

Property Details

Horns Farmhouse, Horns Lane,
Goosnargh, Preston, Lancashire, PR3 2FJ

OIRO £500,000



Property Photos

Horns Farmhouse, Horns Lane, Goosnargh, Preston, Lancashire, PR3 2FJ

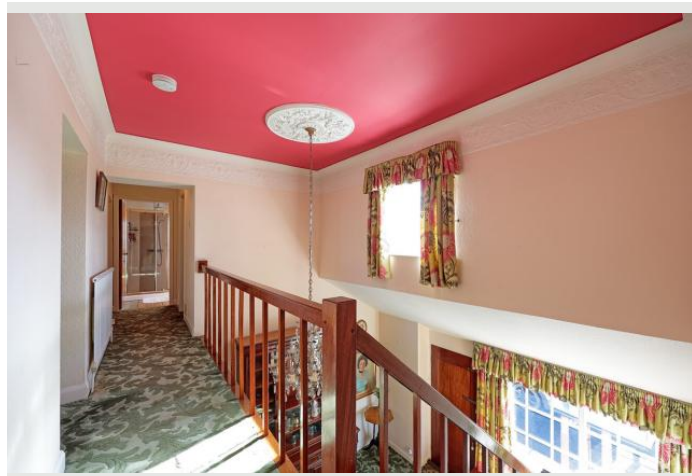


Creation Date

29/06/2026

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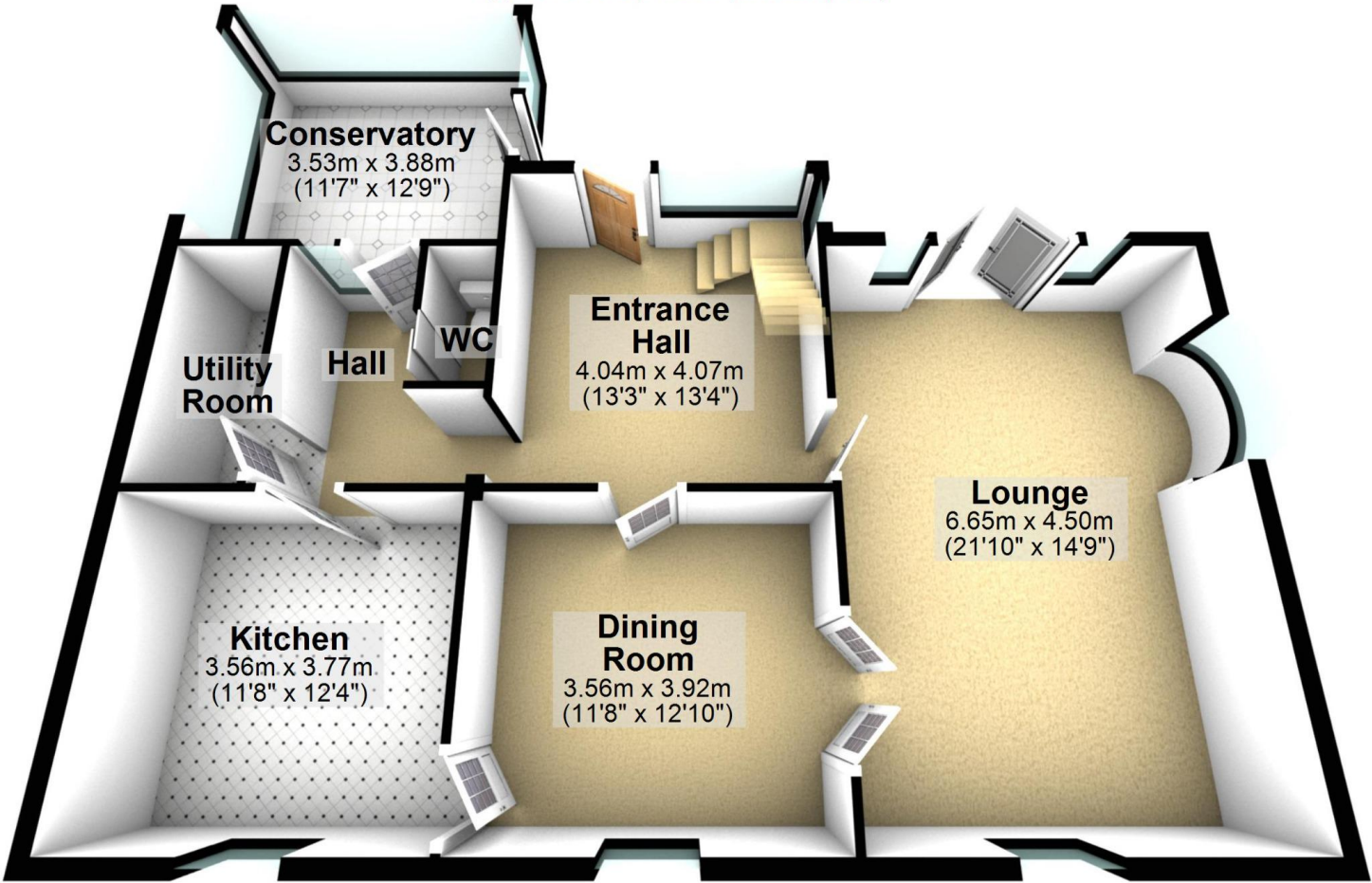
29/06/2026

Property Floor Plans

Horns Farmhouse, Horns Lane, Goosnargh, Preston, Lancashire, PR3 2FJ

Ground Floor

Approx. 100.9 sq. metres (1085.5 sq. feet)



Total area: approx. 182.8 sq. metres (1968.0 sq. feet)

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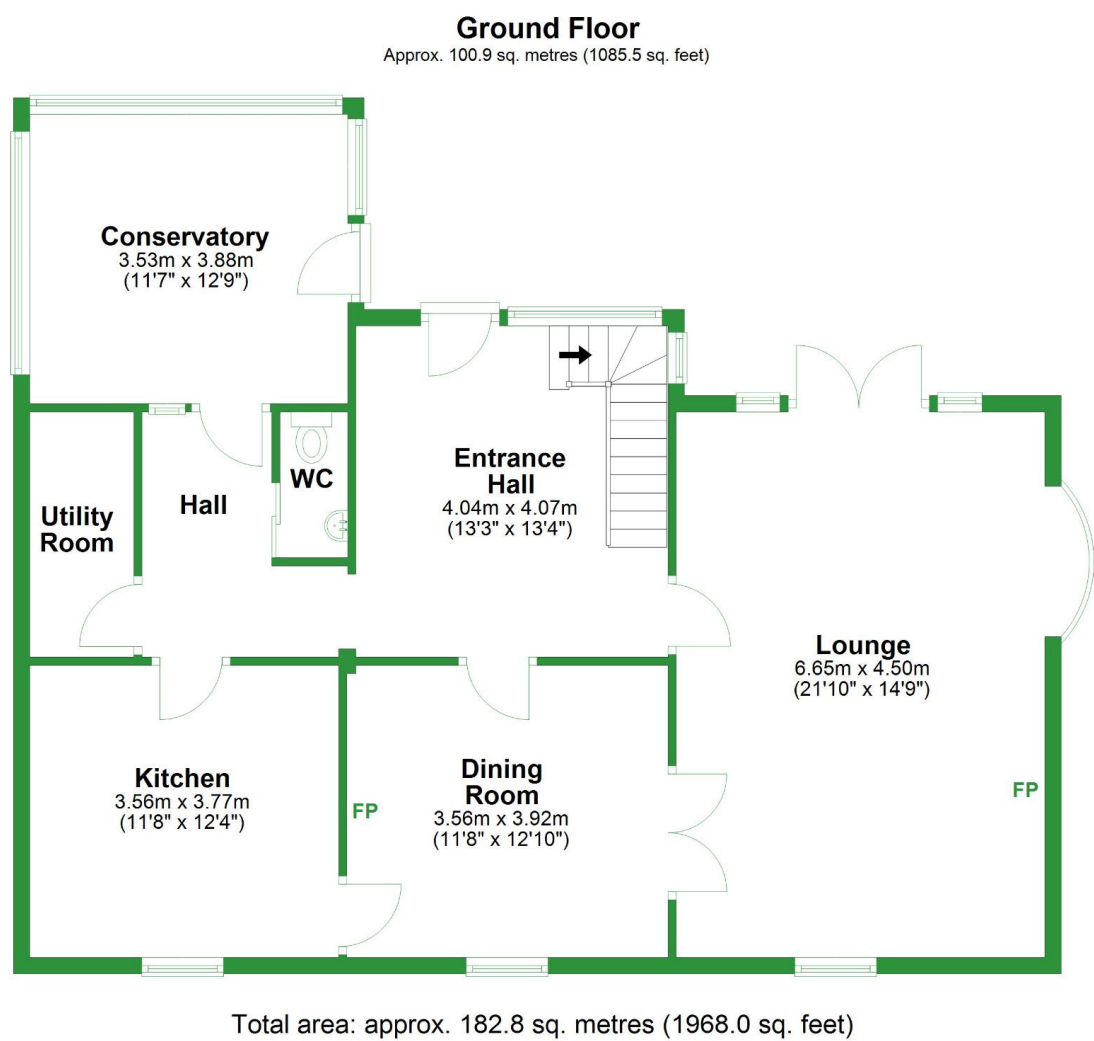
First Floor

Approx. 82.0 sq. metres (882.5 sq. feet)



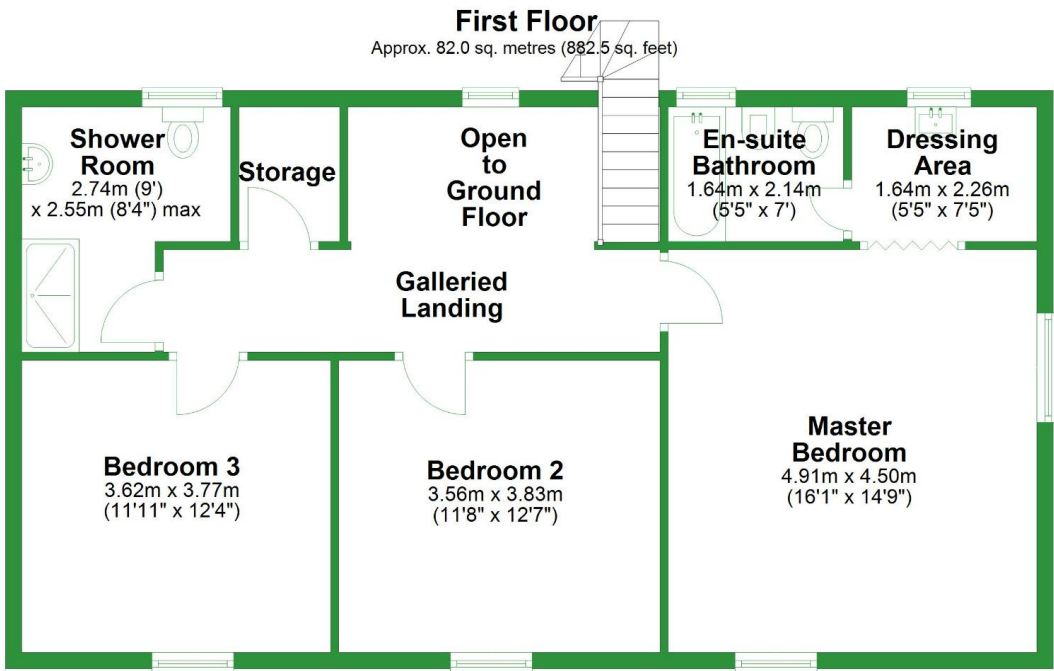
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Property EPC

Horns Farmhouse, Horns Lane, Goosnargh, Preston, Lancashire, PR3 2FJ

5/9/26, 5:07 PM

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

Energy performance certificate (EPC)

Horns Farmhouse
Horns Lane
Goosnargh
PRESTON
PR3 2FJ

Energy rating
F

Valid until: 5 May 2036
Certificate number: 2100-0845-2060-6202-6105

Property type
Semi-detached house

Total floor area
185 square metres

Rules on letting this property

!

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

22 F

1-20

G

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/2100-0845-2060-6202-6105?print=true

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Not Specified
Floor Area
1968
Agency Type
Sole
Parking
Double Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Private Supply
Heating
Gas
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

£500,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

Horns Farmhouse, Horns Lane, Goosnargh, Preston, Lancashire, PR3 2FJ

Feature 1

Sought After Location

Feature 2

Three Bedroom Farmhouse

Feature 3

Lounge And Snug

Feature 4

Kitchen, Utility And Ground Floor Wc

Feature 5

Master Bedroom With Dressing Room And Ensuite

Feature 6

Double Garage And Ample Off Road Parking

Feature 7

Beautiful, Large, Private Rear Gardens

Feature 8

Rolling Countryside Views

Feature 9

Chain Free

Feature 10

Requires Some Modernisation

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Property Description

Horns Farmhouse, Horns Lane, Goosnargh, Preston, Lancashire, PR3 2FJ

Charming Farmhouse with Stunning Views – Horns Lane, Goosnargh

Nestled along the picturesque Horns Lane in the charming rural village of Goosnargh, Horns Farmhouse is a truly beautiful character property offering space, charm, and stunning countryside views. Set within a generous plot, this delightful home blends traditional features with exciting potential for modernisation –perfect for those looking to create their dream rural retreat.

Key Features

- Charming farmhouse with character features
- Sought-after location on Horns Lane, Goosnargh
- Three bedrooms, including master with dressing room and ensuite
- Lounge with fireplace and French doors to garden
- Cosy snug with additional fireplace
- Conservatory overlooking the rear garden
- Kitchen, utility and ground floor WC
- Two further bedrooms with fitted furniture
- Double garage
- Large, beautifully maintained rear garden
- Stunning open countryside views
- Property in need of modernisation – excellent potential

Agent's Perspective

The ground floor welcomes you with a spacious lounge featuring a character fireplace, creating a warm and inviting focal point, while French doors open out to the rear of the property, seamlessly connecting indoor and outdoor living. A separate snug, also with its own fireplace, offers a cosy additional reception space ideal for relaxing evenings. The conservatory provides a warm and light-filled area to enjoy views over the garden throughout the seasons.

The kitchen, along with a utility room and convenient ground floor WC, offers a practical layout with scope for updating to suit modern tastes and lifestyles.

Upstairs, the property boasts three well-proportioned bedrooms. The spacious master

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bedroom benefits from fitted furniture, a dressing room, and an ensuite bathroom, all complemented by beautiful open views across the surrounding countryside. Two further bedrooms, both with fitted furniture, are served by a shower room.

Externally, the property continues to impress with a double garage and a large, beautifully maintained rear garden – ideal for families, entertaining, or simply enjoying the peaceful rural setting.

While the property has been well cared for, it now requires a programme of modernisation throughout, presenting an exciting opportunity for buyers to enhance and personalise the interiors. With its generous proportions and wealth of original character, the farmhouse offers superb potential to be transformed into a stunning contemporary home while retaining its traditional charm.

Location

Horns Lane is a sought-after rural location on the edge of Goosnargh, a Lancashire village known for its strong community feel, excellent local amenities, and scenic surroundings. The area offers the perfect balance of countryside living while remaining within easy reach of nearby towns and transport links, making it ideal for both families and commuters.

Additional Information

Tenure – Unregistered but expected as Freehold

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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