£560,000



Armitstead Barnett

Woodfold Farm, Crombleholme Fold, Goosnargh, PR3 2ES





Woodfold Farm, Crombleholme Fold, Goosnargh, Preston, PR3 2ES

Asking Price £560,000

- Characterful semi-detached barn in Crombleholme Fold
- Three bedrooms and two reception rooms
- Stunning views towards Beacon Fell
- Reception rooms with exposed stone and beams
- Open-plan kitchen/diner with granite worktops
- Ensuite to principal bedroom
- Mature garden, double garage and parking
- Garden room ideal for office or hobby use
- Peaceful Goosnargh setting near Longridge and Preston

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Nestled within the charming hamlet of Crombleholme Fold in Goosnargh, this superb semi-detached character barn conversion offers an exceptional blend of rustic charm and contemporary comfort. Enjoying breathtaking views over rolling countryside with distant glimpses of the coast, the property is idyllically positioned at the foot of Beacon Fell. From the moment you step inside, the welcoming entrance hall sets an impressive tone, leading through to spacious reception rooms ideal for both entertaining and day-to-day living. Beautifully retained features such as exposed stone walls, traditional fireplace, tiled flooring, and striking wooden beams create a warm and inviting ambience throughout the home.

The practical kitchen, complete with granite work surfaces, opens into a versatile living/dining area, flowing seamlessly into a characterful living room with a log burner – perfect for cosy evenings. A useful utility room and downstairs WC add everyday convenience. Upstairs, there are three generous bedrooms, including a master suite with fitted wardrobes and an ensuite shower room. A well-appointed family bathroom and skylights throughout provide excellent natural light and a sense of openness.







Externally, the property boasts mature, well-maintained rear gardens offering a peaceful outdoor retreat, complemented by a detached double garage and ample parking. A garden room with power and lighting provides a fantastic additional space for use as an office, hobby room or studio. With its spacious layout, charming features and quality finish, this delightful barn conversion offers a rare opportunity to embrace countryside living without compromise.

Crombleholme Fold is a picturesque rural enclave set in the sought-after village of Goosnargh, renowned for its tranquil setting and strong sense of community. Surrounded by scenic walks and close to Beacon Fell Country Park, it is ideal for lovers of the outdoors, while still being conveniently positioned for access to local amenities in nearby Longridge and Preston. With excellent road links and a serene countryside backdrop, this location offers the perfect balance of peaceful rural living with accessibility.

General Remarks

Services: The property has the benefit of mains electricity. Water is provided by filtered borehole water which we understand has been tested. Foul drainage is by way of a treatment plant which serves all the properties on Woodfold Farm. Heating is by way of an oil fired central heating system.

Parking allocated and number of spaces : Double garage located 40 yards across the yard, there is a car park area on the north side of the road and there is space for two cars at the end of the garden.

Construction Type : Interior walls are blockwork, exterior walls are stone

Building Safety : N/A

Restrictive Covenants :N\A

Listed building : The property is not listed

Conservation Area / National Landscapes : Property is located within designated National Landscapes

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : Non Known to affect the property.

Planning Consents affecting the property : Non Known to affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :
Broadband: B4RN full fibre is connected to the property.
Mobile signal: EE, Three, O2 and Vodafone available in the area
B4RN : vendor advised the property is connected to B4RN (add in if available)
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4rn.org.uk

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///utensil.cautious.selling

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

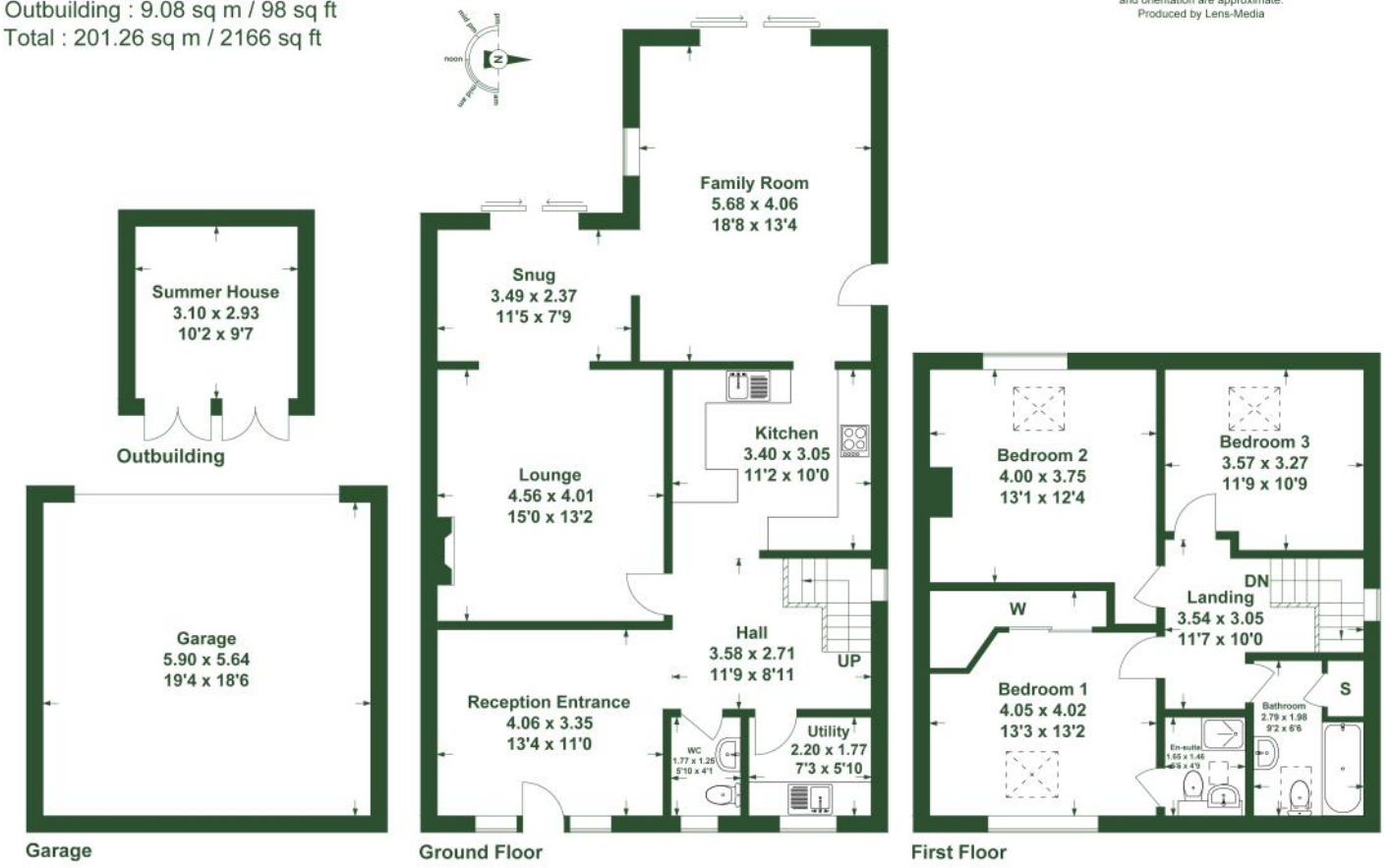
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

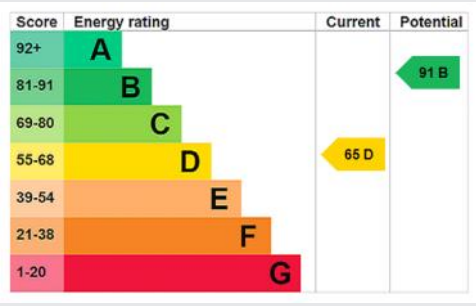
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 158.91 sq m / 1710 sq ft
Garage : 33.27 sq m / 358 sq ft
Outbuilding : 9.08 sq m / 98 sq ft
Total : 201.26 sq m / 2166 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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