



2 Barn Close, Mere Brow, Preston, PR4 6JW
Offers In Excess Of £500,000
Subject to Contract



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Situated to the head of Barn Close and surrounded by open Farmland sits this charming four bedroom detached family house in the most idyllic of settings! The property is very well presented throughout and offers exceptionally well planned accommodation which is all accessed to the ground floor via a generous reception hallway with turned stairs leading to a galleried first floor landing. The reception rooms all provide a delightful aspect over the picturesque, well stoked gardens to front and rear. A Country style breakfast Kitchen leads via inner hallway to separate utility and garden to the rear. There is also convenient access to a ground floor shower room/Wc and master bedroom with modern en-suite. A second double bedroom also doubles as a useful study. To the first floor there are a further two double bedrooms and family bathroom, again providing unrivalled views over the surrounding open Farmland and beyond! The gardens are definite feature, well tended, private and stocked with a variety of plants, shrubs and trees. Private loose stone driveway access leads to the property and provides off road parking for numerous vehicles. There is also benefit of a detached studio with separate store adjoining, perfect for hobbies or working from home! Barn Close is convenient for a number of amenities located to Mere Brow together with excellent commuter link access via the A565 & B5246.

Conservatory Porch - 3.45m x 1.85m (11'4" x 6'1")

Upvc double glazed double outer doors with side windows including leaded transoms provide comfortable access leading main accommodation including a pleasant place to relax whilst overlooking well tended front garden which are private and not directly overlooked with fields beyond. Tiled flooring and wall grip and Upvc double glazed inner door leads to...

Reception Hall - 3.84m x 3.53m (12'7" x 11'7" overall measurements)

A fabulous reception hall with a turn staircase leading to the first floor galleried landing including handrail, spindles and newel post. Useful storage cupboard access to under stairs. Archway access leads via inner hall to utility and breakfast kitchen. A number of further doors lead to well planned reception space, bedroom and ground floor bathroom.

Living/ Dining Room - 6.6m x 7.57m (21'8" reducing to 11'9" x 24'10" reducing to 12'7")

Two Upvc double glazed windows overlook gardens to front and farmers field beyond. Integral contemporary style remote control living flame gas fire with wall light points and open plan access leading to dining room and further Upvc double glazed side window and French double doors giving access to enclosed established gardens and patio to rear. Feature exposed beams to ceiling and internal door leads to....

Breakfast Kitchen - 3.58m x 3.63m (11'9" x 11'11")

Well presented kitchen arranged in an attractive farmhouse style with Upvc double glazed window overlooking delightful gardens to rear. Kitchen comprises from a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting, partial wall tiling and working surfaces with one and half bowl sink unit mixer tap and drainer. Appliances include electric double oven, four ring gas hob with concealed extractor over, integral dishwasher and fridge freezer. There is also further glazed China cupboards over breakfast bar to one wall. Exposed feature beams ceiling continues, tiled walls and door leads via inner hall access adjoining the reception hall and leading to...

Utility Room - 2.62m x 1.83m (8'7" x 6'0")

Opaque Upvc double glazed curtesy door leads to side and rear of property. Further complimentary country style base units include wall cupboards and working surfaces with plumbing available for washing machine and space for tumble dryer. Part wall tiling and cupboard houses 'Worcester' combination style central heated boiler system.

Study/ Bedroom 2 - 3.63m x 3.61m (11'11" x 11'10")

Upvc double glazed window with orientation to rear garden, double bedroom currently arranged as a home office/ study.



Shower Room/ WC - 2.64m x 1.75m (8'8" x 5'9")

Opaque Upvc double glazed side window, three piece modern white suite comprises low level WC, vanity wash hand basin with mixer and vanity wall mirror with recessed spotlighting to wall cabinet and cupboards below. Corner step in shower enclosure with curved shower screen, wall grip and plumbed in shower. Wall to floor tiling and ladder style chrome heated towel rail.

Master Bedroom - 3.89m x 3.94m (12'9" x 12'11" to front of wardrobes)

Upvc double glazed window to front and side overlooking conservatory porch and gardens. Fitted wardrobes to the length of one wall with partial vanity mirrored sliding frontage, hanging space and shelving. Corner fitted knee hole dressing table and drawers. Door leads to...

Ensuite Shower Room/ WC - 1.63m x 2.64m (5'4" x 8'8")

Opaque Upvc double glazed window with three piece modern white suite comprises low level WC, vanity wash hand basin with mixer tap and vanity wall mirror with recessed spotlighting and wall cabinet to side, step in shower enclosure with glazed shower door, plumbed in shower tiled walls and flooring.

Galleried Landing

'Velux' skylight to roof pitch maximizes natural light to landing area which includes fitted wardrobes with partial vanity mirrored frontage, hanging space and shelving. The landing can also double as a useful reading or study space. Additional storage to eaves. Door leads to...

Bedroom 4 - 3.76m x 2.69m (12'4" x 8'10" excluding recess and including areas of reduced head height)

A double bedroom with 'Velux' double glazed skylight to roof pitch.

Bedroom 3 - 3.56m x 4.19m (11'8" x 13'9" including areas of reduced head height to rear of wardrobes)

A double bedroom with Upvc double glazed window overlooks adjoining farmers field providing unrivalled views. Fitted wardrobes include hanging space and shelving.

Bathroom/WC - 2.24m x 2.9m (7'4" x 9'6")

Upvc double glazed window overlooks farmers field to front providing unrivalled views. Three piece white suite comprises low level WC, pedestal wash hand basin and twin grip panelled bath with tiled surround. Telephone style mixer tap with hand held shower attachment, part wall tiling and stripped wooden flooring.

Outside

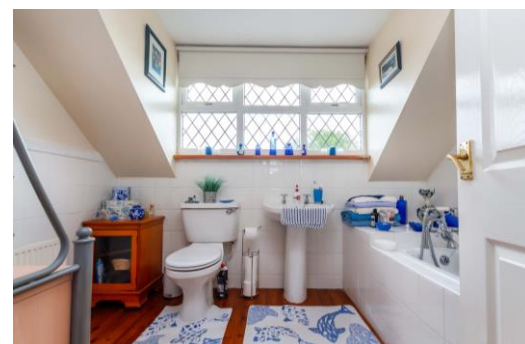
With access continuing from The Gravel via Mere Brow Lane and turning right into Barn Close a private loose stone driveway leads to the head of the cul-de-sac with off road parking for numerous vehicles. The well tended front garden provides borders with plants, shrubs and trees, laid to lawn and fish pond with water feature. Loose stone side driveway access continues providing further parking and leads to rear of property. The enclosed and tranquil rear garden is very private and not directly overlooked enjoying views beyond trees of farmer fields. Laid to shaped lawn with borders comprising of a variety of plants, shrubs and trees. Further pergola and patio with seating area. There is also benefit of a detached studio/ home office overlooking gardens and measuring 12'x12'6" including Velux skylight, Upvc double glazed window, electric light and power supply and internal door off studio leads to further generous store area.

Tenure

Freehold.

Council Tax

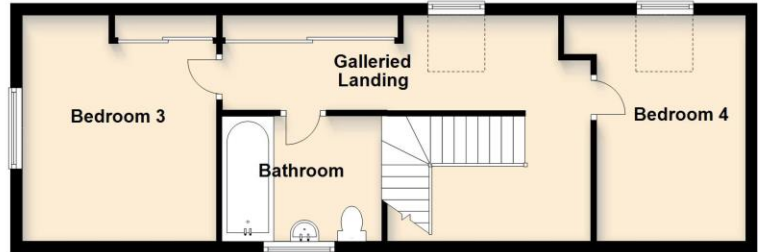
West Lancs band E.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.