

Property Details

Beech House, 815 Whittingham Lane,
Goosnargh, Preston, Lancashire, PR3 2AY

OIRO **£450,000**



Property Photos

Beech House, 815 Whittingham Lane, Goosnargh, Preston, Lancashire, PR3 2AY



Creation Date
25/06/2026

Property Photos

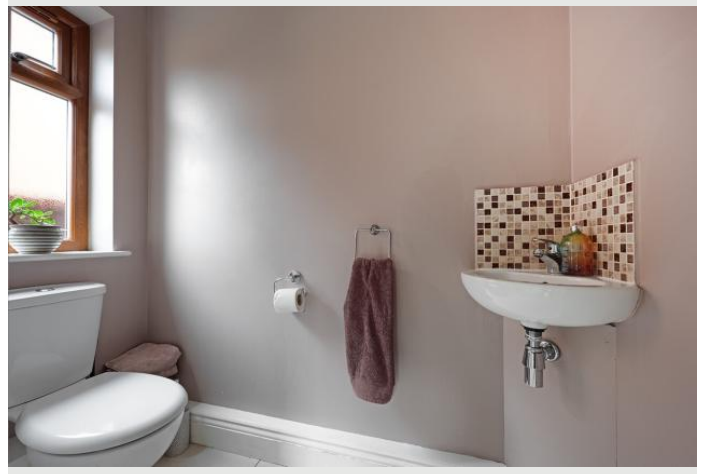
Beech House, 815 Whittingham Lane, Goosnargh, Preston, Lancashire, PR3
2AY



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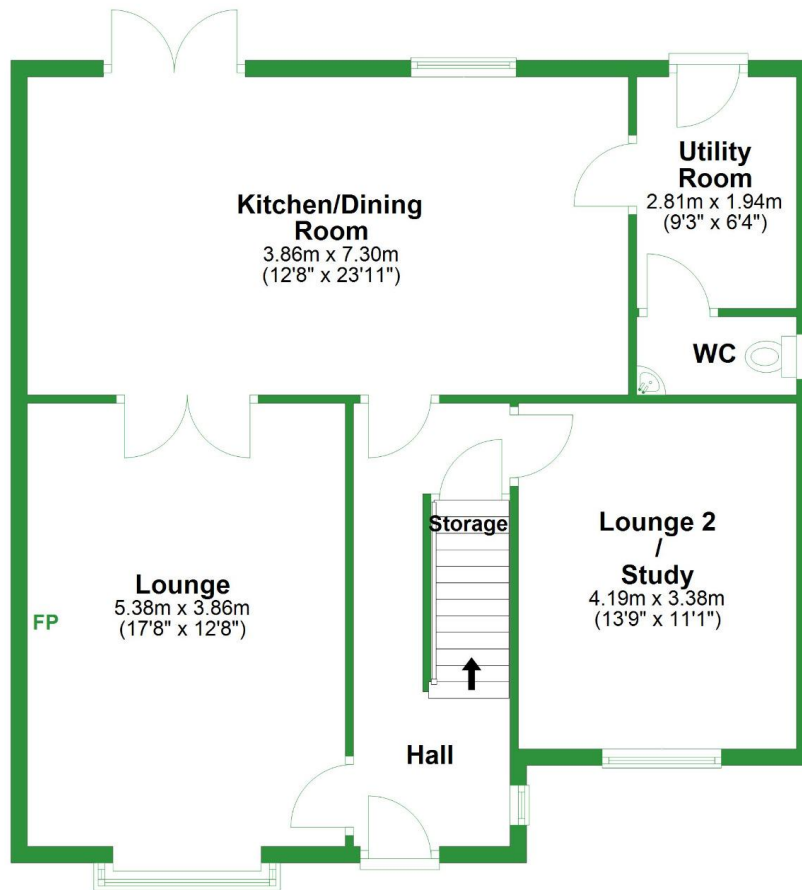
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Property Floor Plans

Beech House, 815 Whittingham Lane, Goosnargh, Preston, Lancashire, PR3 2AY

Ground Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



Total area: approx. 218.8 sq. metres (2354.7 sq. feet)

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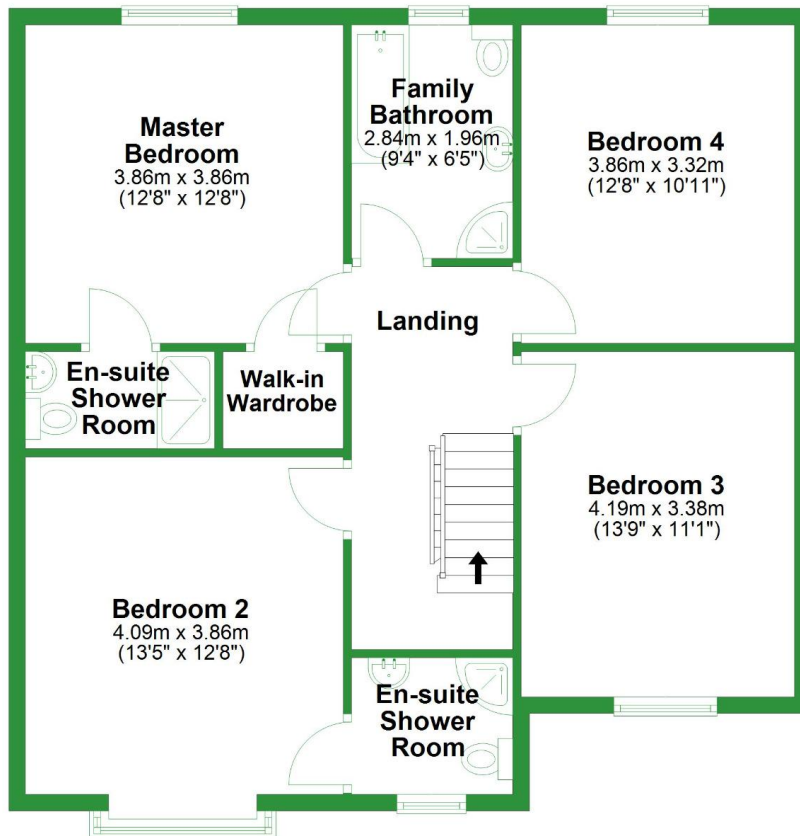
25/06/2026

Property Floor Plans

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First Floor

Approx. 83.4 sq. metres (898.1 sq. feet)



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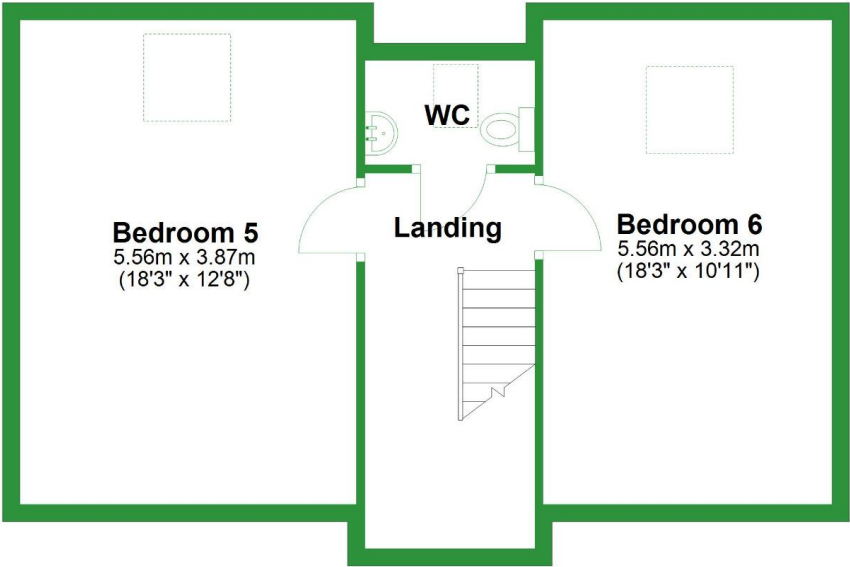
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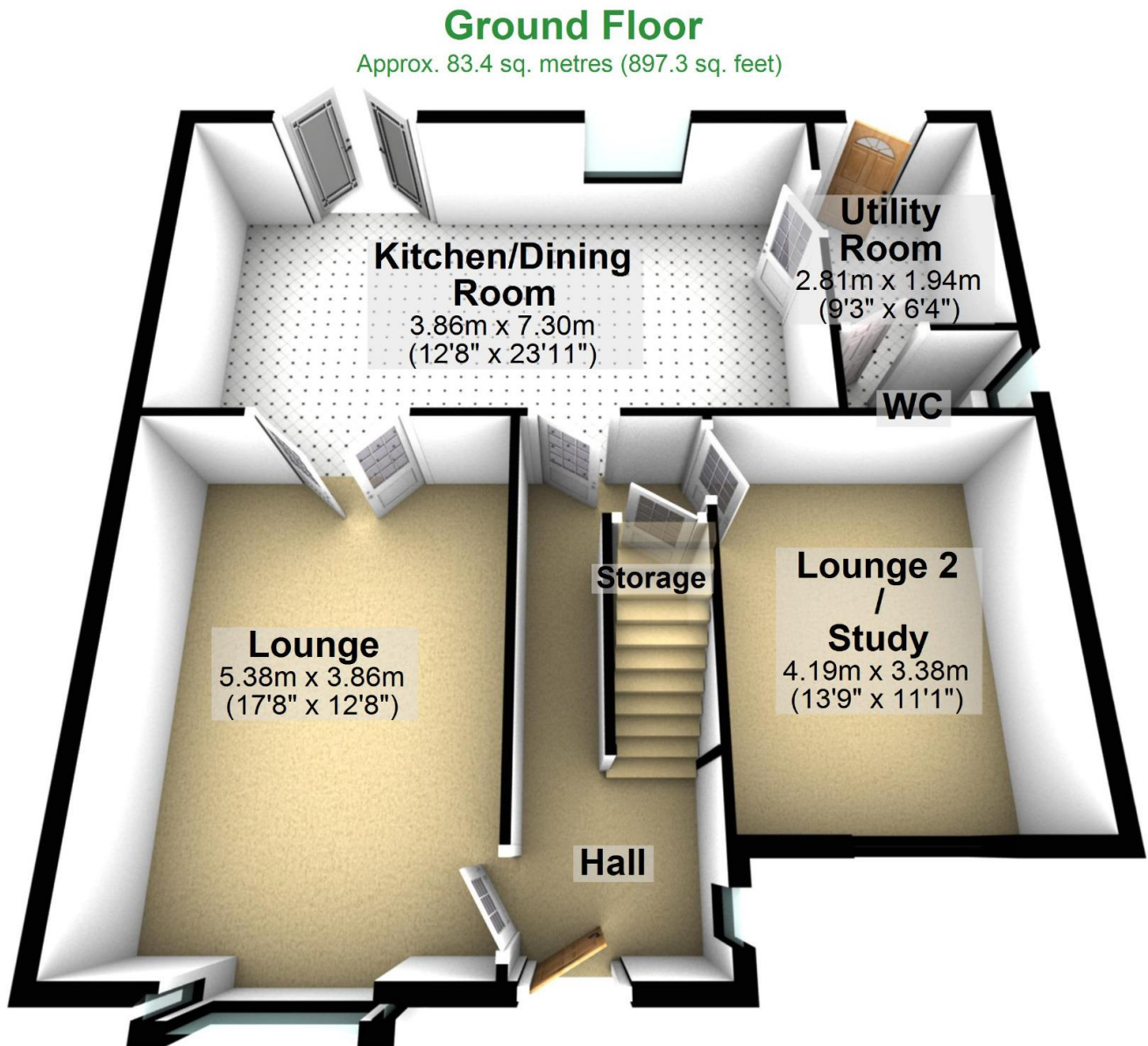
Second Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



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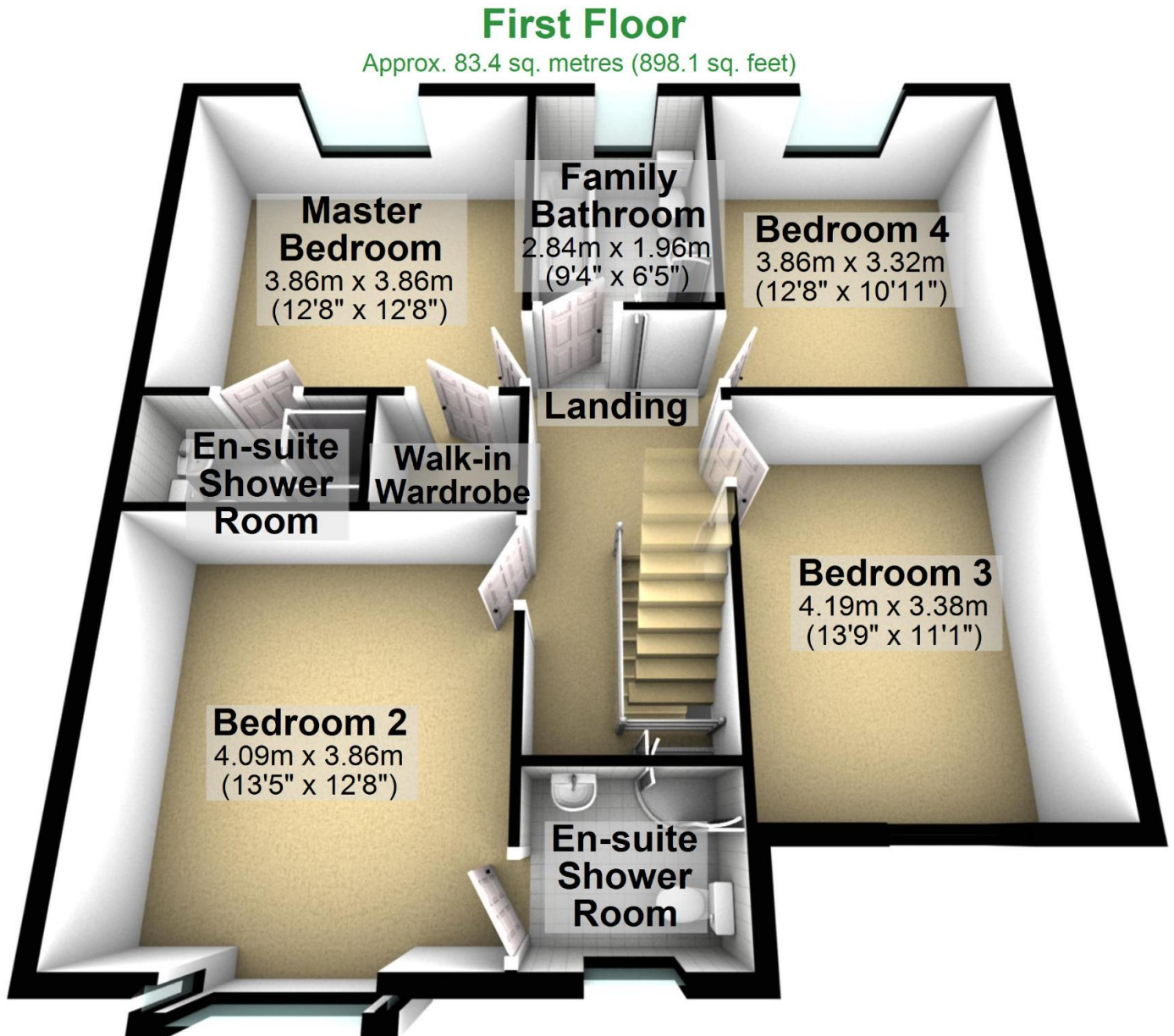
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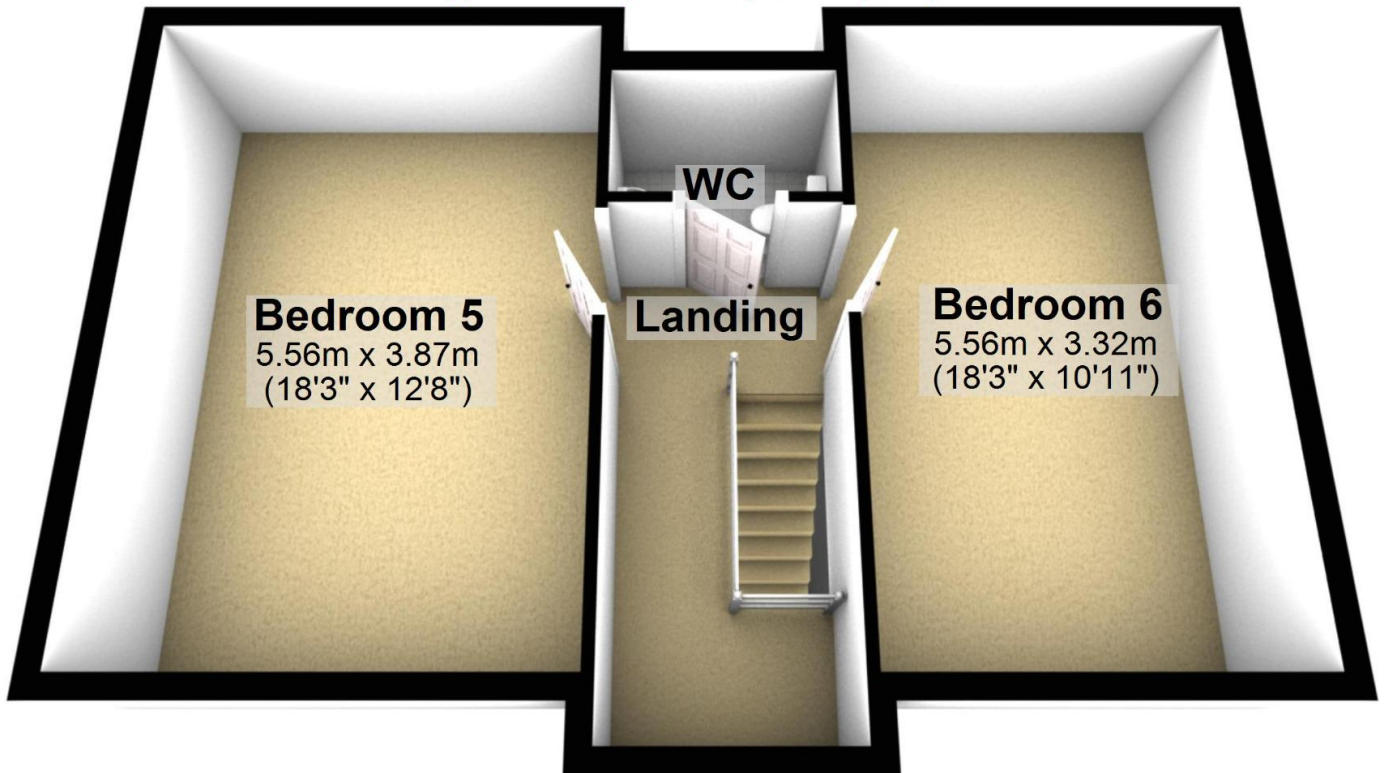
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Second Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



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Property EPC

Beech House, 815 Whittingham Lane, Goosnargh, Preston, Lancashire, PR3 2AY

19/01/2026, 12:00

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
815 Whittingham Lane Goosnargh PRESTON PR3 2AY	Energy rating	Valid until: 7 March 2032
	C	Certificate number: 9400-4281-0222-7105-3723
Property type	Detached house	
Total floor area	223 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

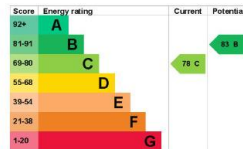
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/9400-4281-0222-7105-3723?print=true>

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Property Type

House

Property Style

Detached

Bedrooms

6

Bathroom

3

Receptions

2

Tenure Type

Freehold

Floor Area

2354

Agency Type

Sole

Parking

Garage

Type

Sales

Electricity

Mains Supply

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£450,000

Land Size

-

Age of Property

-

Year Built

2013

New Home

No

Creation Date

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Property Features

Beech House, 815 Whittingham Lane, Goosnargh, Preston, Lancashire, PR3 2AY

Feature 1

Spacious Detached Family Home

Feature 2

Three Storeys

Feature 3

Two Reception Rooms

Feature 4

Six Bedrooms, Two With En-suites

Feature 5

Large Kitchen Dining Area With Kitchen Island

Feature 6

Underfloor Heating

Feature 7

Double Garage And Off Road Parking

Feature 8

Landscaped Front And Private Rear Garden

Feature 9

Close To Major Transport Links

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Beech House, Goosnargh – An Exceptional Six Bedroom Detached Home on a Generous Corner Plot

Tucked away at the head of an exclusive cul-de-sac of just seven individually styled homes, Beech House is a beautifully designed and well presented detached family home, offering an impressive amount of living space arranged over three floors. Occupying a generous corner plot, this standout home is one of only two of its design, making it a truly rare opportunity within this sought-after semi-rural village.

Key Features

- Spacious detached family home
- Generous corner plot at the head of a private cul-de-sac
- Six bedrooms over three floors
- Two en-suite shower rooms
- Spacious dining kitchen area
- Separate utility room
- Underfloor heating to the ground floor
- Landscaped frontage and enclosed rear garden
- Indian flagged patio and lawned garden space
- Large double garage with electric door
- Block paved driveway with off-road parking
- Close to major transport links

Agent's Perspective

From the moment you step inside this home impresses with its superb layout. Ideal for modern family life, entertaining, or even multi-generational living. With six bedrooms, two with en-suite shower rooms and versatile accommodation throughout, the upper floor could be perfectly suited for a guest suite, or a family member seeking their own space. The ground floor enjoys the comfort and luxury of underfloor heating, complementing the homes high-quality finishes throughout. At the heart of the property is the spacious dining kitchen area, fully integrated with a central feature kitchen island making this a superb hub for everyday living and social gatherings, and further enhanced by a separate utility

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room for added convenience.

Outside, a garden to the front offers a smart gravelled garden with mature shrubbery and hedges that give privacy, while the rear provides a wonderful private escape with an enclosed garden, Indian flagged patio, and lawned area - perfect for family entertaining, or simply relaxing in peace. There is also gated access to the rear, adding to the practicality of the plot.

Completing the plot is a large detached double garage to the rear, complete with electric remote control door, ideal for secure parking, storage, or even a workshop space. A block paved drive in front of the garage provides excellent off-road parking, ideal for families and visitors alike.

Client's Perspective

Beech House has been a fantastic family home, built for good sized family living, with nobody living on top of one another. Plenty of bathroom facilities on every level with two en-suites and great water pressure. The large kitchen diner can accommodate a table that can sit 12, along with an island for when family and friends get together, you could fit a sofa in here too if needed. In addition to that, there are many bedrooms that can house king sized beds along with storage. With two living rooms, you can both escape from one another and watch what you want on the television, or use as a childrens room.

It is an extremely well insulated house, making it cosy in winters and cool in the rare hot weather and the underfloor heating is economical. With solid internal walls, noise transference is kept to a minimum. A well built house on a private road (no residents Management Fees), leading to a cul-de-sac of five other properties, ensures a quiet life with lovely, friendly neighbours. We personally designed and landscaped the gardens of which we are very proud of and when in bloom, looks fantastic.

Location wise, you are 5 minutes to the motorway but yet you cannot hear it, 2 village shops with Post Office and pubs that do great food, get your hair and beauty needs attending to, walk the kids to school or go to church. Excellent for getting to the M6 & M55 quickly and 5 minutes upto Longridge with even more facilities available.

There is nothing more needed in a home like ours and we will be sad to give it up, but it is time for another family to make full use of this and what it has to offer.

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Location

Goosnargh is a highly regarded village offering a semi-rural lifestyle with local shops, welcoming pubs, and a regular bus route, alongside excellent access to motorway links for commuters.

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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