

# 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

# Property Photos

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



Creation Date

27/01/2026

# Property Photos

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

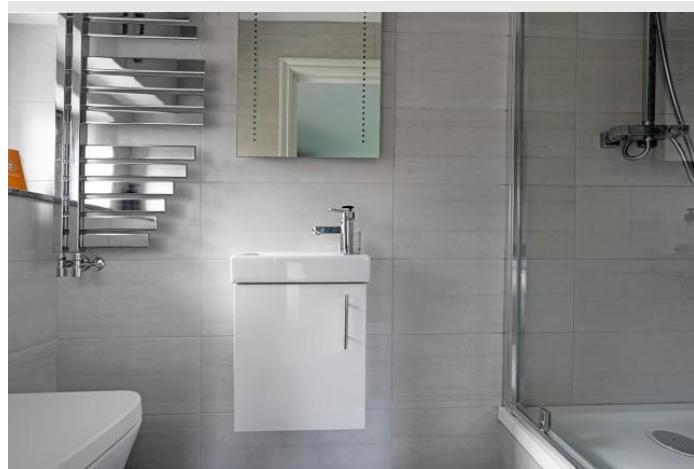
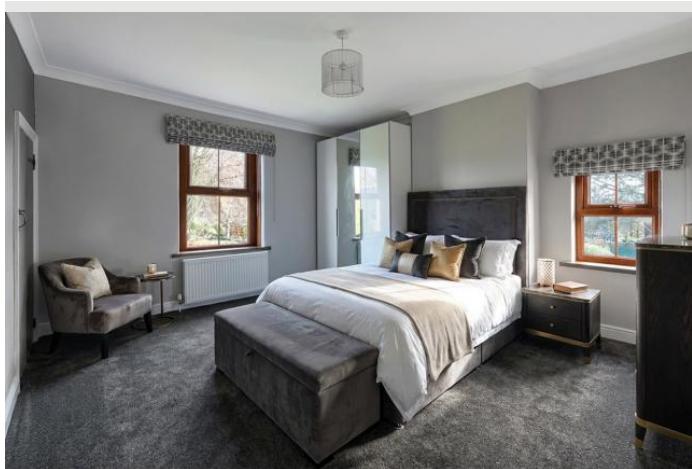


Creation Date

**27/01/2026**

# Property Photos

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

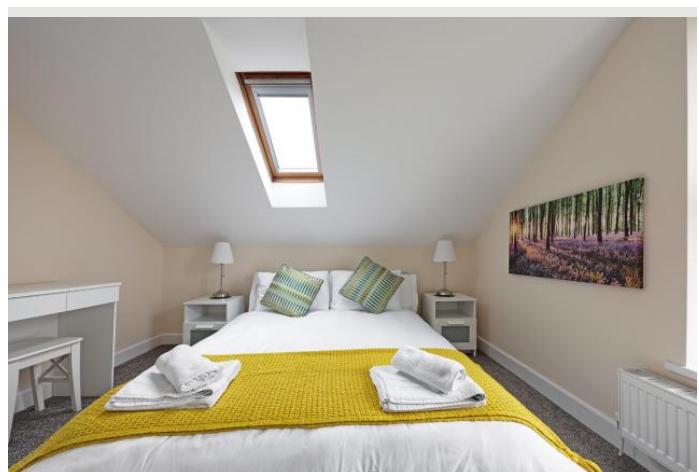


Creation Date

**27/01/2026**

# Property Photos

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



Creation Date

**27/01/2026**

# Property Photos

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



Creation Date

**27/01/2026**

# Property Photos

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

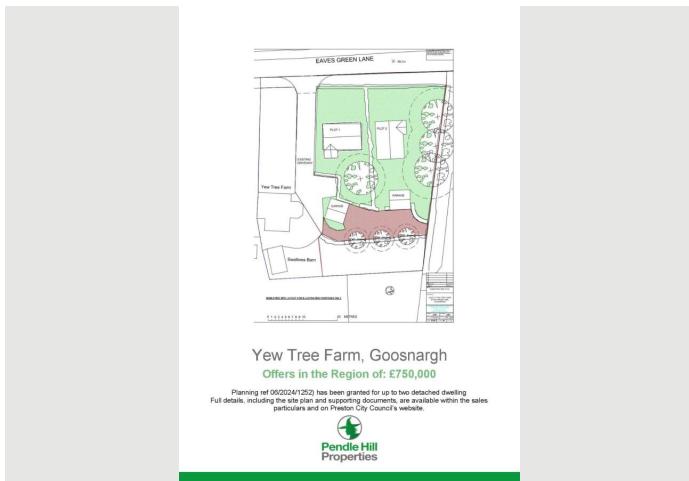


Creation Date

27/01/2026

# Property Photos

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



Creation Date

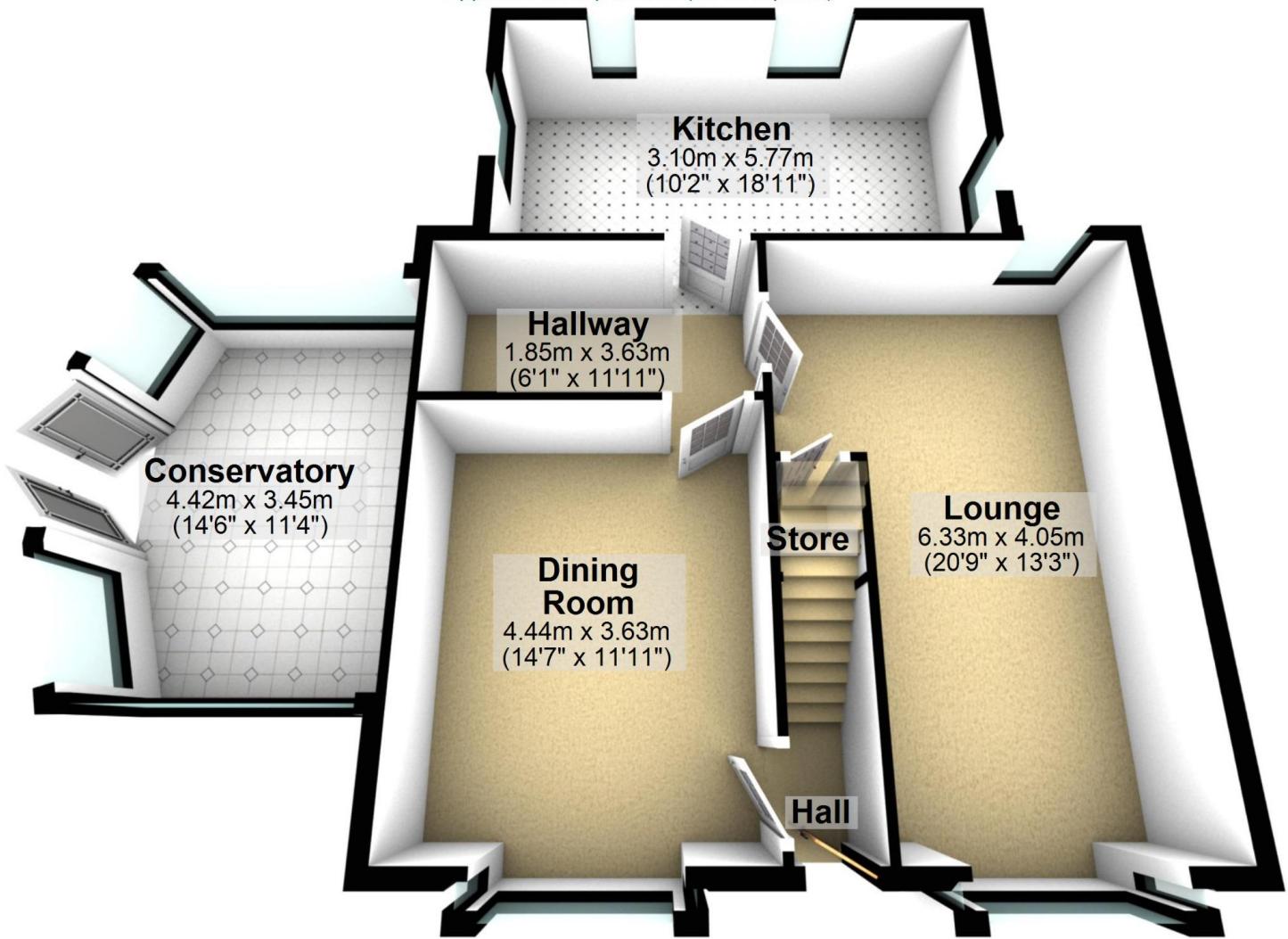
**27/01/2026**

# Property Floor Plans

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

## Ground Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



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

### Creation Date

27/01/2026

# Property Floor Plans

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



Creation Date

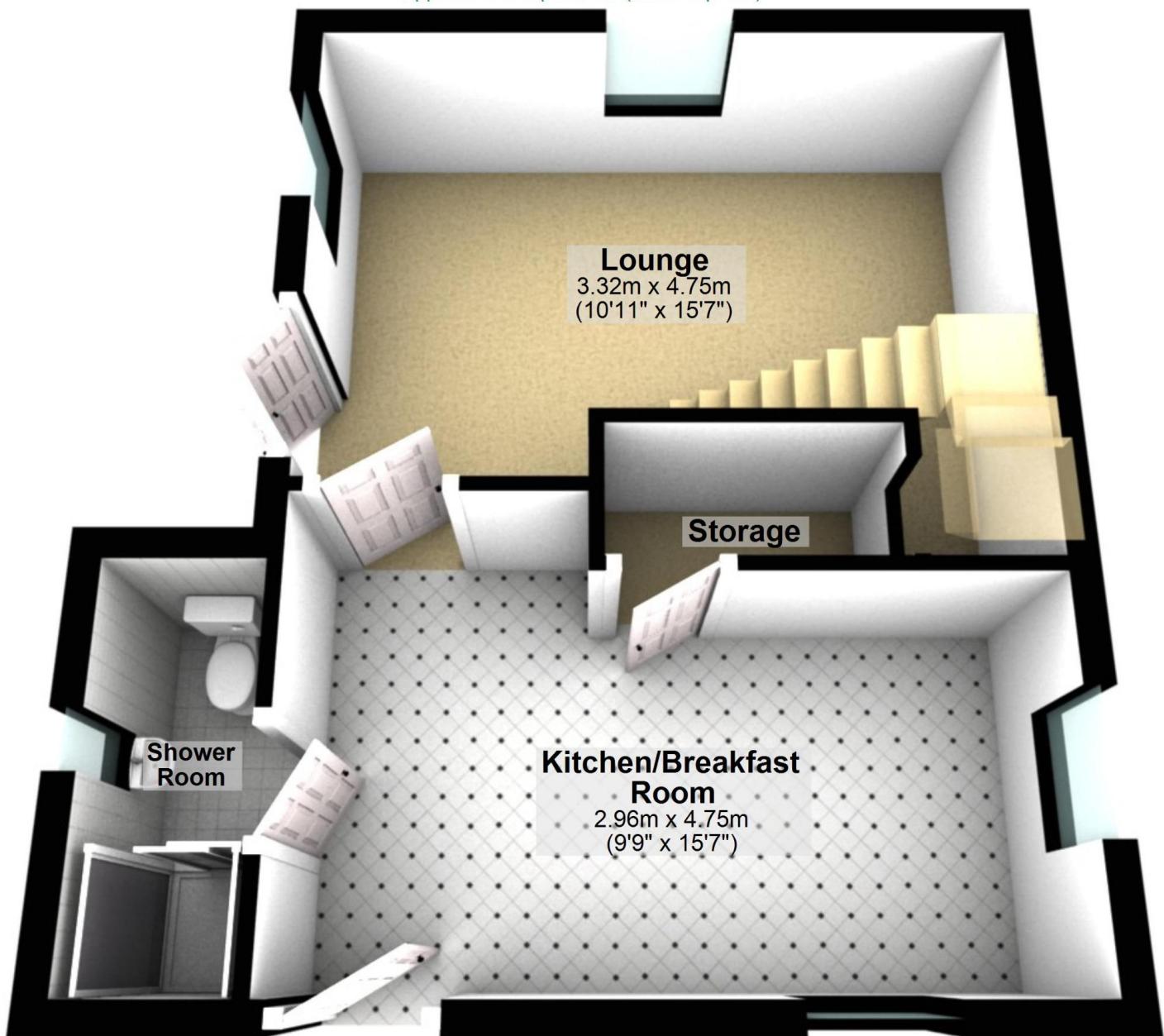
**27/01/2026**

# 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)



Creation Date

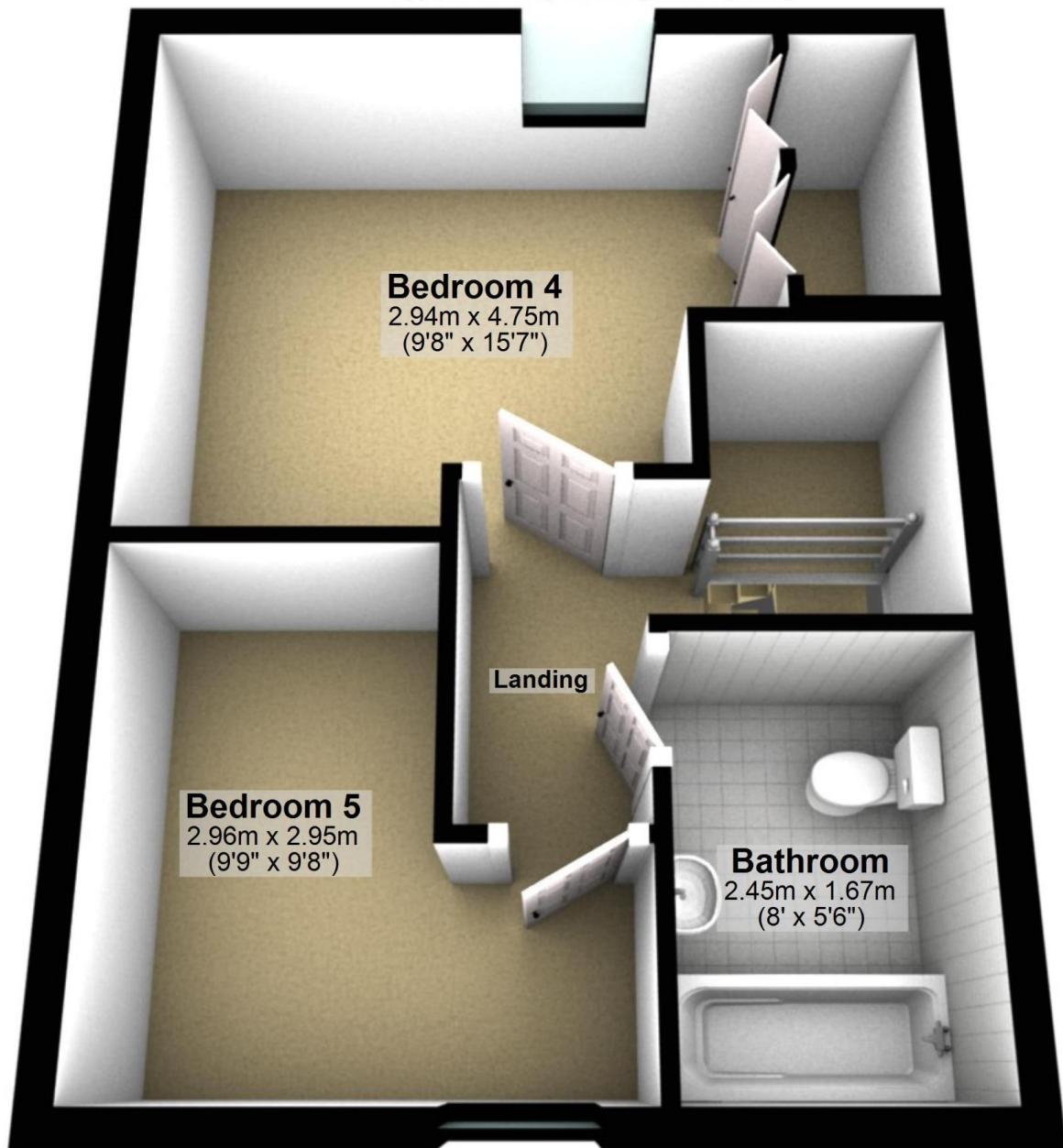
27/01/2026

# Property Floor Plans

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

## Annexe First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)

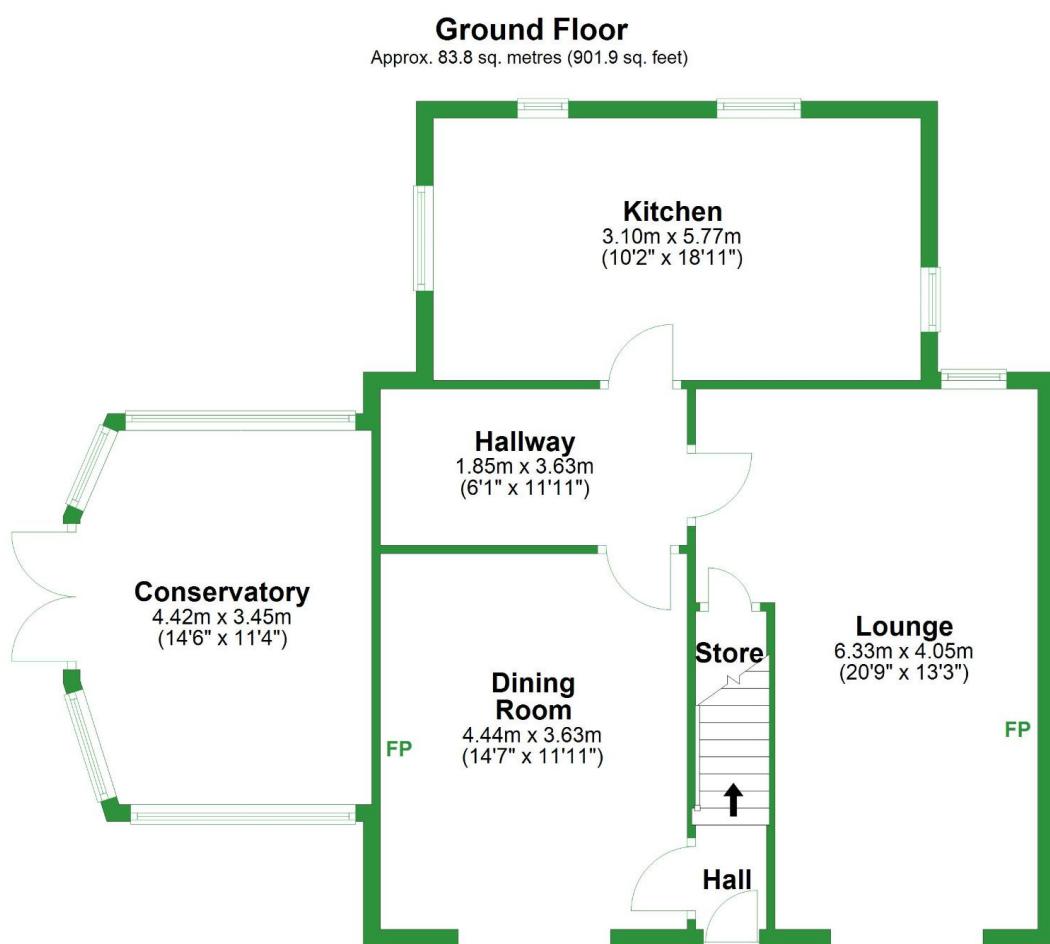


Creation Date

27/01/2026

# Property Floor Plans

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



Creation Date

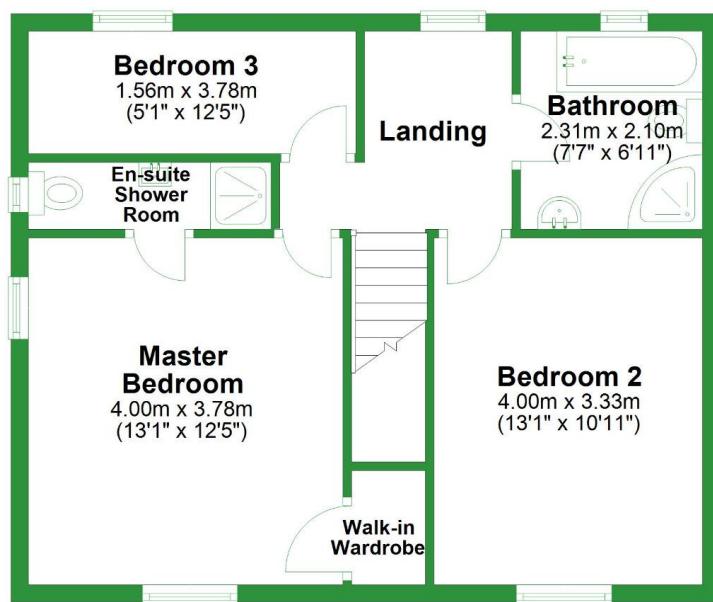
**27/01/2026**

# Property Floor Plans

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

## First Floor

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



Creation Date

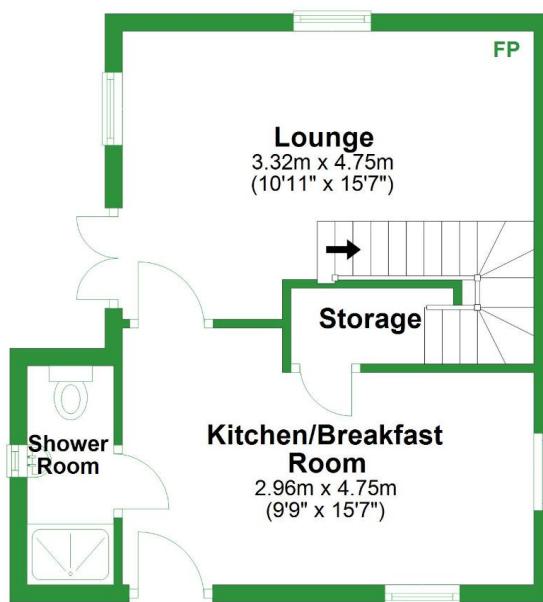
27/01/2026

# 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)



Creation Date

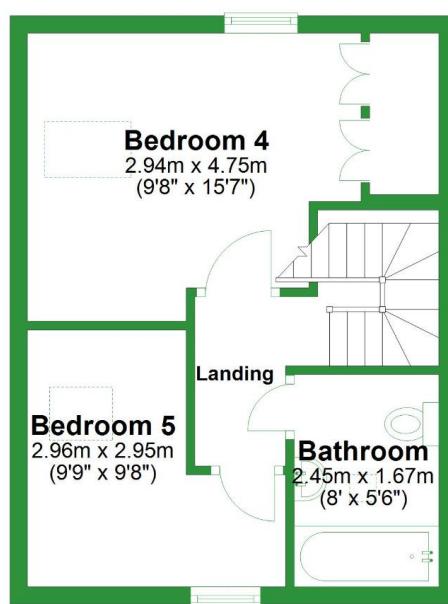
**27/01/2026**

# Property Floor Plans

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

## Annexe First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Creation Date

**27/01/2026**

# 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 <b>F</b>	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

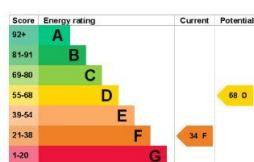
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-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](#).



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>

1/4

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 <b>D</b>	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

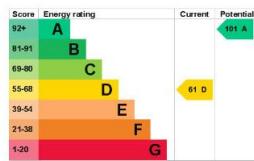
Properties can be let if they have an energy rating from A to E.

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](#).



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/0708-1249-2002-1229-0292?print=true>

1/4

## Creation Date

27/01/2026

# 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

## Creation Date

27/01/2026

# 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)

-

Creation Date

**27/01/2026**

# 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

Creation Date

**27/01/2026**

# 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

Creation Date

**27/01/2026**

# 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.

### **Creation Date**

**27/01/2026**

# Property Description

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

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.

## Creation Date

**27/01/2026**

# Property Description

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

## 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 Council's 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

**Creation Date**

**27/01/2026**