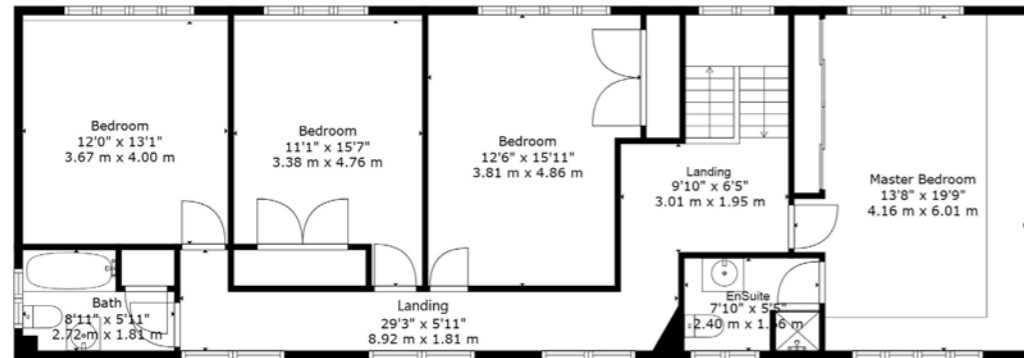




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 2127 sq. ft, 197 m2**  
 FLOOR 1: 962 sq. ft, 89 m2, FLOOR 2: 1165 sq. ft, 108 m2  
 EXCLUDED AREAS: GARAGE: 366 sq. ft, 34 m2, BAY WINDOW: 9 sq. ft, 1 m2, FIREPLACE: 11 sq. ft, 1 m2  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: G

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are delighted to offer for sale 'The Barn', a delightful and extended 4-bedroom barn conversion, set on 1/3 of an acre plot in a unique and historic former quarry which is conveniently located within strolling distance of Parbold village centre.

The fabulous setting offers a unique lifestyle experience where residents can enjoy the serene surroundings of lush greenery and the charming quarry walls that add a rugged character to the environment. The location also offers easy access to amenities, schools, and transportation, ensuring convenience for daily living.

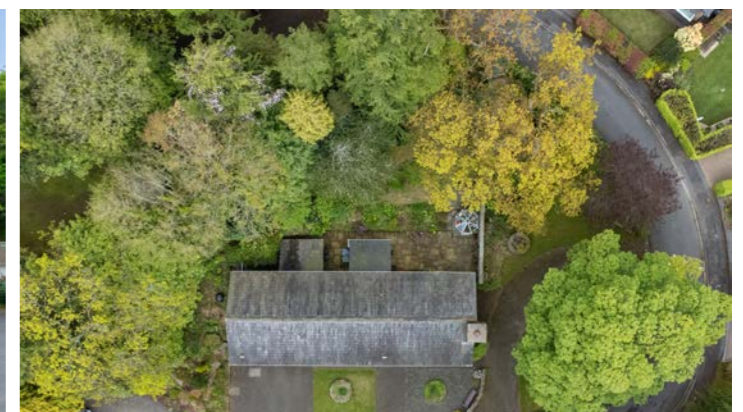
This 2127 square foot home is the perfect family retreat and upon entering, you will be greeted by a welcoming reception hallway which sets the tone for the well-presented and maintained interior. The living areas are light and bright, creating a warm and inviting atmosphere and the practical layout is just perfect for every day family living.

The ground floor features extended accommodation, including a gorgeous 20ft lounge with dual aspects, offering ample space for relaxation. The breakfast kitchen provides an additional area for family meals and gatherings and a bar room which is open to the dining room, offering a lovely space to entertain guests. The ground floor is completed by a practical utility room.

Moving to the first floor, the large landing area gives way to four double bedrooms, providing plenty of space for the whole family. Three of the bedrooms have built in wardrobes with the master bedroom boasting a three-piece en-suite shower room. A three-piece bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Outside, the well-kept gardens wrap around the home, offering extensive lawned areas and mature planting. Ample parking is available on two generous driveways with access to a 370 square foot two-car garage, providing secure storage for vehicles and belongings. To the rear of the home there are French doors from the dining room out onto a private patio area providing a lovely spot for outdoor dining and entertaining.

'The Barn' is a remarkable property that perfectly combines history, character, and modern living. Don't miss the opportunity to own an exceptional family home in a truly breathtaking setting.





KEY FEATURES

- Delightful Detached Barn Conversion
- Four Bedrooms
- Circa 2127 Square Feet
- 1/3 of an Acre Plot
- 20 Ft. Lounge with Dual Aspects
- Fitted Breakfast Kitchen
- Well-Kept Private Gardens
- Two Generous Driveways
- 370 Sq Ft. Garage
- Serene Village Location



