Pendle Hill Properties
estate and letting agents

Creation Date
02/11/2026

Property Details

5 Brickhouse Gardens, Garstang Road, Chipping, Preston, Lancashire, PR3 2QG

OIRO **£325,000**



Property Photos

5 Brickhouse Gardens, Garstang Road, Chipping, Preston, Lancashire, PR3 2QG













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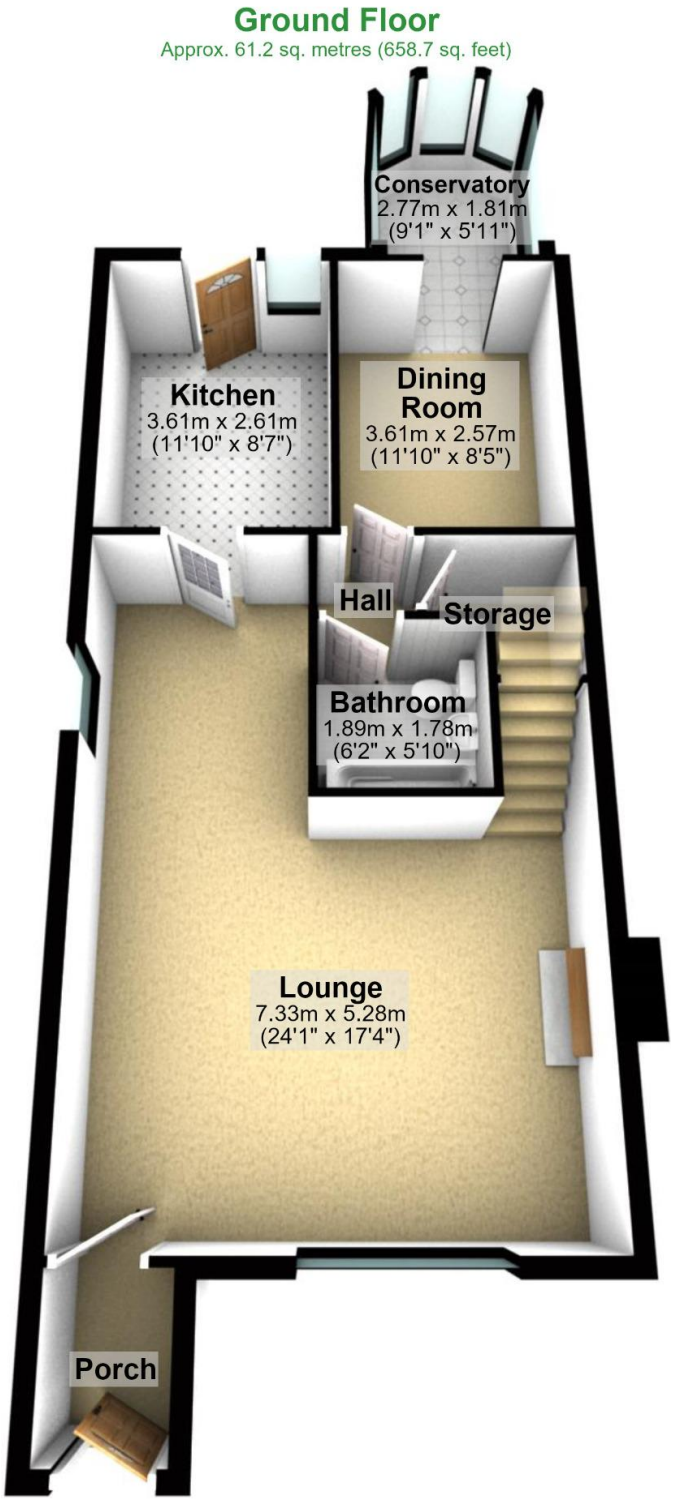


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Property Floor Plans

5 Brickhouse Gardens, Garstang Road, Chipping, Preston, Lancashire, PR3 2QG



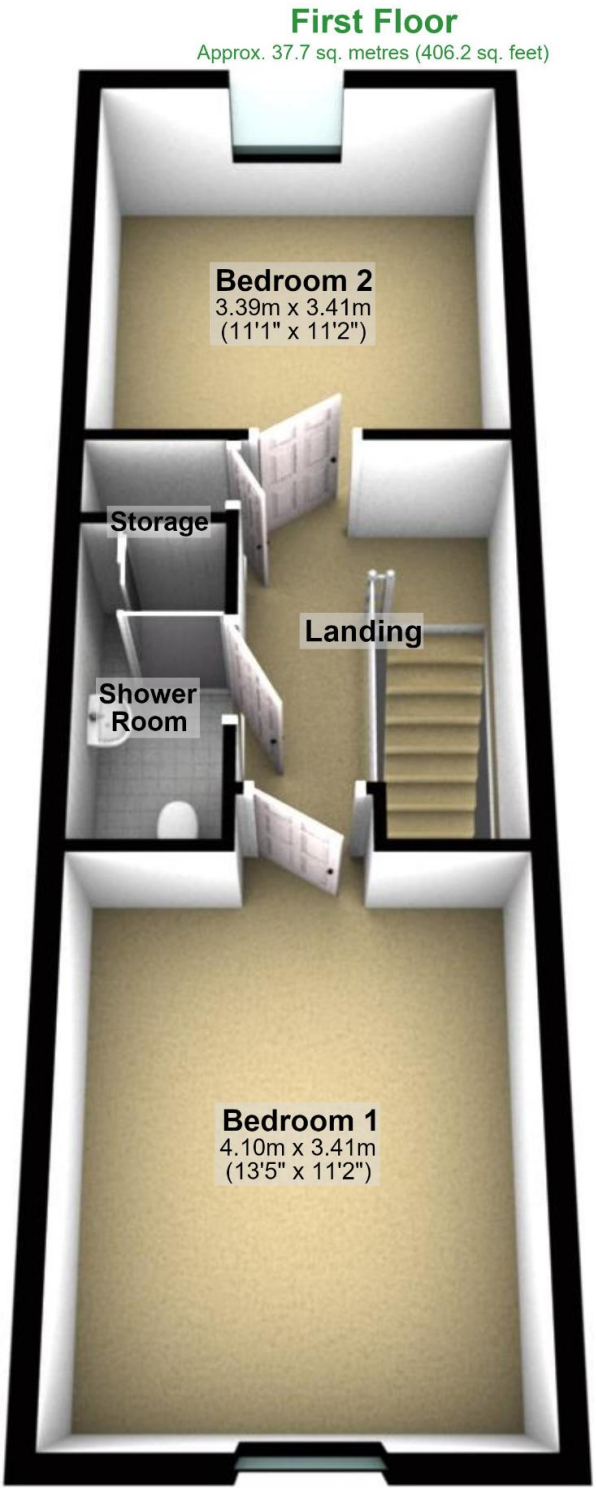
Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

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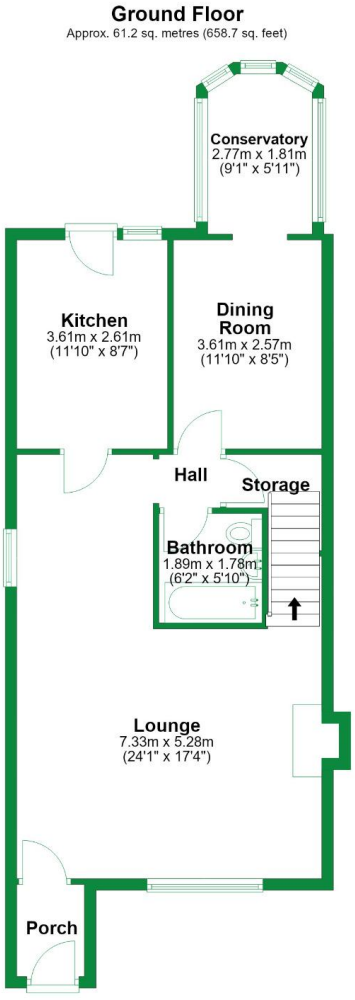


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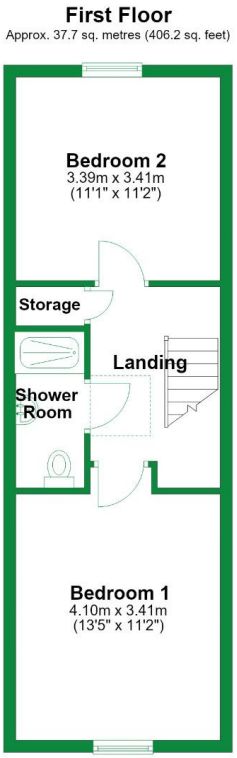
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Property EPC

5 Brickhouse Gardens, Garstang Road, Chipping, Preston, Lancashire, PR3 2QG



15/10/2026, 11:11 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

5 Brickhouse Gardens Garstang Road Chipping PRESTON PR3 2QG	Energy rating **D**	Valid until:	15 April 2036
		Certificate number:	0612-9296-0002-0494-1502

Property type	Semi-detached house
Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.

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/0612-9296-0002-0494-1502?print=true 1/5

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Property Info

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Property Type
House
Property Style
Cottage
Bedrooms
2
Bathroom
2
Receptions
3
Tenure Type
Leasehold
Floor Area
1064
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Oil
Broadband
ADSL
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
150
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2996-01-01

Price Qualifier

OIRO

Price

£325,000

Land Size

-

Age of Property

-

Year Built

1998

New Home

No

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Property Features

5 Brickhouse Gardens, Garstang Road, Chipping, Preston, Lancashire, PR3 2QG

Feature 1
Spacious Two-bedroom End Cottage In A Secluded Setting Of Just Seven Properties
Feature 2
Sought-after Chipping Village Location
Feature 3
Generous Ground-floor Layout
Feature 4
Fitted Kitchen With Ample Storage And Worktop Space
Feature 5
Dining Room And Conservatory
Feature 6
Ground Floor Bathroom
Feature 7
Two Double Bedrooms With Ample Storage
Feature 8
Fully Tiled Shower Room
Feature 9
Low Maintenance Rear Patio
Feature 10
Shared Driveway And Garage

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Property Description

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Spacious Two-Bedroom Cottage in a Secluded Chipping Setting

Combining spacious accommodation with a peaceful and secluded setting, this cottage presents an appealing opportunity for buyers looking to enjoy village life in one of the Ribble Valley's most desirable locations.

Key Features
Spacious two-bedroom cottage
Secluded setting of just seven properties
Sought-after Chipping village location
Generous ground-floor layout
Large lounge and separate dining room
Kitchen and conservatory
Fully fitted ground-floor bathroom
Useful additional storage space
Two double bedrooms to the first floor
Additional first-floor shower room
Low-maintenance rear patio garden
Shared driveway and garage
Beautiful surrounding Ribble Valley countryside

Agent's Perspective
Situated within a secluded setting of just seven properties in the sought-after village of Chipping, this spacious two-bedroom cottage offers generously proportioned accommodation arranged over two floors, presenting an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. While the property would benefit from some updating throughout, it offers plenty of potential, with a versatile ground-floor layout comprising a large lounge, separate dining room, kitchen and conservatory, alongside a fully fitted bathroom and useful storage space. To the first floor are two double bedrooms and an additional shower room, providing practical accommodation.
Externally, the property enjoys a low-maintenance rear patio garden, ideal for outdoor

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seating and relaxation, alongside a shared driveway and garage, offering valuable parking and storage facilities.

Location
Chipping is a highly regarded village within the beautiful Ribble Valley, known for its traditional character, attractive surrounding countryside and welcoming community. The village offers a selection of local amenities, including shops, pubs and places to eat, while the surrounding area provides wonderful opportunities for walking and enjoying the outdoors. With its village atmosphere and access to nearby towns and transport links, Chipping remains a popular location for those seeking a balance of rural living and everyday convenience.

Combining spacious accommodation with a peaceful and secluded setting, this cottage presents an appealing opportunity for buyers looking to enjoy village life in one of the Ribble Valley's most desirable locations.

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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