



Church House Farm
33 Woodplumpton Road | Woodplumpton | Preston | PR4 0NE

Welcome to Church House Farm, 33 Woodplumpton Road, Woodplumpton, Preston, PR4 0NE

Situated on the edge of the highly regarded village of Woodplumpton, Church House Farm offers a rare opportunity to acquire a Grade II Listed former farmhouse set within approximately 1.81 acres of gardens and grazing land with a range of outbuildings. Surrounded by attractive Lancashire countryside yet within easy reach of Preston and major transport links, the property combines heritage charm with everyday convenience.

Believed to date from the 17th century, the farmhouse retains a wealth of original character features recognised by its Grade II listing, including impressive inglenook fireplaces, exposed beams and period detailing throughout. The accommodation is both welcoming and practical, centred around a traditional farmhouse dining kitchen with Aga, spacious sitting room, dining room, study and useful ancillary spaces including a utility room, cloakroom and attached double garage. Upstairs are three generous south-facing double bedrooms, the principal bedroom has ensuite facilities and there is a large family bathroom.

Outside, mature gardens provide privacy and attractive outdoor living space, while a substantial stable block offers exceptional versatility for equestrian, business or leisure pursuits. Additional barns present exciting opportunities for restoration and future development, subject to the necessary consents. The surrounding land further enhances the property's lifestyle appeal, making Church House Farm an exceptional country home with remarkable flexibility and potential.

This has been a family home for the last 30 years; it's now time for the next generation to come and enjoy all it has to offer.



Location

Woodplumpton is a highly desirable village, offering an appealing blend of countryside tranquility and everyday convenience. Surrounded by attractive Lancashire farmland yet situated just a few miles north of Preston, the village enjoys a strong sense of community centred around its historic church, village pub and well-regarded primary school. Residents benefit from easy access to excellent road networks (via the M55 and M6), making commuting to Preston, Lancaster, Manchester and beyond

remarkably straightforward, whilst still enjoying the slower pace and close community associated with village life. The surrounding countryside provides wonderful opportunities for walking, cycling and outdoor pursuits, and nearby villages and market towns offer a wide range of additional amenities. For those seeking a rural lifestyle without sacrificing connectivity, Woodplumpton strikes a rare and enviable balance between peace, practicality and community spirit.



Setting the scene

In recognition of the age and original period features, Historic England has classified Church House Farm as a Grade II Listed Building. Their online listing refers to the house as:

Farmhouse, now house. Early to mid-C17, altered. Handmade brick, slate roof. Three-bay baffle-entry plan. Two storeys; 1st floor band, the wall above this now covered by C20 applied "half-timbering" with plastered panels; board door in line with ridge chimney at junction of 2nd and 3rd bays, four 4-pane sashes at ground floor and 3 casements above. Rear also altered. Interior: ground floor retains principal elements of C17 structure: back-to-back inglenook fireplaces in 2nd and 3rd bays, the former with stopped 1/4-round moulded bressummer and firewindow (altered), the latter with stop-chamfered bressummer; these rooms have beams matching the bressumers, lateral in the 2nd bay and longitudinal in the 3rd; staircase off rear left corner of 2nd bay, former staircase in front right corner of 3rd bay removed; service-end doorways from 2nd bay.

Rich in character and period charm, this former farmhouse retains a wealth of original features that create a warm and inviting atmosphere. Two impressive inglenook fireplaces provide striking focal points, with the larger inglenook in the sitting room housing a wood-burning stove, while a second in the kitchen beautifully frames the Aga. The dining room features an attractive red-brick chimney breast and fireplace surround, and whilst not currently housing an open fire, it adds further character. Exposed ceiling beams run throughout the property, complemented in the dining room and study by tongue-and-groove boarded ceilings set between the beams, enhancing the home's traditional farmhouse appeal. In keeping with the property's heritage, boarded internal doors, although not original, have been carefully chosen to blend sympathetically with the period features and contribute to the home's unique charm.

Step inside

The property can be approached from either the attractive front porch or, as is more commonly the case for everyday living, via the spacious garden hall at the rear, conveniently positioned adjacent to the parking area and garage. Both entrances provide a warm and welcoming first impression.

Entering through the front porch, a small inner hall forms the heart of the ground floor, with the kitchen to one side and the sitting room to the other. The dining kitchen is the epitome of a traditional farmhouse kitchen, beautifully fitted with classically styled cabinets painted in a soft buttermilk shade, complemented by Corian work surfaces and a central island topped with granite; a cool surface perfect for pastry making. There is ample space for a family dining table and chairs, while even the family dog has been considered, with a cosy nook for a bed tucked in beside the Aga. Practicality is equally well catered for, with a useful utility room leading off the kitchen, providing access to the rear entrance, together with an internal door to the attached double garage. The garage benefits from an electric door and has been thoughtfully subdivided to include a convenient outside WC, ideal when working in the garden or fields.

Returning to the inner hall, the sitting room is an impressively proportioned and immensely characterful space, perfectly suited to both everyday family life and entertaining guests. Beyond lies the atmospheric dining room, a room made for special occasions and festive gatherings, while a separate study offers an ideal home-working environment or could equally serve as a cosy snug or teenagers' retreat.

To the rear of the house, the generous garden hall is a room in itself and provides an alternative entrance complete with a cloakroom fitted with a two-piece suite and ample room for coats and outdoor footwear.

From the garden hall, stairs rise to the first-floor landing, where three well-proportioned double bedrooms enjoy a sunny south-facing aspect and all benefit from fitted wardrobes. The principal bedroom is served by an ensuite shower room comprising a shower enclosure, vanity unit and WC. The remaining two bedrooms are served by the surprisingly spacious family bathroom which, whilst reflecting its era, remains entirely functional and presents an excellent opportunity for new owners to update and personalise to their own taste.









Step outside

The outdoor space is a particular feature of Church House Farm, extending to approximately 1.81 acres in total and offering a rare combination of mature gardens, versatile outbuildings and useful grazing land.

To the front of the property, the south-facing garden is attractively bordered by established trees and shrubs which provide both privacy and year-round interest, framing the kerb appeal of this striking period home. A driveway to the side leads through gates into a generous parking and turning area to the rear, providing ample space for multiple vehicles and access to the attached garage. Adjacent to the house, a paved seating terrace offers an ideal setting for outdoor dining and entertaining, with plenty of room for garden furniture to enjoy the peaceful surroundings where wildlife flourishes, a wide variety of birds visit whilst hares and deer have been seen in the field.

Beyond a second gate lies one of the property's most distinctive assets: a substantial stable block offering exceptional versatility. Currently subdivided into loose boxes, an office, store, kitchenette and two cloakrooms, the building could readily continue in an equestrian role or be adapted to suit a wide range of alternative uses. It presents exciting possibilities for home offices, a gym, workshop, studio space or hobby rooms, while the removal of internal partitions would create an impressive open-plan area suitable for a variety of enterprises, subject to any necessary consents.

Further complementing the property are a detached but derelict red-brick barn and the shell of a Dutch barn, both offering considerable scope for restoration, redevelopment or alternative uses, subject to the appropriate permissions.

The remaining land forms most of the acreage and provides a wonderful extension of the property's lifestyle appeal. Whether utilised for small-scale animal husbandry, enjoyed as a haven for wildlife, or simply as a safe and exciting environment for children and dogs to explore, the grounds offer a wealth of possibilities. Collectively, Church House Farm presents a rare opportunity to embrace country living on the edge of a popular village, combining the space, freedom and versatility of a rural property with the convenience of excellent accessibility and everyday amenities within easy reach.



Church House Farm, Woodplumpton Road, Woodplumpton, Preston, PR4 0NE

Approximate Gross Internal Area 2024 sq ft - 188 sq m

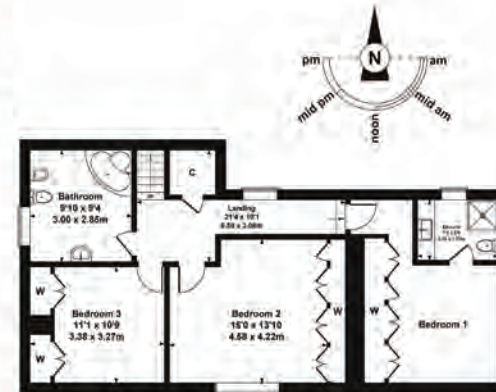
Stable Block Area 1668 sq ft - 155 sq m

Garage Area 398 sq ft - 37 sq m

Total Area 4090 sq ft - 380 sq m



STABLES BLOCK



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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FURTHER INFORMATION

On the Road

On the road	
Preston	4.9 miles
Garstang	9.4 miles
Blackpool	14.8 miles
Lytham St Annes	15.9 miles
Lancaster	21.8 miles
Manchester	38.1 miles

Transport links	
M55	3.2 miles
M6	4.1 miles
Preston railway station	5.3 miles
Manchester airport	47.6 miles
Liverpool airport	52.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Included in the Sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Aga, NEFF combination oven and grill, NEFF fridge freezer and Kenwood dishwasher.

Available by way of further negotiation are the freestanding appliances comprising: Bosch washing machine, Hotpoint tumble dryer and Hotpoint fridge freezer.

Rail Journeys

Lytham station is 1.2 miles from the house with connections to Preston station which lies on the main West Coast line.

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Guide price £ 9 4 5 , 0 0 0

Mobile and Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

[what3words brave.mash.fits](https://www.what3words.com/brave-mash-fits)
Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the garage. Gas fired Aga.

Boiler and heating to the stable block not in operation.

Preston City Council – Council Tax band G
Tenure – Freehold

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Schools

Primary:

Woodplumpton St Anne's CoE Primary School
Barton St Lawrence CoE Primary School
Catforth Primary School

Independent preparatory schools at Kirkham Grammar School, Stoneyhurst College and AKS Lytham
St Pius X Catholic Preparatory School

Secondary:

Kirkham Grammar School, Stoneyhurst College and AKS Lytham (all independent schools)
Broughton High School
Fulwood Academy
Our Lady's Catholic School

Further Education:

In Preston - University of Central Lancashire UCLan and Preston College
In Lancaster - Lancaster University and University of Cumbria (Lancaster campus)
Myerscough College

Places to Visit

- * Historic houses – Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycolter Hall and Stoneyhurst College, amongst many others
- * The Harris in Preston, museum, art gallery and library
- * Live theatre: The Preston Playhouse and Charter Theatre
- * Cinema: The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston.
- * The Bowland Visitor Centre
- * Blackpool's many and varied delights

Sport and Recreation

- * In Preston: the UCLan Sports Arena with 3G pitches, hockey and tennis courts; the Sir Tom Finney Sports Centre with indoor and gym facilities; and Preston Sports Club for cricket and hockey. The city also features numerous public football pitches in parks and playing fields.
- * Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of cycling routes (both on and off road) throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is something for all levels.
- * Nearest golf clubs – Preston Golf Club, Pleasington Golf Club, Longridge Golf Club, Royal Lytham and St Annes Golf Club, St Annes Old Links Golf Club
- * Parkruns on a Saturday morning at Preston, Garstang, Blackpool and Lancaster
- * Gym and spa facilities: Barton Manor Hotel, Acresfield Health Club & Spa, and The Spa Hotel, Ribby Hall
- * The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, curling, ten pin bowling and two restaurants
- * Beacon Fell Country Park and The Bowland Visitor Centre

Great Walks Nearby

On the edge of the village, there is a network of footpaths and lanes to explore.

Hop in the car to explore the Fylde coastline, the Beacon Fell Country Park or the protected National Landscape of the Forest of Bowland which includes fells, deep valleys, ancient woodlands, sprawling heather and peat moorland.

Slightly further afield, but very much within day trip territory are the National Parks of the Lake District and Yorkshire Dales.

Places to Eat

Informal dining, cafes and pubs

The Wheatsheaf in the village
The Farmers Arms, Great Eccleston
The Plough, Eaves
The Hand and Dagger, Treales

Special occasions

The Cartford Inn, Little Eccleston
Northcote, Lagho
The Gibbon Bridge, Chipping
The Inn at Whitewell, Forest of Bowland
The Italian Orchard, Broughton
Pipers, Garstang

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