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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.

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

**£430,000**

**Knowle Pad Farm, Pinfold Lane, Preston PR4**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Fantastic Sized Individual Detached Bungalow**
- **Generous Private Garden Areas, Delightful Rural Location**
- **Three Bedrooms, Two Reception Rooms, Breakfast Room, Study Area**
- **Conservatory, Four Piece Bathroom, Loft Room**

**EPC G**

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





Situated in a delightful rural location, this individual detached bungalow of real character offers generously proportioned living accommodation that can only be appreciated by internal inspection.

Situated off Pinfold Lane, the property is accessed via a private single track lane and occupies a good sized plot incorporating generous garden areas that boast a good degree of privacy and ample driveway parking.

The accommodation briefly comprises: hallway, lounge, dining room with access into a conservatory, morning/breakfast room opening into the kitchen, utility room, shower room, four piece family bathroom, study area and three bedrooms. There is access from the third bedroom to a loft room and extensive roof space storage.

A unique property in a great location. Viewing comes highly recommended.

Please Note: This property is part of a deceased's estate and grant of probate is required, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Freehold  
Council Tax: Band D









