



 Holdens
ESTATE AGENTS

Almonds Farm Pudding Pie Nook Lane, Goosnargh
£550,000

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Almonds Farm Pudding Pie Nook Lane

Goosnargh, Preston

Charming 17th-century three-bed farmhouse with original features, spacious living areas, outbuilding, and scope to modernise or extend, set in a peaceful, sought-after semi-rural location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

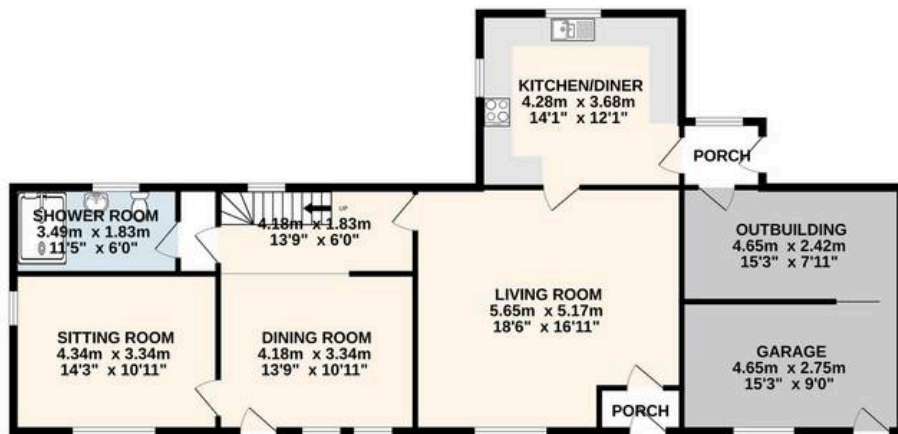
- Beautiful Detached 17th Century Farmhouse
- A Property with Enormous Potential and Endless Possibilities
- Semi-Rural Location
- Traditional in Style
- Private Gated Entrance
- Spacious Accommodation
- Three reception rooms plus Snug
- Three bedrooms
- Ground floor showeroom & first floor bathroom
- Potential for Extension (subject to planning).



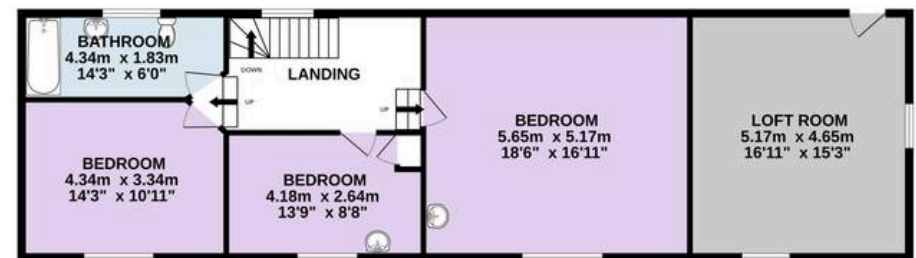




GROUND FLOOR
115.4 sq.m. (1242 sq.ft.) approx.



1ST FLOOR
97.2 sq.m. (1046 sq.ft.) approx.



TOTAL FLOOR AREA : 212.6 sq.m. (2288 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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