



New Pigot House Brabiner Lane, Whittingham
£750,000



New Pigot House Brabiner Lane

Whittingham, Preston

Beautiful detached farmhouse with four bedrooms, versatile living space, wrap-around gardens, double garage, barn with potential uses, 0.77 acre land, rural setting near Longridge and Goosnargh.

Council Tax band: G

Tenure: Freehold

- Beautiful four-bedroom detached farmhouse
- Prestigious rural position on Brabiner Lane, Whittingham
- Approximately 0.77 acre of additional land
- Large detached barn with excellent potential for workshop, studio, office, annexe or equestrian use
- Stunning wrap-around gardens with open countryside surroundings
- Two separate driveways providing extensive parking and excellent access
- Detached double garage with useful utility area and solar panels
- Large light and airy sun room overlooking the gardens
- Spacious and versatile accommodation with two reception rooms
- Superb location between the sought-after villages of Longridge and Goosnargh





GROUND FLOOR

Wooden front door, porched entrance into living room.

Living Room

15' 0" x 14' 4" (4.58m x 4.37m)

Wooden double glazed windows to front, tiled floor, wooden beams to ceiling, radiator, door to hallway. Individual room programable electric under floor heating. Bottled gas log effect fire.

Sitting Room/Office

13' 6" x 13' 0" (4.12m x 3.97m)

Tiled floor, beams to ceiling, wooden double glazed windows to front and side, solid fuel stove, two radiators. Individual room programable electric under floor heating.

Shower Room

14' 2" x 13' 0" (4.32m x 3.97m)

Tiled floor and walls, built-in cupboards, radiator, wooden double glazed window to rear, wash hand basin with vanity unit, WC, walk-in shower, towel radiator, wooden double glazed skylight, window to hallway. Individual room programable electric under floor heating.

Rear Porch

Wooden double glazed door and windows to rear, radiator, tiled floor, down lights, door to kitchen/diner.

Kitchen/diner

25' 8" x 12' 1" (7.82m x 3.69m)

Tiled floor, down lights, beams to ceiling, base units top units and worktops, 2 oven electric Aga (with off peak over night electricity charging), integrated microwave, integrated dishwasher, integrated fridge, enamel sink and drainer, stainless steel sink, wooden double glazed windows to front and rear, wood burning oven, radiator, opening into sunroom.

Sun Room

18' 11" x 16' 3" (5.76m x 4.96m)

Ash wood flooring, wooden triple glazed windows all round, wooden triple glazed French doors to rear, three double glazed roof windows, ceiling fan, two



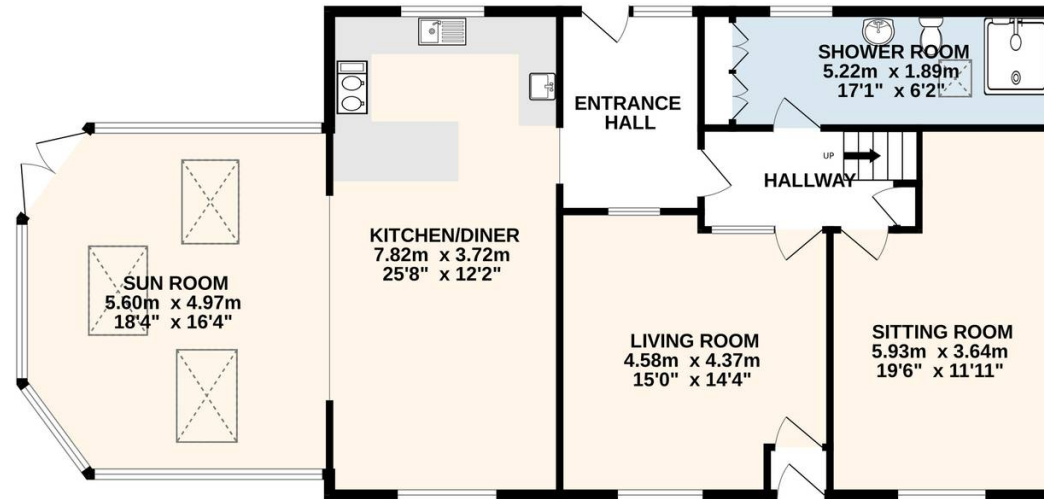




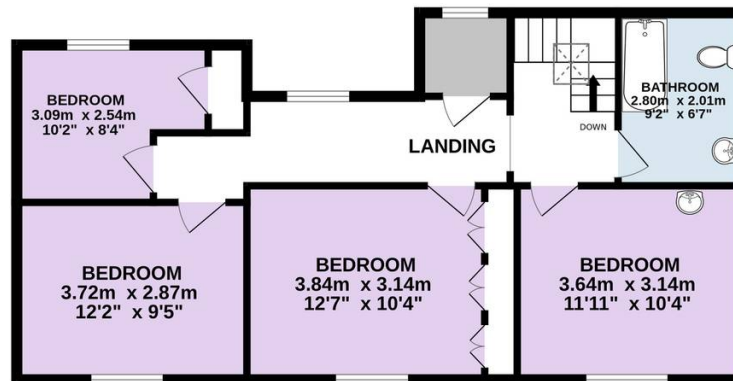
 **Holdens**
ESTATE AGENTS



GROUND FLOOR
117.9 sq.m. (1269 sq.ft.) approx.



1ST FLOOR
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 181.7 sq.m. (1956 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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