



Meadowcroft House Whittingham Lane, Goosnargh

Offers Over £600,000



Meadowcroft House Whittingham Lane

Goosnargh, Preston

Unique three-bedroom barn conversion on half an acre in Goosnargh. Detached double garage, mature gardens, rural views, flexible living space, and excellent access to Preston and transport links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Unique three-bedroom detached barn conversion
- Beautiful countryside setting on the edge of Goosnargh
- Approximately half an acre of mature private gardens
- Detached double garage with excellent potential
- Potential for workshop, studio, gym or home office (subject to planning)
- Two spacious and versatile reception rooms
- Charming natural pond and established gardens
- Beautiful rural outlook and countryside walks nearby
- Excellent access to Preston, M6 and wider motorway network
- Close to well-regarded local schools and amenities





Entrance Hall / Dining Room

Wooden double glazed front door to entrance hallway/dining room - PVC double glazed sliding doors to rear, stairs to first floor, wooden double glazed window to front, tiled floor, radiator, uPVC velux skylight above stairs, doors to WC, kitchen diner and living room

Living Room

Two wooden double glazed windows to rear, two wooden double glazed windows to front, gas fire, radiator

WC

WC, wall mounted wash hand basin, wooden double glazed window to front

Kitchen Diner

Base units, top units and worktops, sink and drainer, integrated microwave, integrated fridge freezer, double glazed wooden windows to front and side, tiled splashback, down lights, radiator, door to utility room

Utility Room

Worktop with space for washing machine and dryer underneath, top unit, boiler on wall, alarm system, Belfast sink, wooden single glazed door to side, wooden double glazed window to front, wall mounted shelves

First Floor Landing

Wooden beams to ceiling, uPVC double glazed velux skylight, wooden double glazed window to front, doors to 3 bedrooms and bathroom

Bedroom

Wooden double glazed window to front and back, radiator

Bedroom 2

Wooden double glazed window to rear, radiator, attic hatch

Bedroom 3

Wooden double glazed windows to front and side,

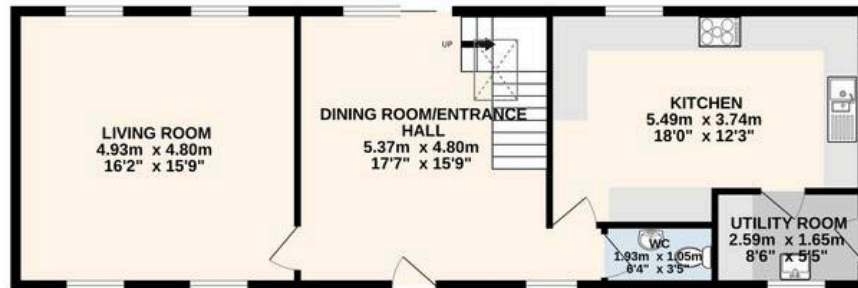




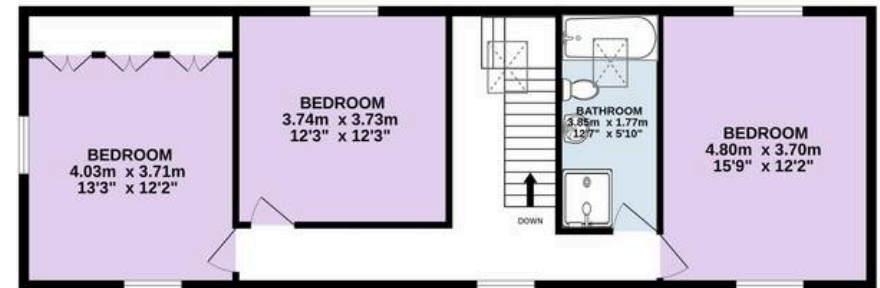




GROUND FLOOR
71.1 sq.m. (765 sq.ft.) approx.



1ST FLOOR
71.1 sq.m. (765 sq.ft.) approx.



TOTAL FLOOR AREA : 142.1 sq.m. (1530 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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