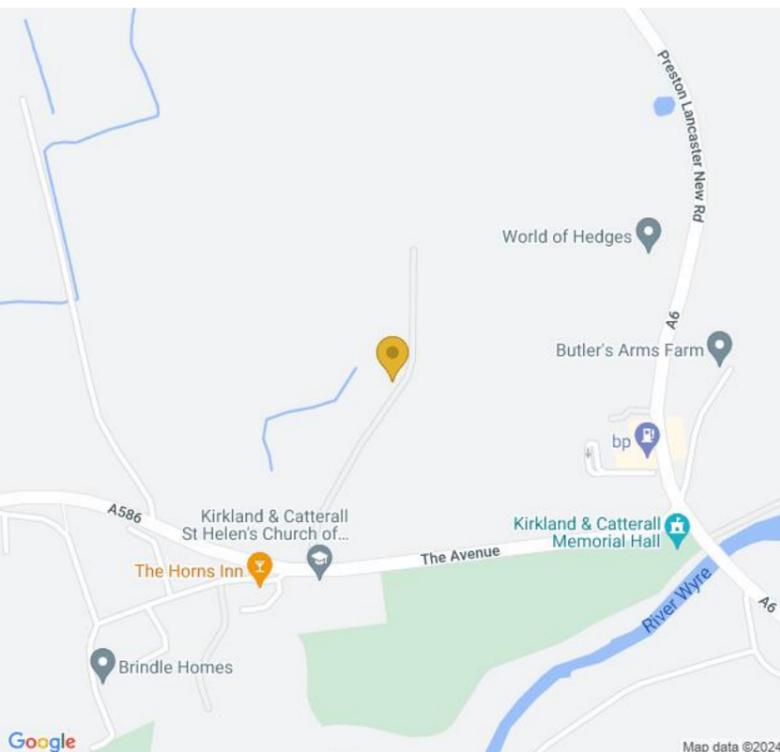


# Farrell Heyworth

## Sales & Lettings

Floor Plan to Follow



**Garstang**  
7 The High Street  
Garstang PR3 1FA

Tel: 01995 600666

Email: [garstang@farrellheyworth.co.uk](mailto:garstang@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/garstang>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**£800,000**

Nook Lane, Churchtown,  
Preston PR3

**Farrell Heyworth**  
Sales & Lettings



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Five Bedroom Residence Of Genuine Charm And Character**
- **Occupying A Substantial Plot In Prime Residential Location**
- **Fantastic Family Sized Living Space, All Bedrooms En Suite**
- **Delightful Farmhouse Style Kitchen Diner, Highly Recommended**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Rare opportunity to purchase a delightful character residence of immense charm located in a prime residential location and set within generous grounds enjoying a high degree of privacy.

Only internal inspection can appreciate the size and layout of accommodation which provides extensive family sized living space while retaining a warm and inviting ambience. Entrance porch, reception hallway, breathtaking open plan living area incorporating lounge, dining room and family area, conservatory, charming farmhouse style kitchen diner, utility room and wc.

To the first floor, there are five double bedrooms of which all have en suite facilities and the master also has a separate dressing room.

Situated in the village of Churchtown and within approximately three miles of Garstang town centre and its fantastic range of shops, cafes, schools and other amenities.

A gem of a property which comes highly recommended.

Tenure: Freehold  
Council Tax: Band G





