

# Property Details

Yew Tree Farm, Eaves Green Lane,  
Goosnargh, Preston, Lancashire, PR3 2FE

OIRO **£725,000**





# Property Photos

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE



Creation Date  
**27/01/2026**



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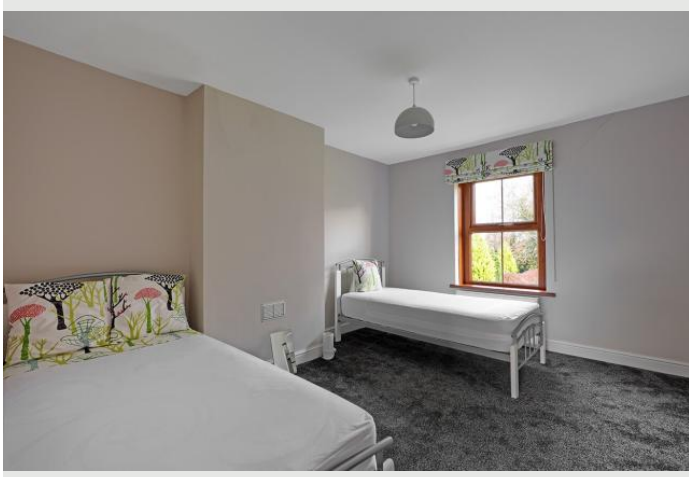
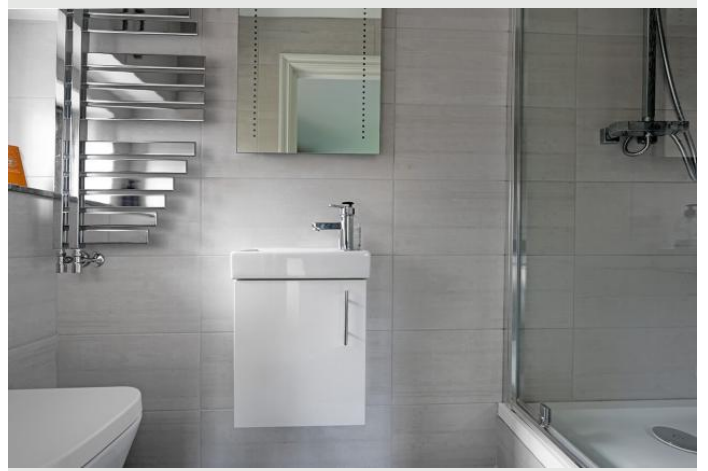


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Yew Tree Farm, Goosnargh  
Offers in the Region of: £750,000

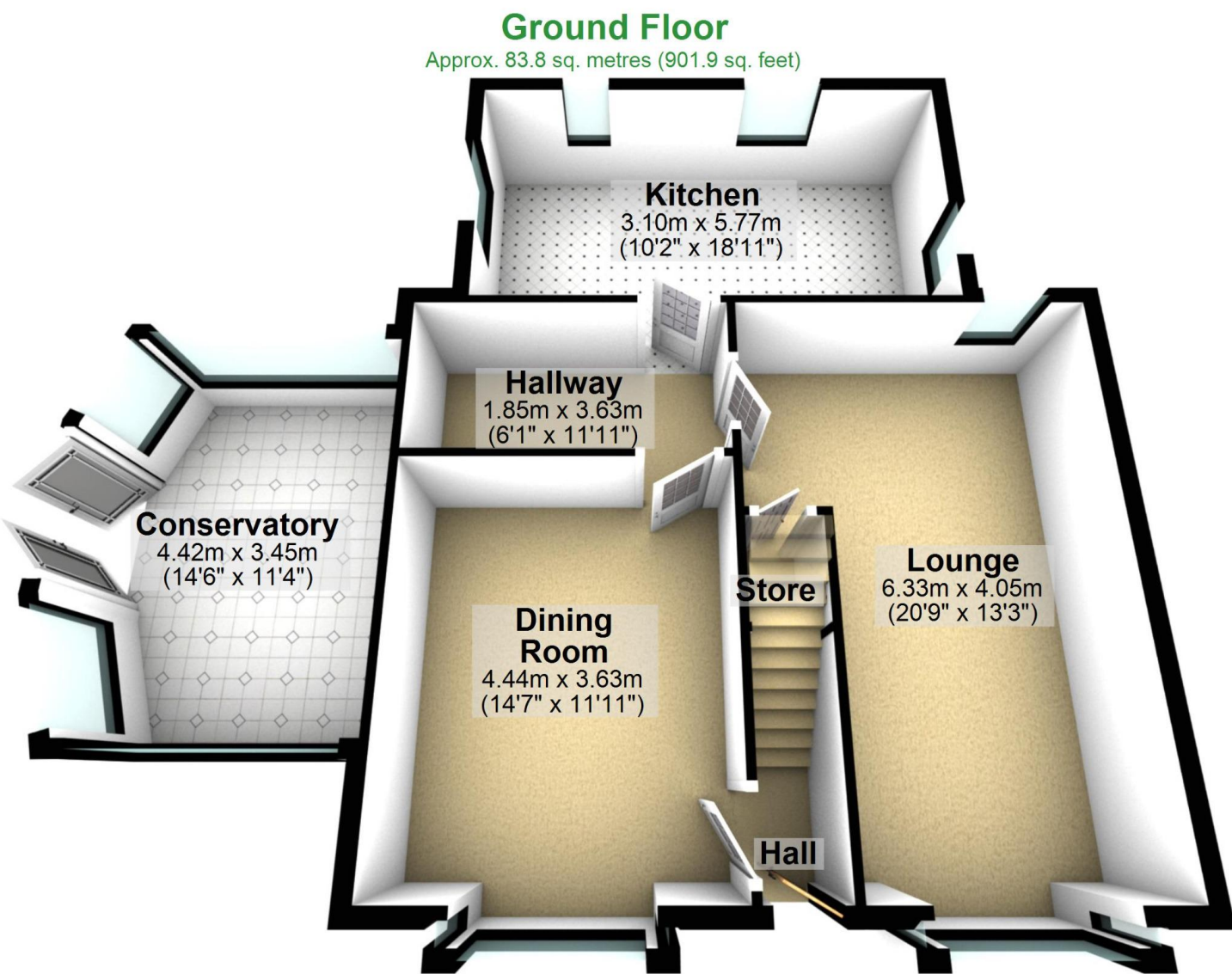
Planning ref 0622047202 has been granted for up to two detached dwelling  
Full details, including the site plan and supporting documents, are available within the sales particulars and on Preston City Council's website.





# Property Floor Plans

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

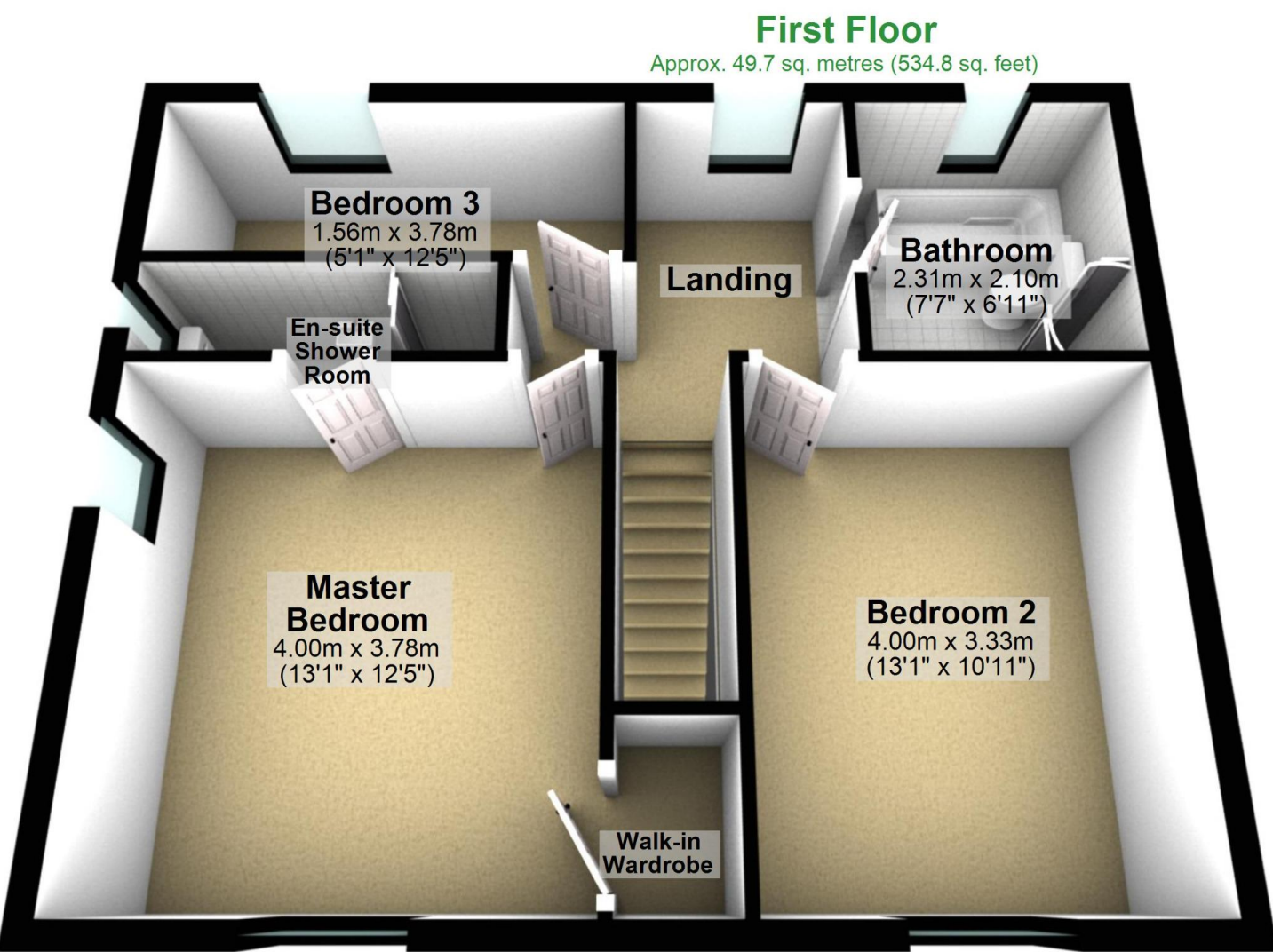


Total area: approx. 196.6 sq. metres (2116.5 sq. feet)



# Property Floor Plans

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE



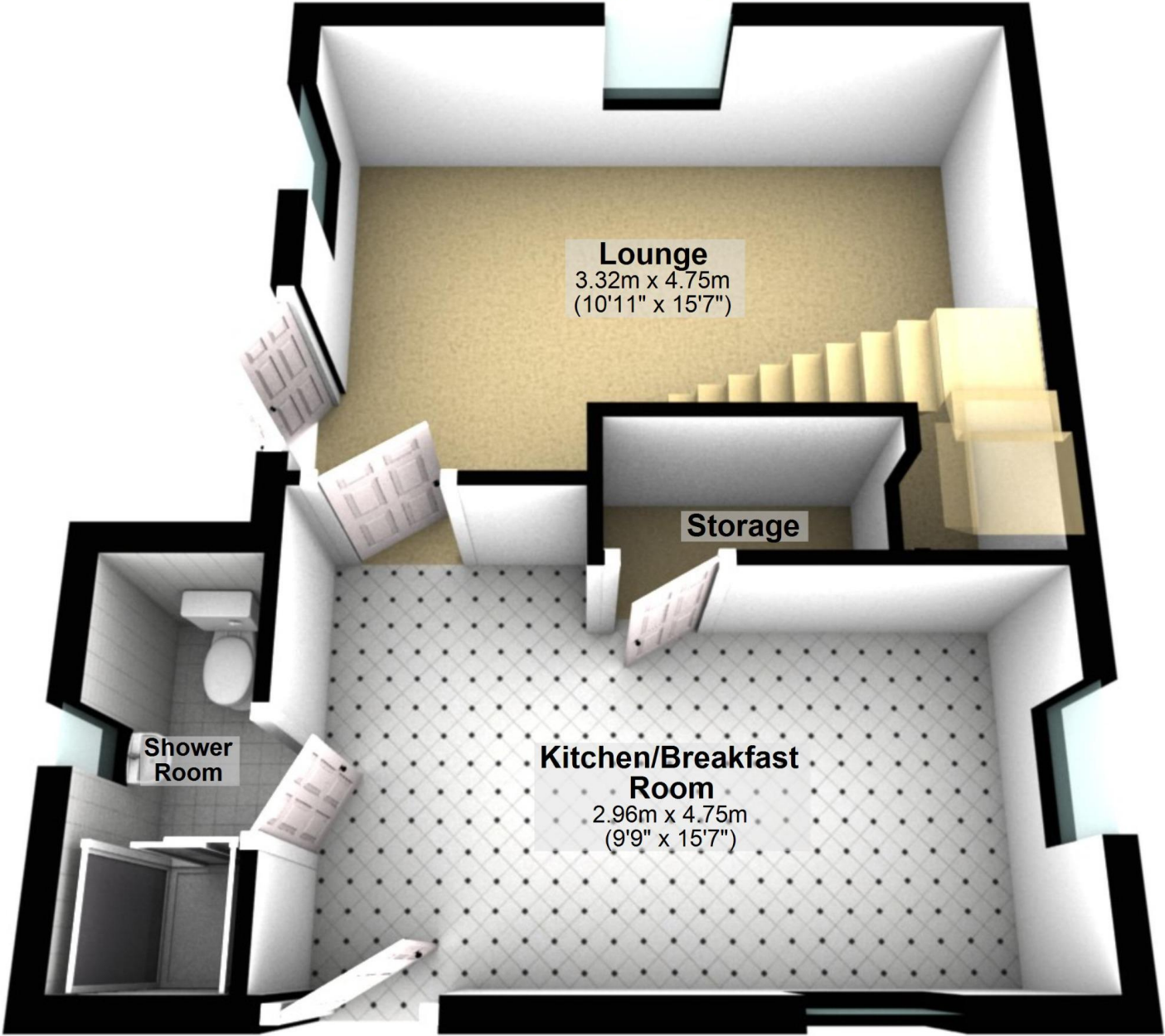


# Property Floor Plans

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

## Annexe Ground Floor

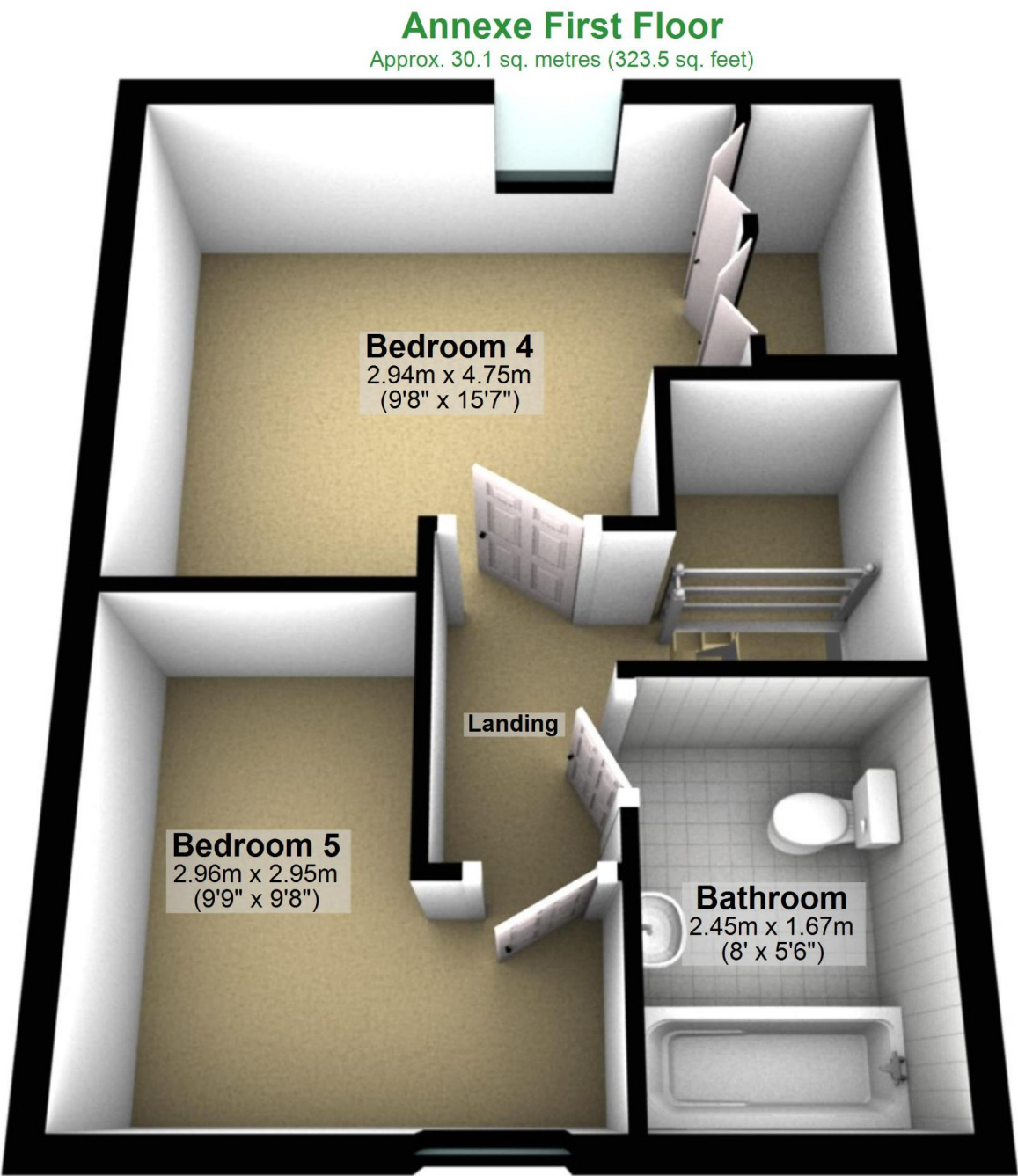
Approx. 33.1 sq. metres (356.4 sq. feet)





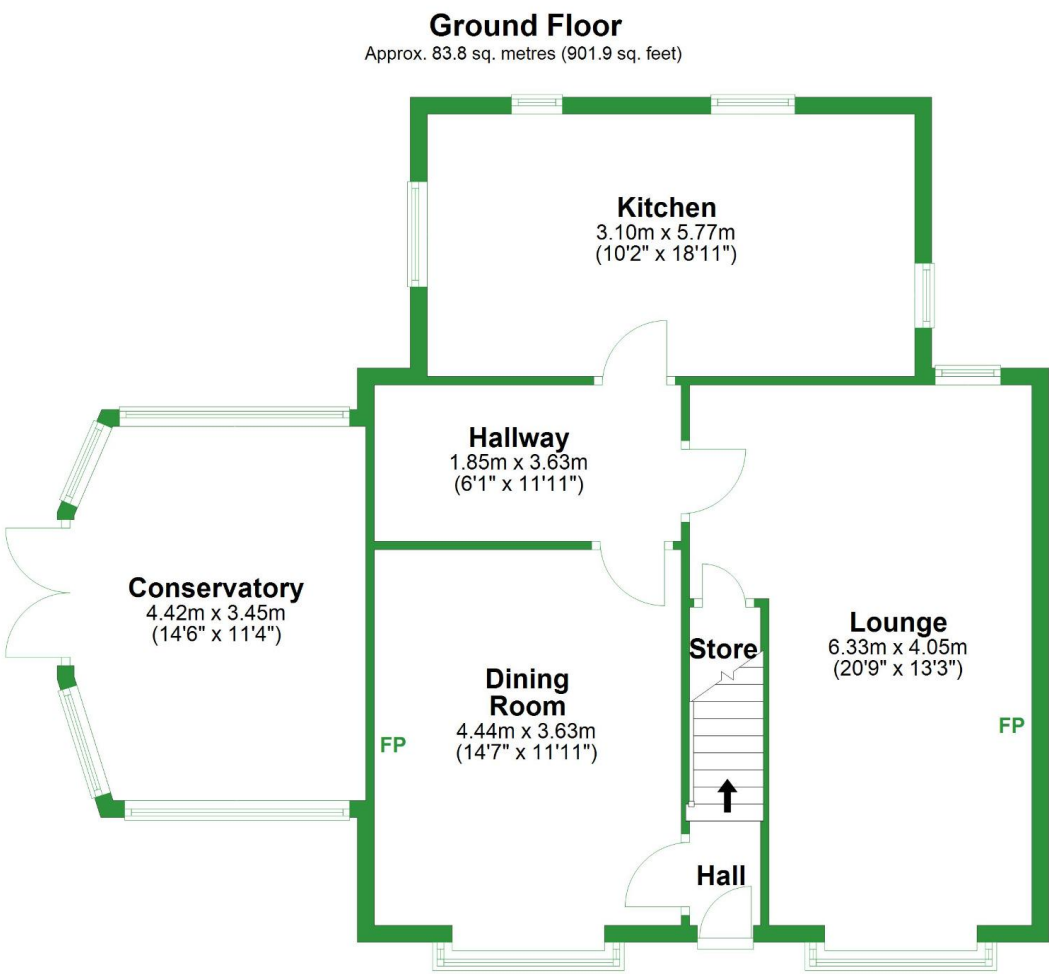
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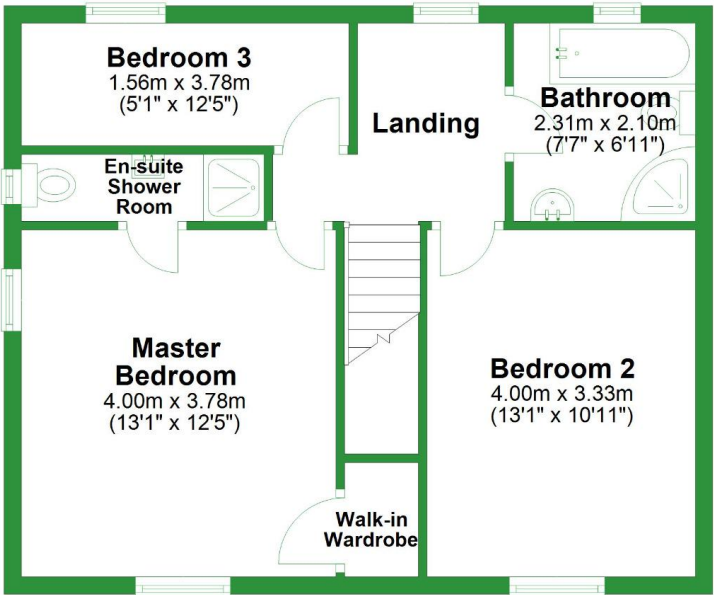


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## First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)

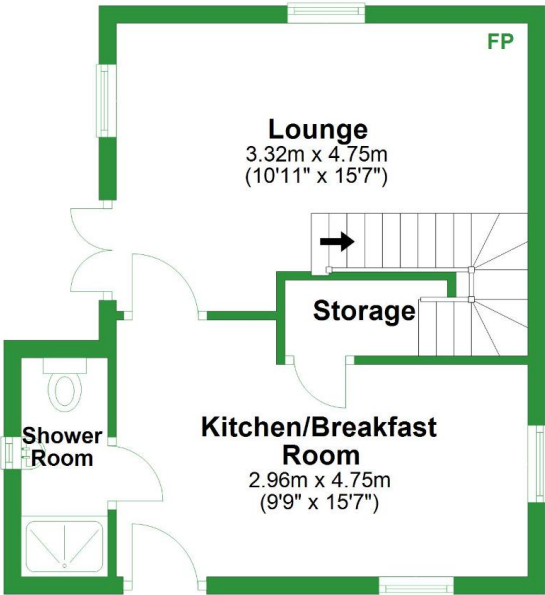


# Property Floor Plans

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

## Annexe Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)

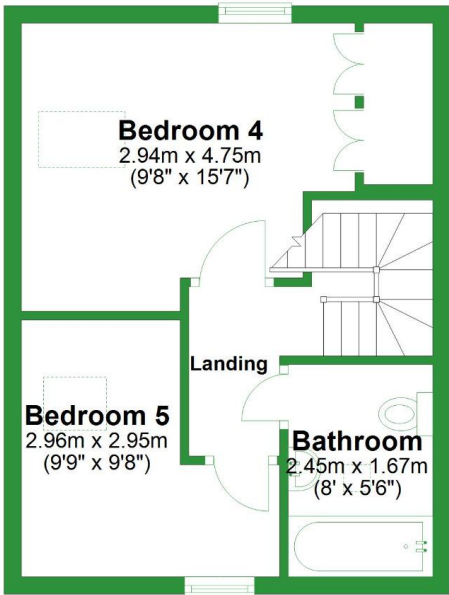




# Property Floor Plans

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**Annexe First Floor**  
Approx. 30.1 sq. metres (323.5 sq. feet)



# Property EPC

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

10/11/2025, 14:51

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

Energy performance certificate (EPC)

Yew Tree Farm  
Eaves Green Lane  
Goosnargh  
PRESTON  
PR3 2FE

Energy rating  
**F**

Valid until: 28 February 2035  
Certificate number: 2100-0042-2050-3205-3125

Property type

Detached house

Total floor area

120 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

68 D

39-54

E

21-38

F

34 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/2100-0042-2050-3205-3125?print=true

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12/11/2025, 16:00

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

Energy performance certificate (EPC)

Swallows Barn  
Eaves Green Lane  
Goosnargh  
PRESTON  
PR3 2FE

Energy rating  
**D**

Valid until: 23 November 2031  
Certificate number: 0708-1249-2002-1229-0292

Property type

Detached house

Total floor area

70 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 A.

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

Score

Energy rating

Current

Potential

92+

A

81 A

81-91

B

69-80

C

55-68

D

61 D

39-54

E

21-38

F

1-20

G

The graph shows this property's current and potential energy rating.

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https://find-energy-certificate.service.gov.uk/energy-certificate/0708-1249-2002-1229-0292?print=true

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# Property Info

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
4
Receptions
3
Tenure Type
Freehold
Floor Area
2116.5
Agency Type
Sole
Parking
Double Garage
Type
Sales
Electricity
Mains Supply

# Property Info

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

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

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£725,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

## Feature 1

Set Within Approximately 0.68 Acres

## Feature 2

Three Bedroom Main Residence And Two Bedroom Annexe

## Feature 3

Two Reception Rooms Complimented By Bay Windows

## Feature 4

Fully Integrated Kitchen With Granite Worktops And Underfloor Heating

## Feature 5

Master Bedroom With Ensuite Shower Room

## Feature 6

Gravel Driveway, Double Garage And Ample Parking

## Feature 7

Beautifully Maintained Gardens

## Feature 8

Outline Planning For Two Detached Dwellings

## Feature 9

Two Bedroom Self Contained Annexe With Lounge, Kitchen, Two Bathrooms And Two Double Bedrooms



# Property Description

Yew Tree Farm, Eaves Green Lane, Goosnargh, Preston, Lancashire, PR3 2FE

## **Yew Tree Farm, Rural Goosnargh-An Exceptional and Versatile Opportunity**

Set within idyllic grounds extending to approximately 0.68 acres, this exceptional property combines lifestyle, flexibility, and opportunity in one beautifully presented package. Comprising a three-bedroom family home, a two-bedroom annexe, and outline planning consent for two additional dwellings, Yew Tree Farm offers a truly rare chance to secure a property that caters to multiple needs.

### Key Features

- Attractive three-bedroom main residence with character and charm
- Two-bedroom self-contained annexe - ideal for guests, multi-generational living, or income potential
- Set within approximately 0.68 acres of beautifully maintained grounds
- Outline planning consent for two detached dwellings
- Peaceful rural location with a village feel yet excellent commuter links
- Double garage and generous gravelled driveway with ample parking
- Modern dining kitchen with granite worktops and underfloor heating
- Two reception rooms, with wood-burning stove, feature fireplaces and bay windows
- Master bedroom with en-suite shower room
- Annexe previously used as a successful holiday let
- Scope to extend or further develop (subject to necessary consents)

### Agent's Perspective

Approached via a gravel driveway flanked by neatly trimmed gardens, the property immediately impresses with its kerb appeal. A spacious parking area and double garage offer convenience and practicality. The double-fronted main house features a welcoming conservatory that enjoys garden views and provides day-to-day access. Inside, a hallway with oak flooring leads to the principal living spaces. The dining kitchen forms the heart of the home, fitted with a stylish range of units, granite work surfaces, and a window seat. Integrated appliances include a range cooker, dishwasher, fridge freezer, and washing machine, complemented by underfloor heating. Two comfortable reception rooms are located at the front of the house, each with square bay windows and featuring fires and wood-burning stoves, creating warm and inviting spaces for relaxation or entertaining.

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Upstairs, the main bedroom benefits from dual-aspect windows and a modern en-suite shower room. Two further bedrooms and a family bathroom with bath, shower, WC, and vanity unit complete the accommodation.

## The Annexe

A beautifully converted barn provides a self-contained two-bedroom annexe, perfect for an extended family, guests, or holiday letting. Immaculately presented, it includes a contemporary kitchen with integrated appliances and breakfast bar, a cosy lounge with patio doors to the garden and a wood-burning stove, and a ground-floor shower room. Upstairs, two bedrooms with Velux windows and stunning rear aspect views and a bathroom complete this flexible, well-designed space

## Client's Perspective

Since we acquired the property, we decided to convert the barn/workshop to an Annexe for family use. This has more recently been used as a holiday letting.

The main house has been used predominantly for family gatherings and celebrations, including our own wedding reception being held in the House, Annexe and grounds, so it has provided us with lots of wonderful memories.

We feel that the house now needs a family so it can be utilised to its full potential.

## Location

Situated in the heart of Rural Goosnargh, this property offers countryside tranquillity without isolation. The village is renowned for its strong community spirit, centred around the village green, church, and primary school. There are also local amenities including two public houses and village shops, while nearby Broughton and Longridge provide a broader range of facilities. Excellent transport links via the main road and motorway network make this a convenient location for commuters heading towards Preston, Garstang, and beyond.

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## Development Potential

Outline planning permission (Ref: 06/2024/1252) has been granted for up to two detached dwellings, with access from the existing driveway. The plans involve the removal of the existing garage at Yew Tree Farm.

Full details, including the site plan and supporting documents, are available within the sales particulars and on Preston City Councils website.

## Additional Information

LPG Bulk Tank approximately 2000 litres

Septic Tank for each property

There will be a discussion regarding overage in relation to the outline planning permission at the point of offer to be agreed between buyer and seller