

GUILDHALL

SALES & LETTINGS



Bridge End Barn Meadow Lane

, Croston, PR26 9JP

Asking Price £1,475,000



RARE CHARMING GRADE II LISTED 18TH CENTURY BARN CONVERSION SET IN APPROX. TWO ACRES OF LAND

Nestled in the picturesque Meadow Lane, Croston, Leyland, this charming house boasts a truly enchanting setting. As you enter through the stunning entrance gate, a welcoming driveway enveloped by lush trees and meticulously maintained front gardens greets you, creating a serene atmosphere filled with the delightful melodies of chirping birds. The cobble drive at the front of the house, with its captivating centerpiece, sets the tone for the grandeur that awaits within.

Step inside to discover a grand entrance hall adorned with a mezzanine and an timeless chandelier, setting a tone of elegance and sophistication. The living room is a true masterpiece, featuring a one-of-a-kind hand-carved stone fireplace, sourced from a local church and housing a cosy log burner, perfect for creating a warm and inviting ambiance.

The heart of this home lies in the high-end kitchen, where culinary dreams come to life. Equipped with top-of-the-line appliances including an integrated steamer, microwave, and double oven, as well as plate warmers



Ground Floor

Entrance Hall

Hardwood double glazed front entrance double doors, central heating radiator, feature wall lights, smoke alarm, exposed beams, original stone floor, stairs to the first floor, under stairs storage and doors to living room, study, dining room, family room, kitchen and WC.

Living Room 29'1" x 14'4" (8.89m x 4.39m)

Hardwood double glazed windows, central heating radiator, cast iron log burning stove set within a feature red brick and reclaimed hand carved stone fireplace, feature wall lights, exposed beams and hardwood double glazed French doors to the side elevation.

Study 12'4" x 6'5" (3.78m x 1.98m)

Hardwood double glazed window and central heating radiator.

Dining Room 18'8" x 12'4" (5.69m x 3.78m)

Hardwood double glazed windows, single glazed internal window, central heating radiator, feature wall lights, exposed beams, and hardwood double glazed French doors to the rear.

WC

Hardwood double glazed window, dual flush WC, wall mounted wash basin, exposed brick wall, tiled elevations, spotlights and tiled flooring.

Family Room 19'3" x 13'8" (5.89m x 4.19m)

Hardwood double glazed windows, central heating radiator, cast iron log burning stove set within a feature exposed brick and stone fireplace, feature wall lights, exposed beams and double glazed door to the side elevation.

Kitchen 23'3" x 16'11" (7.09m x 5.18m)

Hardwood double glazed windows, range of panelled wall and base units with Corian surfaces, co-ordinating centre island with breakfast bar, butler sink with Quooker boiling water tap, Miele twin ovens, steam oven and microwave in high rise units, induction hob, integrated fridge freezer, dishwasher and wine cooler, spotlights, wood effect flooring, open to the utility and hardwood double glazed French doors to the side elevation.

Utility Room

Range of co-ordinating units with Corian surfaces, plumbing for washing machine, exposed brick wall and hardwood stable door to the side elevation.

First Floor

Landing

Galleried landing with skylight, hardwood double glazed windows, stained glass windows, central heating radiator, exposed beams and doors to five bedrooms and bathroom.

Bedroom One 23'3" x 17'3" (7.09m x 5.28m)

Hardwood double glazed windows, central heating radiator, exposed beams and doors to en suite and dressing room.

En Suite

Velux window, central heating towel rail, direct feed shower unit, dual flush WC, wall mounted wash basin, tiled elevations, exposed beams, extractor fan and tiled flooring.

Bedroom Two 13'8" x 12'0" (4.19m x 3.68m)

Hardwood double glazed windows, central heating radiator, exposed beams and door to the en suite.

En Suite

Hardwood double glazed frosted window, central heating towel rail, direct feed shower unit, dual flush WC, wall mounted wash basin, tiled elevations, exposed beams, extractor fan and tiled flooring.

Bedroom Three 14'9" x 14'4" (4.50m x 4.39m)

Velux window, central heating radiator and exposed beams.

Bedroom Four 14'4" x 13'8" (4.39m x 4.19m)

Two Velux windows, central heating radiator and exposed beams.

Bedroom Five 12'4" x 11'8" (3.78m x 3.58m)

Two Velux windows, central heating radiator and exposed beams.

Bathroom

Velux window, central heating towel rail, bath with handheld shower mixer, dual flush WC, vanity top wash basin, tiled elevations, exposed beams, extractor fan and tiled flooring.

External

Front

Electric gated entrance to a sweeping stone chipped driveway leading to a cobbled forecourt with a turning circle providing ample off road parking and leading to the detached triple garage. There is also extensive laid to lawn gardens with mature trees round the border.

Garage Ground Floor 26'2" x 20'11" (7.98m x 6.38m)

Three garage doors, stairs to the first floor and doors to a WC and to the rear.

Garage First Floor 26'2" x 20'11" (7.98m x 6.38m)

Two Velux windows and hardwood double glazed window. Currently used as a gym, this is a brilliant space that could be used as a games room, home office or for extra storage.

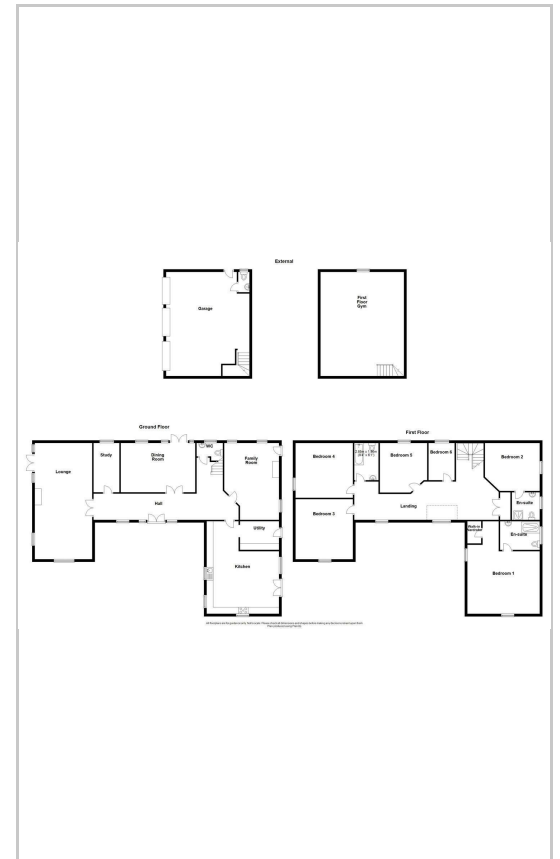
Rear

Laid to lawn garden with paving, planted beds and mature trees.

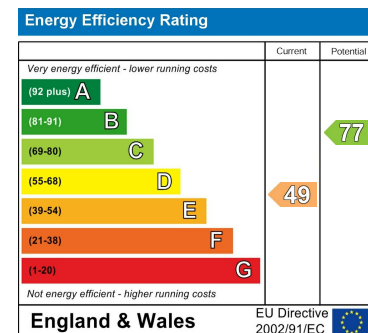
Area Map



Floor Plans



Energy Efficiency Graph



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