

**Church House Farm, Woodplumpton Road,  
Woodplumpton, Preston PR4 0NE**



**Church House Farmhouse** is listed as grade II under Legacy System number 185984, Legacy System LBS in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The listing states as follows.

Farmhouse, now house. Early to mid C17, altered. Handmade brick, slate roof. Three bay baffle entry plan. Two storeys: 1<sup>st</sup> floor band, the wall above this now covered by C20 applied “half timbering” with plastered panels; board door in line with ridge chimney at junction of 2<sup>nd</sup> and 3<sup>rd</sup> bays, four 4-pane sashes at ground floor and 3 casements above. Rear also altered. Interior: ground floor retains principal elements of C17 structure: back to back inglenook fireplaces in 2<sup>nd</sup> and 3<sup>rd</sup> bays, the former with stopped ¼ round moulded bressummer and fire window (altered), the latter with stop-chamfered bressummer; these rooms have beams matching the bressummers, lateral in the 2<sup>nd</sup> bay and longitudinal in the 3<sup>rd</sup>; staircase off rear left corner of 2<sup>nd</sup> bay, former staircase in front right corner of 3<sup>rd</sup> bay removed; service-end doorways from 2<sup>nd</sup> bay.

Church House Farmhouse is situated in the centre of Woodplumpton village with the south west boundary adjoining St Anne’s Church and sharing the entrance from Woodplumpton Road (main street). There is a primary school around the corner and the village is a thriving community. The A6 at Broughton is only two miles to the east and M6 J32 / M55 J1 three miles to the east. The market towns of Preston, Blackpool and Garstang are close at hand and the area is well appointed for renowned restaurants, recreational retreats, seaside resorts, sporting facilities, supermarkets and primary and secondary education not to forget Lancaster University one junction north of Broughton interchange. Preston railway station can be reached in less than fifteen minutes.

### **Council Tax band G**

**Energy Performance Certificate** The residence is grade II listed and an EPC certificate is not a legal requirement or of any benefit.

**Price** Residence and 0.17 acre surround £750,000

Detached Former Stable, Derelict Barn and 1.64 acre surround £600,000

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel: 01200 441351 email [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

**Viewing** By appointment through the selling agents

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**Church House Farm, Woodplumpton Road, Woodplumpton, Preston PR4 0NE** comprises a detached Grade II listed residence, detached single storey former stable, large derelict detached former barn and former croft presently overgrown extending in all to 1.81 acres or thereabouts. The property is offered for sale in two lots or as a whole but if sold separately the sale of the principal residence must be completed first or simultaneously to the remaining area.

**The Residence** is Grade II listed with date stone 1702 and is constructed of solid brick walls in part externally white rendered under a blue slate roof with double car garage attached to the east gable with slate roof at a lower level to the house, rear car door, front single door and single door entrance to the house kitchen. The rear hall is a single storey extension constructed of cavity brick walls under a slate roof allowing for the stairway to the first floor to be turned round and provision of an additional rear entrance. The living accommodation is well proportioned and conveniently laid out with many character features pleasantly portrayed.

**Front Entrance Porch** 4' 6" x 4' 0" brickbuilt with windows each side, slate ridged roof, carpeted floor, outer solid wood door and inner door with open access to the lounge on the left and kitchen to the right.

**Lounge** 16' 8" x 16' 3" with fitted carpet, two front windows and undersill radiator to both, mellow brick Inglenook fireplace with beam head, inner brick chimney with beam head and stone flag hearth with wood burning stove. There are recessed wall shelves to one side, wired for overhead picture lights to two walls and exposed ceiling beams.

**Dining Room** 12' 10" x 10' 1" with fitted carpet, front window with undersill radiator, gable window, brickbuilt fireplace with stone flagged hearth, wired for overhead picture lights to two walls and exposed ceiling beams with white boarded ceiling.

**Snug** 12' 8" x 9' 4" with fitted carpet, gable window with undersill radiator, understair space, wired for overhead picture light to one wall and exposed ceiling beams with white boarded ceiling.

**Rear Hall** 11' 10" x 8' 0" with fitted carpet, rear entrance, rear window with undersill radiator, stairway to the first floor and wired for an overhead picture light to one wall.

**Cloaks** 7' 10" x 4' 6" with fitted carpet, small gable window with undersill radiator, wired for wall light, exposed ceiling beam, low flush toilet and pedestal wash basin.

**Kitchen** 22' 6" x 14' 1" / 13' 7" with small tiled floor, front window with undersill radiator, two rear windows with sink and worktop undersill, gas fired Aga two plate cooker in royal blue in a fired earth cream and painted tiled recess with mellow brick pillars and beam head, small granite work top to one side with tall cupboard housing an eye level Neff combi oven and microwave, centre island unit with granite worktop and cupboards under, range of wall cupboards and units with corian white limestone worktops with sink bowl and fired earth cream and painted back tiling, tall cupboard with fridge freezer and exposed ceiling beams with eight recessed kitchen ceiling lights. There is a door to the car garage and a door to the rear entrance utility.

**Rear Entrance Utility** 13' 9" x 4' 2" with asphalt floor, rear stable door entrance, rear window with stainless steel double drainer sink unit undersill, wall radiator, small window to the lounge and fluorescent ceiling strip light.

**Garage** 21' 3" x 19' 0" with concrete floor, separate toilet with low flush closet and pedestal wash basin, front single door entrance, kitchen single door entrance, up and over electronic fibre glass car door entrance, wall mounted Worcester gas central heating boiler, electric meter and trip switches.

**First Floor** A single flight easy rising carpeted stairway leads from the rear hall to a corridor landing with fitted carpet, built in storage closet, rear window with undersill radiator and entrances to three bedrooms and the bathroom.

**Front Ensuite Bedroom 1** 17' 8" x 11' 3" with fitted carpet, front window, fitted wardrobes and ensuite with laminate wood floor, rear window with undersill radiator, corner glass screen shower closet, vanity wash basin with side cupboards and overhead wall mirror, low flush toilet and wired for a wall light.

**Front Bedroom 2** 15' 0" x 13' 9" with fitted carpet, front window with undersill radiator and room width fitted wardrobes.

**Front Bedroom 3** 11' 2" x 10' 9" with fitted carpet, front window with undersill radiator and room width fitted wardrobes.

**Bathroom** 9' 7" x 9' 3" with limed floor boarding, gable window with undersill radiator, pine boarded wall cladding to the gable wall and one metre high to the walls each side of the corner bath, four piece coloured suite with panelled corner bath, pedestal wash basin, low flush toilet and bidet and wired for a wall light.

**Outside** front garden with pathway from the road to the front entrance porch, spacious gravelled driveway from Woodplumpton Road around the west gable of the house to the rear garage entrance with adequate turning and parking.

**Services** Mains water, electricity, gas and drainage. Painted softwood window frames with single glazing throughout. Gas fired central heating. Log burning stove in the lounge which is only five years old.

**Detached Former Stable** 72' x 24' constructed of brick walls under a ridged blue slate roof. There is a single door entrance on the south gable leading to an open area with one room to the left with concrete floor, stainless steel single drainer sink unit, separate toilet, Ferroli wall mounted gas fired central heating boiler and fluorescent ceiling strip light. The main area still has concrete block walled divisions with upper painted metal rail guards constructed as stable loose boxes all with carpeting, five wall radiators and seven fluorescent ceiling strip lights. The northerly end comprises one room with full glass frontage with glazed outside entrance, one room with gable window and wall radiator and rear corridor with window and entrance to a separate toilet with rear window, flush toilet and wall mounted wash basin.

**Former Detached Barn** with part brick built walls still standing and a two bay steel stanchion open sided dutch barn with corrugated asbestos roof cladding.

## Lounge





**Kitchen**



**Lounge**

The Kitchen





Dining Room

Cloaks





Rear Hall



Utility



**Bedroom 1**



**Ensuite**

**Bedroom 2**



**Bedroom 3**



**Cobbled Entrance Drive**

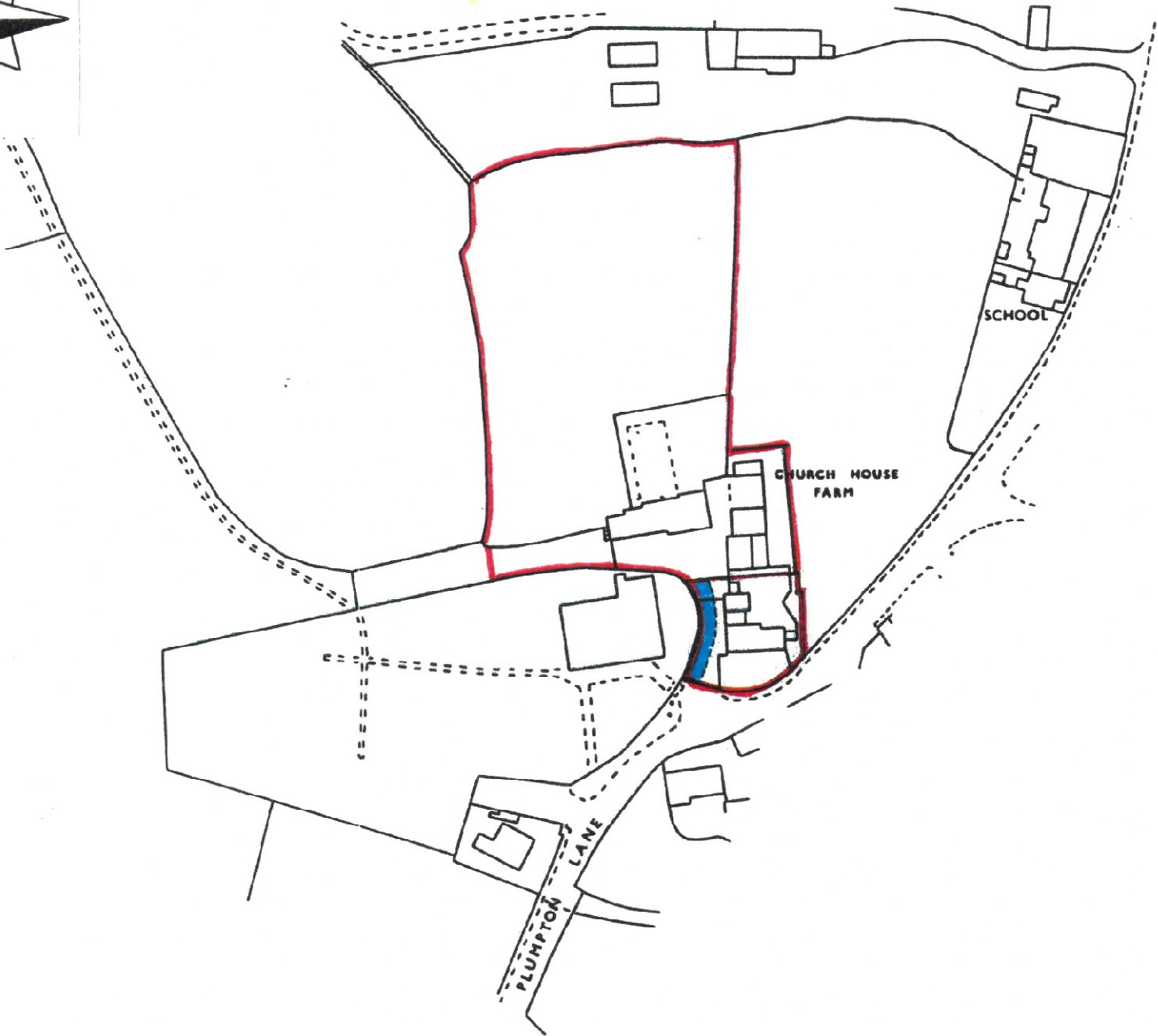


**Derelect Barn**



**Former Stable**





SCHOOL

CHURCH HOUSE  
FARM

PLUMPTON  
LANE



Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

F: 01200 441666

E: [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: [bentham@rtturner.co.uk](mailto:bentham@rtturner.co.uk)

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: [kendal@rtturner.co.uk](mailto:kendal@rtturner.co.uk)

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**Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH**