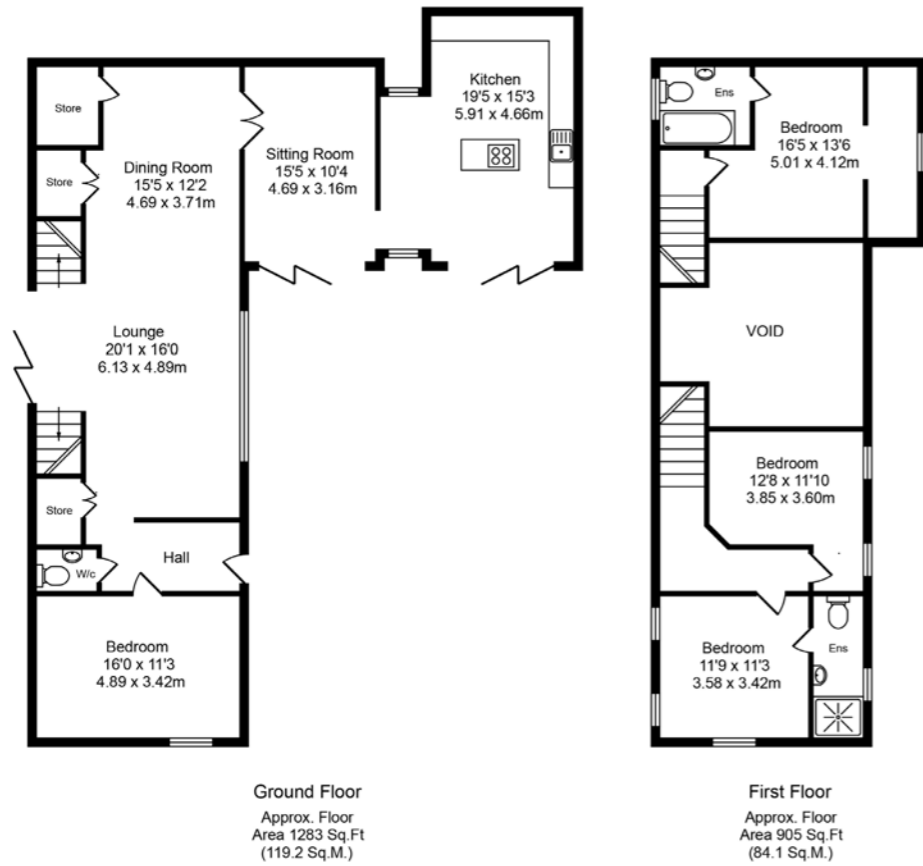




Parbold: 01257 442789 Ormskirk: 01695 570102  
 Chorley: 01257 241173 Southport: 01704 778668  
 arnoldandphillips.com

**Total Approx. Floor Area 2188 Sq.ft. (203.3 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



This beautiful, four-bedroom barn conversion rests on a good-sized private plot in this ever-popular residential location. The property dates to the 1600's and has been the subject of a comprehensive series of renovations with the addition of a stunning contemporary extension - a truly unique property and a fantastic family home which successfully combines rustic living with modern amenities, offering character and charm in abundance.

Accommodation extends to an impressive 2188 square feet with spacious rooms and a wonderful flowing floor plan that is just perfect for everyday living. Lovingly redesigned by our clients, the home affords a high-level finish with tasteful decor and quality fittings throughout, it also connects harmoniously with its history displaying oak beams, vaulted ceilings, rustic accents and original detail that all highlight the gorgeous living spaces.

Internal highlights briefly include a welcoming reception hallway, a breath taking open plan lounge and dining area with a high vaulted ceiling, feature inset fire and two huge barn windows that allow an abundance of natural light along with access out via bi-folding doors into an enclosed garden. A cosy sitting room connects with the kitchen via a contemporary glass link extension to seamlessly join the old and new parts of the property with the kitchen itself affording an array of stylish modern units with integrated appliances, granite tops, a centre island and breakfast bar, this stunning room is just perfect for entertaining with bi-fold doors out onto the patio area. The ground floor is rounded off with a beautiful double bedroom with fitted wardrobes, a handy two-piece cloaks and utility/storage rooms.

On the first floor there are two well-proportioned double bedrooms each with pristine ensuite bathrooms plus another good-sized bedroom with a built-in captain's bed. All the bedrooms are light, bright and spacious with authentic beamed ceilings.

The property is settled in a lovely spot behind private remote-control gates and offers ample parking and well-tended landscaped gardens with Southerly aspects and numerous areas for outdoor dining and entertaining. Other benefits include full CCTV, security alarm and an electric car charger point.





KEY FEATURES

- Beautiful Barn Conversion
- Four Bedrooms
- Circa 2188 Square Feet
- Stylish Modern Kitchen with Granite Work Tops and Bi-Fold Doors
- Well-Tended Landscaped Gardens
- Ample Off-Road Parking
- Private Remote-Control Gates







