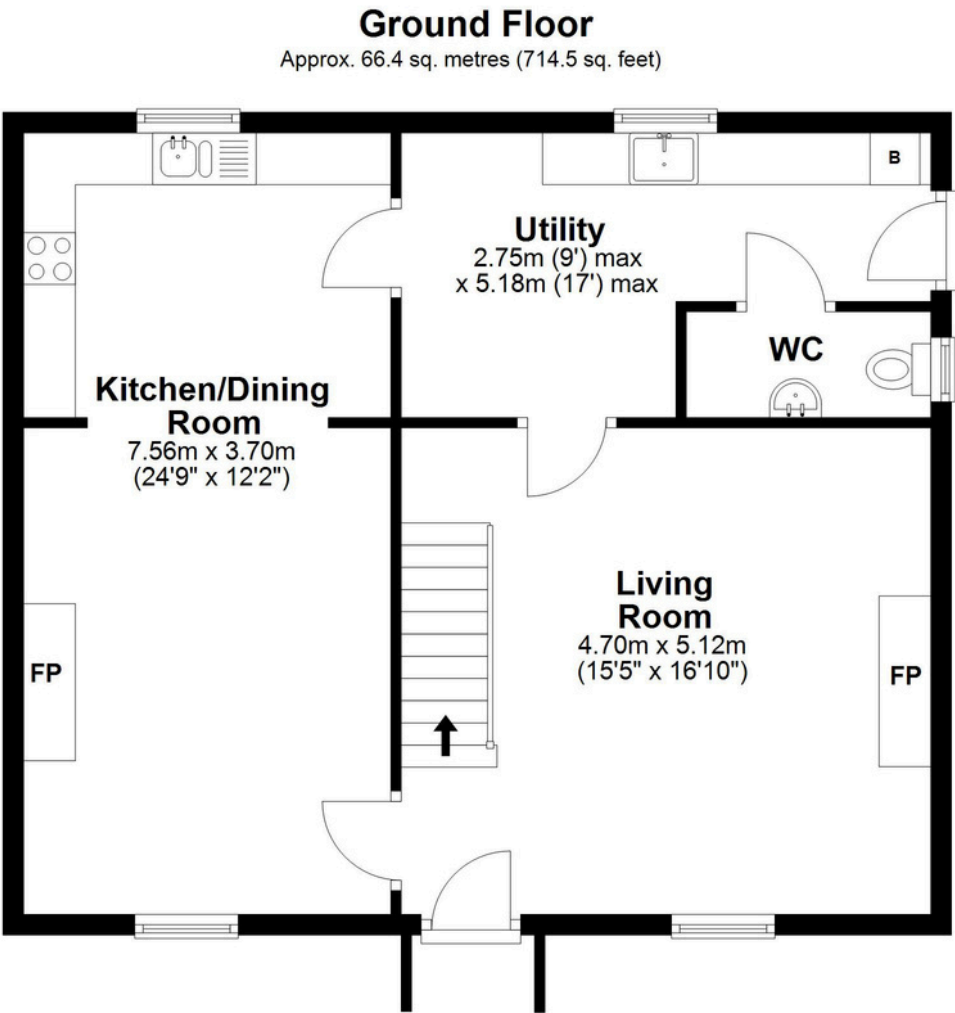
The farmhouse has its own parking area, and an attractive garden with multiple features. It has a small pond, flowerbeds, garden shed, detached pergola and is a manageable size. The surrounding landscape provides superb views.

There is a private lane to enter the Estate off Twinsbrook Road. From the property there is easy access to the local amenities and attractions. Chipping is within ten minutes walking distance, or a short drive. The village has a farm shop, two pubs, Brabin's shop and café, and the popular Cobbled Corner café.

The neighbouring town of Longridge is just 15 minutes' drive away, and the market town of Clitheroe is around 20 minutes distance. Preston is an approximate 35-minute drive. And access to the M6 is a 20-minute drive. The location therefore provides excellent access to key employment centres throughout Lancashire and the North West, including Blackburn, Burnley, Manchester and Lancaster.

Overall, Windy Hills Farmhouse is a comfortable and versatile three-bedroom home in a superb location. This is a rare opportunity to acquire a traditional Estate property, nestled in the hills to the north of Chipping within the Forest of Bowland.

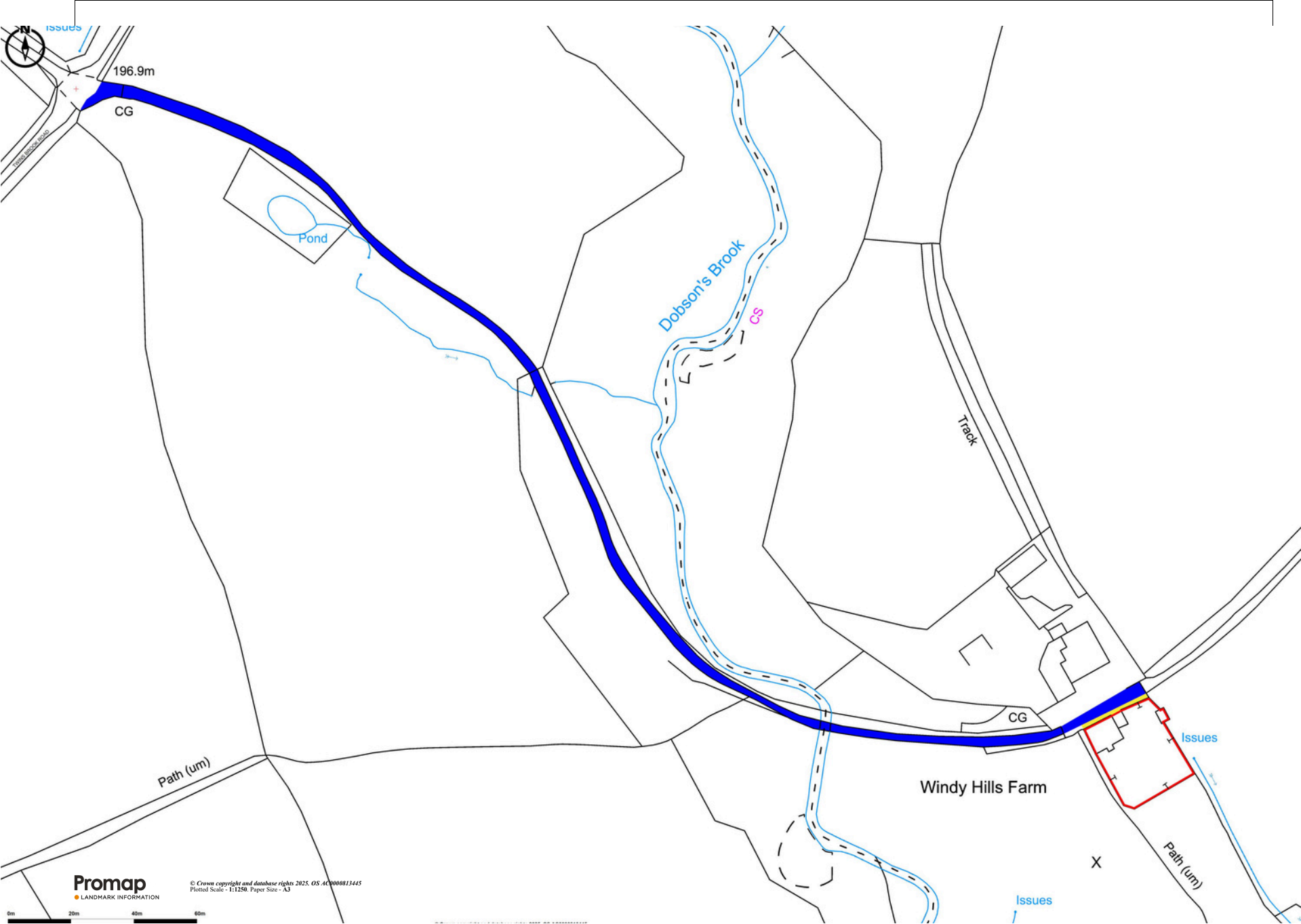
Floor Plan



Total area: approx. 133.8 sq. metres (1440.1 sq. feet)
Windv Hills Farm



Site Plan



Information

Access, Easements and Wayleaves: The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not. A right of way will be granted over the area shown blue, with or without vehicles at any time for the benefit of Windy Hills Farmhouse for residential purposes.

Boundaries and fencing obligations: The Purchaser and their successors in title are to maintain and replace the boundary features as demonstrated by the 'T' on the enclosed plan.

Council Tax: The property is within Council Tax band E thus paying £2,911.44 for 2026/2027

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property.

Local Authority: Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA. Tel.: 01200 425111

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Parking: Private off-road parking

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Restrictive Covenant: The Purchaser, or their successors in title, cannot erect any permanent structures within the land edged red, or make any external alteration or extensions to the buildings on the Property or alter the appearance of any existing building without the prior written consent of the vendor or their successors.

Services: The property benefits from mains electricity. Water is provided from the Vendors private water supply network. The purchaser and their successors in title are required to reimburse the vendor and their successors in title for the amount of water consumed and maintain, repair and replace the infrastructure from and including the submeter to Windy Hills Farmhouse. Heating is provided from an oil-fired central heating system. A septic tank is located within the Vendors retained land adjoining the property. This exclusively serves Windy Hills Farmhouse. The purchaser and their successors in title will be required to maintain the septic tank in accordance with the relevant legislation and in a way that does not provide nuisance to the vendor. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: Freehold with vacant possession.

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Chris Cowey.

Subject to Contract

Photos taken August 2026

Directions

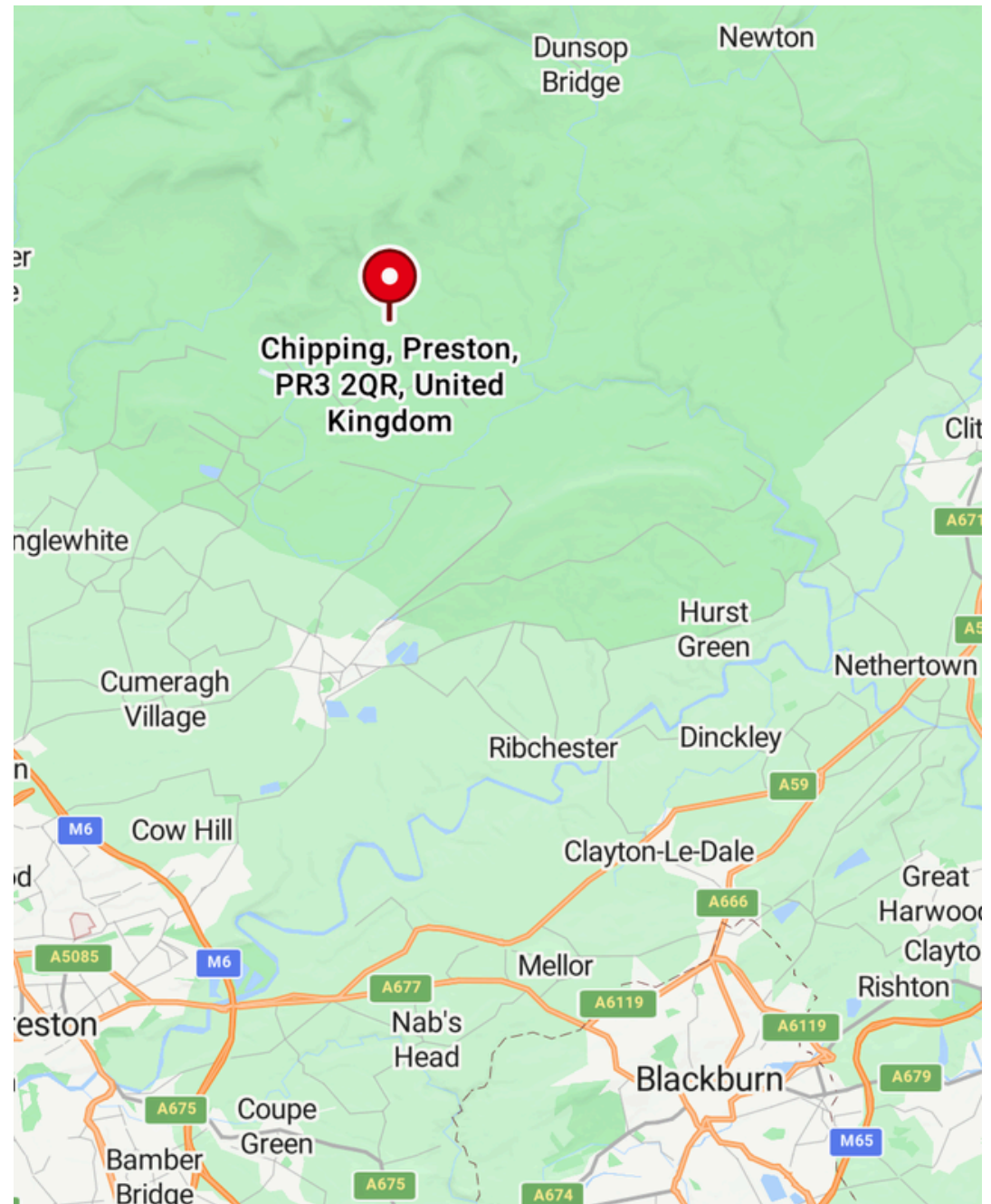
What3words

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INGHAM & YORKE





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