



Brock Road, Great Eccleston, Preston, Lancashire, PR3 0XD

£585,000

3 2 1



Great Ecclestone is a picturesque, sought-after village with plenty of amenities, including schools, shops, public houses, and restaurants. It is ideally located for countryside walks and on the Fylde coastal plain. The village is home to the Great Ecclestone Agricultural Show, held every year in July, and has a famous monthly farmers market. It benefits from good accessibility to the motorway network and is conveniently situated within easy reach of Preston and the historic university town of Lancaster.

For significant amenities, Preston offers many services, including a range of high street stores in two shopping centres, supermarkets, fuel stations, Royal Preston Hospital, various restaurants and bars, and public houses. A railway station links Manchester, Glasgow, Edinburgh and London Euston.

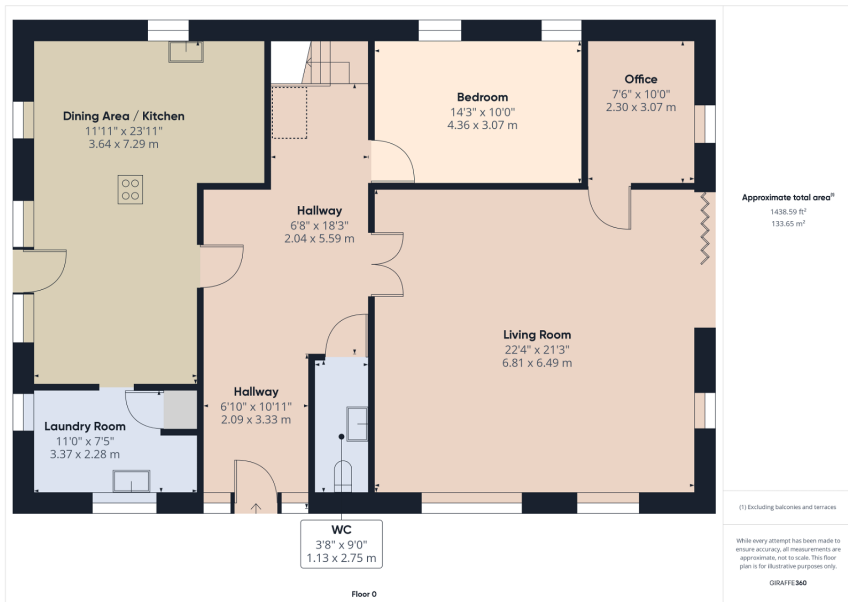
The Stables have been designed to encompass modern family living and finished to the highest standard throughout. The large entrance hall spans the entire property width, with a kitchen and dining room to the left featuring a range of base and wall units, complimenting the worktop and island unit with an integrated hob. A valuable and well-thought-out utility room is located at the rear of this room and has separate access to the front of the property.

To the right of the entrance hallway through the double doors is a bright and beautifully appointed sitting room comprising a large patio bi-folding door leading out to the garden and open countryside views to the rear of the property. Access to a cosy study with views overlooking the rear of the property.

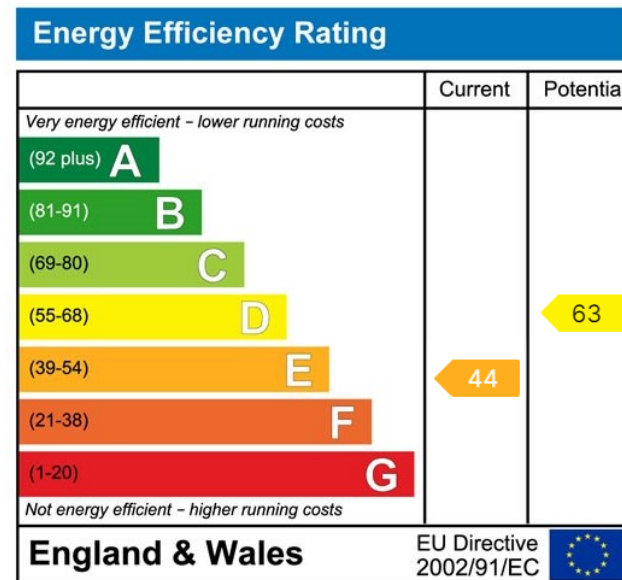
The first floor is approached by a return staircase leading to a large open landing area with Velux windows flooding the area with light. The bedroom accommodation includes three double bedrooms (One currently used as a walk-in wardrobe), a substantial-sized primary bedroom with far-reaching views, a well-finished en suite shower room and a family bathroom with a spa bath finished in a contemporary style.

Attention to detail and quality is evident throughout; The current owners have spared no expense in delivering what is now a genuinely stunning barn conversion.





- Stunning barn conversion
- Rural setting
- High specification
- Ample parking
- Recently fully refurbished
- Countryside views
- Excellent entertaining spaces
- Wonderful location



sales@cheshamandwest.com | 01995 888100 | www.cheshamandwest.com

West End, Great Ecclestone, PR3 0ZL