



# Tippings Barn Lyndale Avenue, Wilpshire

£900,000 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**\*PRESTIGE PROPERTY\*** *EXQUISITE FIVE BEDROOM BARN CONVERSION IN SOUGHT AFTER WILPSHIRE!* This beautiful detached property is set over a substantial plot which includes ample parking, expansive gardens and a tennis court. With five bedrooms and five reception rooms this home provides ultimate flexibility for family life, and unsurpassed space for entertaining all year round. Early viewing is highly advised for what is sure to be a popular property due to the high standard of accommodation on offer.

This prestigious property is entered through a spacious vestibule into a welcoming entrance hall, brimming with opulence. The main reception room provides the perfect space for the family to relax around the multi-fuel burning stove set in a stunning stone Inglenook fireplace. The living room flows into the spacious dining area with a vaulted ceiling, through a rustic stone archway adding a touch of charm. The dining-kitchen acts as the heart of the home with surrounding Oak wall and base units and complementary granite work surfaces with a central island and breakfast bar ensuring plentiful worktop space. The kitchen opens into the bright and airy orangery with beautiful views of the garden and fields beyond. The Orangery benefits from 2 sets of bi-fold doors, which allow the room to be opened up into the garden, providing a perfect balance of indoor-outdoor living; the ideal space for entertaining. Just off the kitchen, a conveniently located utility room, larder and airing cupboard provide the essential space of any family home. Also on the ground floor, accessed from the main hallway is Bedroom 4, a centrally located bathroom with 3 piece suite, an office, with bespoke built in desk and shelves, a gym, and 3 large walk-in cupboards. One further reception room, with views of the garden is currently being utilised as a snug, and leads into the 5th bedroom. The house boasts plentiful storage space with a garage, easily accessible under-stair storage and two separate boarded loft spaces.

On the first floor, off the landing, is the elegant master bedroom with fitted units and a dressing room alongside a contemporary en-suite with tiling from floor to ceiling, a free-standing bath and wet-room style shower enclosure. The first floor further consists of two more double bedrooms with views of the surrounding countryside. Completing this exquisite property internally is the three-piece family bathroom suite. The property benefits from mains gas central heating and is double glazed throughout.

The property has just under 1 acre of grounds, featuring a mix of flagged patio areas, expansive lawns, fruit trees, mature trees and shrubs and a kitchen garden. The Tennis court further enhances the property's entertainment opportunities. The garden reflects the beauty of the surrounding Ribble Valley countryside, but the property remains in convenient reach of Preston, Blackburn and Clitheroe, as well as major motorway links.



**Vestibule**

Tiled flooring, Rockdoor composite front double door, ceiling spot lights.

**Hallway**

Engineered Parquet wood flooring, stairs to first floor, x3 storage cupboards, exposed stone wall, x2 panel radiators.

**Lounge**

Carpet flooring, wood beams, ceiling spot lights, multi fuel stove set in Inglenook fireplace, exposed stone wall leading into dining area, double glazed uPVC windows x2, panel radiators.

**Dining Room**

Carpet flooring, exposed wood beams in a cathedral style ceiling, double glazed uPVC window, panel radiator.

**Office**

Carpet flooring, bespoke fitted furnishings, ceiling spot lights, panel radiator.

**Bathroom**

Tiled flooring, three piece in white comprising of mains fed shower enclosure, wc and basin housed in vanity, tiled splash backs, ceiling spot lights, towel radiator.

**Bedroom 4**

Double bedroom with carpet flooring, built in wardrobes, double glazed uPVC window, panel radiator.

**Rear porch**

Tiled flooring, ceiling spot lights, double doors leading into airing cupboard, double glazed uPVC door leading to the rear garden, panel radiator.

**Wc**

Tiled flooring, two piece in white comprising of wc and basin.

**Utility Room**

Tiled flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, space for washing machine, tumble dryer and fridge freezer, double glazed uPVC window, panel radiator.

**Pantry**

Tiled effect laminate flooring, ceiling spotlights, frosted double glazed uPVC window.

**Dining Kitchen**

Tiled flooring with under floor heating, fitted wall and base units with contrasting work surfaces, tiled splash

**Orangery**

Tiled flooring with underfloor heating, wood beams, gas stove, x2 double glazed uPVC bi folding doors.

**Snug/Play Room**

Carpet flooring, wood beams, x2 double glazed uPVC windows.

**Bedroom 5**

Single bedroom with carpet flooring, velux window and double glazed uPVC window, panel radiator.

**Gym**

Carpet flooring, ceiling spot lights.

**Landing**

Carpet flooring, velux window.

**Bedroom 1**

Carpet flooring, wood beams, fitted furnishings, ceiling spot lights, double glazed uPVC window, panel radiator.

**Dressing Room**

Carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

**En Suite**

Tiled flooring with under floor heating, four piece in white comprising of mains fed walk in shower enclosure, free standing bath tub, sink housed with vanity drawers and wc, tiled splash backs, x3 velux windows, ceiling spot lights, towel radiator.

**Bedroom 2**

Double bedroom with carpet flooring, built in wardrobe, double glazed uPVC window, column radiator.

**Bedroom 3**

Double bedroom with carpet flooring, built in furnishings and wardrobe, double glazed uPVC window, panel radiator.

**Bathroom 2**

Tiled flooring, three piece in white comprising of mains fed shower over bath, basin and wc housed in vanity, tiled floor to ceiling, ceiling spot lights, frosted double glazed uPVC window, towel radiator.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

3473.73 ft<sup>2</sup>

Reduced headroom

20.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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