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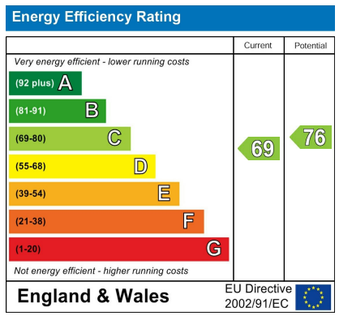












Silk Mill Lane, Goosnargh, PR3 2LP

Offers Over £850,000

AN EXQUISITE FULLY RENOVATED DETACHED PROPERTY

The Ingles is an impressive, detached double-fronted family residence occupying a generous, mature plot on the edge of the picturesque village of Inglewhite. Thoughtfully enhanced and elegantly presented by the current owners, the property combines refined interiors, versatile living spaces and an enviable semi-rural setting.

An elegant reception hall leads to a spacious lounge, beautifully appointed dining kitchen, study and four generously proportioned bedrooms, complemented by three bathrooms, including two en suites. The superb dining kitchen features classic cabinetry, quartz work surfaces, a range cooker, integrated appliances, a wood-burning stove and bifold doors opening onto the garden, creating an inviting space for both everyday living and entertaining.

The principal bedroom benefits from a dressing room, concealed storage and a stylish en suite shower room, while the remaining bedrooms offer flexibility for family and guests. Natural light, attractive outlooks and carefully considered design are evident throughout.

Externally, the property features electric gates, a walled front garden, off-road parking and garaging. The extensive rear grounds comprise mature lawns, established trees, colourful planting and private seating areas, offering a tranquil retreat with potential for further landscaping or extension, subject to planning permission.

Situated amid beautiful open countryside, The Ingles offers the tranquillity of village life alongside excellent connectivity to Preston, Garstang, Longridge and the motorway network. With highly regarded schools, scenic walking routes, country pubs and access to the Forest of Bowland and Fylde Coast, the property presents an exceptional opportunity to embrace a sophisticated yet relaxed Lancashire lifestyle. B4RN superfast broadband further enhances its suitability for modern family living and home working.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Exquisite Fully Renovated Detached Property
- Four Generously Proportioned Bedrooms
- Electric Gates, Garage And Off-Road Parking
- Tenure - Freehold
- Generous Mature Plot And Gardens
- Three Stylish Bathrooms Including Two En-Suites
- EPC Rating - C
- Impressive Dining Kitchen With Bifold Doors
- Principal Bedroom With Dressing Room and En Suite
- Council Tax Band - G

Ground Floor

Entrance
Hardwood double glazed door to the hall.

Hall
25'1 x 14 (7.65m x 4.27m)

UPVC double glazed sash box window, two central heating radiators, smoke alarm, bespoke hidden fitted storage, wood panelled elevations, four feature wall lights, doors to the lounge, office, dining/reception room, WC, staircase to the first floor.

WC
4'3 x 4 (1.30m x 1.22m)

Central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, wood panelled elevations, tiled flooring.

Study/ Music Room
12'6 x 9'9 (3.81m x 2.97m)

UPVC double glazed sash window, central heating radiator, coving, integrated bespoke storage and shelving unit with three wall lights and BARN 1GB units.

Lounge
22'6 x 12'3 (6.86m x 3.73m)

UPVC double glazed sash box window, two central heating radiators, coving, gas living flame fire with slate tiled hearth and surround, integrated bespoke alcove storage and shelving, television point, UPVC double glazed French doors to the courtyard.

Main Living Space
19'7 x 19'4 (5.97m x 5.89m)

Central heating radiator, cast iron multi fuel burner with slate tiled hearth and surround, television point with integrated television unit, three pendant lighting, slate tiled flooring, open to the kitchen, two UPVC double glazed French doors to the rear, solid oak doors to the study and utility room.

Kitchen
14'11 x 11'10 (4.55m x 3.61m)

Upright central heating radiator, a range of panelled wall and base units, marble surface, tiled splash backs, stainless steel Belfast sink with a high spout mixer tap, a two door Pertazzon range cooker with a six ring gas hob and extractor hood, American style fridge freezer, plumbing for a dishwasher, single fridge, centre island with breakfast bar, slate tiled flooring, UPVC double glazed bi-folding doors to the rear and UPVC double glazed French doors to the courtyard.

Home Office
7'10 x 6'5 (2.39m x 1.96m)

UPVC double glazed sash window, central heating radiator, bespoke integrated storage, slate tiled flooring.

Utility Room
11'5 x 7'10 (3.48m x 2.39m)

UPVC double glazed sash window, a range of panelled wall and base units, marble surface, inset stainless steel sink with a high spout spring mixer tap, plumbing for a washing machine and dryer, slate tiled flooring, open to the cloak room

Cloak Room
12'3 x 4'11 (3.73m x 1.50m)

Two UPVC double glazed windows, two UPVC double glazed sash windows, central heating radiator, wood panelled elevations, slate tiled flooring, open to the inner hallway.

Inner Hallway
7'9 x 4'11 (2.36m x 1.50m)

UPVC double glazed sash windows slate tiled flooring, solid oak door to the front, solid oak door to the rear, solid oak door to the double garage/Workshop

Double Garage/Workshop
21'4 x 17'10 (6.50m x 5.44m)

Power, lighting, electric double up and over garage door, open to the store room.

Store Room
17'5 x 9'4 (5.31m x 2.84m)

Power, lighting, hardwood door to the rear.

First Floor

Landing
17'8 x 6'2 (5.38m x 1.88m)

Central heating radiator, smoke alarm, pendant lighting, loft access, solid oak doors to four bedrooms and a family bathroom.

Bedroom One
19'7 x 15'7 (5.97m x 4.75m)

Two UPVC double glazed sash windows, two central heating radiators, fitted bespoke wardrobes, storage and shelving with wall lights, open to the walk in wardrobe and oak door to the en suite.

Walk In Wardrobe
5'11 x 5'4 (1.80m x 1.63m)

Integrated shelving.

En Suite
9'1 x 5'11 (2.77m x 1.80m)

Heated towel hanger, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

Bedroom Two
13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed sash window, central heating radiator, bespoke hidden fitted wardrobes, oak door to the en suite.

En Suite
9'4 x 4'4 (2.84m x 1.32m)

Heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosure with rinse head, spotlights, LED mirror, tiled elevations, tiled flooring.

Bedroom Three
16'6 x 10'11 (5.03m x 3.33m)

Two UPVC double glazed sash windows, central heating radiator, coving.

Bedroom Four
9'11 x 8'3 (3.02m x 2.51m)

UPVC double glazed sash window, central heating radiator, bespoke fitted storage and shelving.

Bathroom
9'8 x 7'7 (2.95m x 2.31m)

Upright central heating radiator, a four piece suite comprising of a direct feed shower enclosure, wall mounted wash basin with mixer tap, dual flush WC, tiled panelled bath with mixer tap, tiled elevations, spotlights, LED mirror, wood effect laminate flooring.

External
0.49th of an acre with laid to lawn, paving, bedding, mature shrubs, access to the courtyard. Stone chip driveway with patio areas and water feature. Laid to lawn garden with paving, bedding, mature shrubs, gated off road parking, access to the double garage.



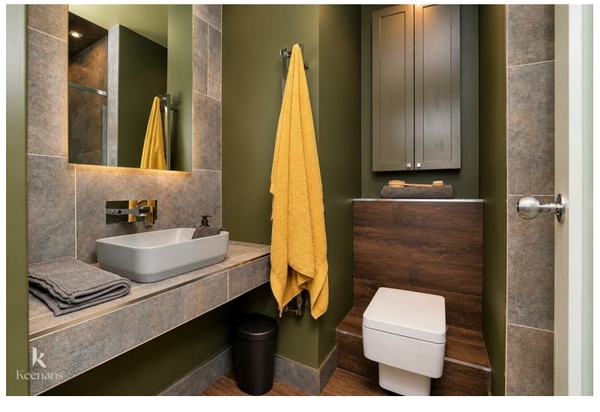














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