

WALTON HALL
BEECHES





WELCOME

Walton Hall Beeches, situated just a short stroll from the River Darwen, is the epitome of modern living, where beauty and elegance meet, providing versatile living for all the family. This beautiful home was converted 24 years ago and is steeped in local history dating back to the 1800's.

The barn used to belong to the De Houghton family when they lived in the old Walton Hall Manor house. History says that the De Houghton's lived more at the Walton Hall estate and only resided at Houghton Tower when royalty visited them.

The two Tudor design walls of the house are original walls which had an extra internal cavity wall built during the conversion. During dry summers you can still see the old driveway to the old Walton hall across the nearby fields.

The old orchard from the Great Walton hall can still be seen next door with numerous fruit trees still growing strong. On the over side you have Walton Hall Lodge, where the livestock would have been. Adjacent to the lodge is Walton Hall Stables where the work horses that would have pulled the De Houghton carriages were kept.









MODERN ELEGANCE

The moment you arrive at Walton Hall Beeches, you are greeted with a sense of modern family living. Set in the most enchanting and tranquil location just a short stroll from the hustle and bustle of the capitol retail park, down a private lane to the rear, you have the best of both worlds.

Step inside to a large entrance hall with beautiful Karndean flooring, modern decor and stairs to the second floor straight ahead. To the left is the stunning kitchen with all your modern built in appliances.

Upgraded just 12 months ago, this perfectly designed kitchen houses two convection ovens and a five ring gas stove for the avid home cook to create a culinary masterpiece. The American style fridge freezer is a welcomed addition for both convenience and style to this beautiful space.

The layout of the home is fantastic for family life or entertaining guests at the weekend. The kitchen seamlessly flows through to the family room at the rear, whilst a window seat to the front of the kitchen is the perfect spot to enjoy your morning coffee.



LIGHT & BRIGHT

Across the hall, to the right of the stairs, is the light and airy living room which can also be accessed from the family room to the rear, creating a through flow from the kitchen.

Floor to ceiling windows flood this room with oodles of natural light creating an inviting atmosphere. The beautifully designed window nooks have built in shelves and the TV wall system has been cleverly designed into the wall to give you additional storage without compromising on space.

The focal point to this room is the impressive gas fireplace, centrally located in between the windows creating a symmetric aesthetic, adding to the rooms appeal.

The family room runs the width of the house and is separated by bifolds to the living room and the garden giving you huge versatility on flow and feel to the home. Here you will also find a built in TV system and fireplace giving the room its own personality and function.









VERSATILE LIVING

"the layout has enabled us to adapt to changing needs"

Downstairs there are two bedrooms, one of which is accessed through the main house, next to the downstairs W.C. This room could be the perfect spot for a home office or playroom.

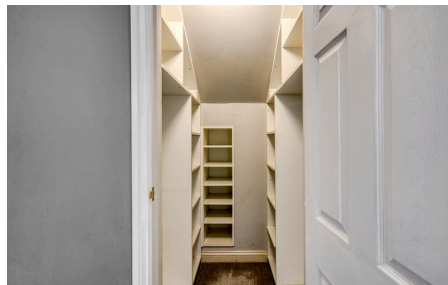
The second downstairs bedroom is accessed from the courtyard with its own ensuite shower room, this is the perfect for space for visiting guests.

Head upstairs and you will find three more bedrooms in addition to the Master Suite. Bedroom two also has an ensuite shower room and all but bedroom five have built in storage.











THE MASTER SUITE

"the perfect place to start and end your busy day"

As soon as you walk in you are greeted with the cool and calming decor of neutral greys. Velux windows above fill the room with light and straight ahead is a beautiful sash window and window seat overlooking the garden.

With plenty of storage options, both in the eaves and built in, there is plenty of space for all your clothes and accessories without compromising on space, giving you clean lines throughout the room.

The modern ensuite shower room has a his and her sink for extra ease getting ready in the morning too.

MORE TO EXPLORE

"this has been the perfect space when entertaining"

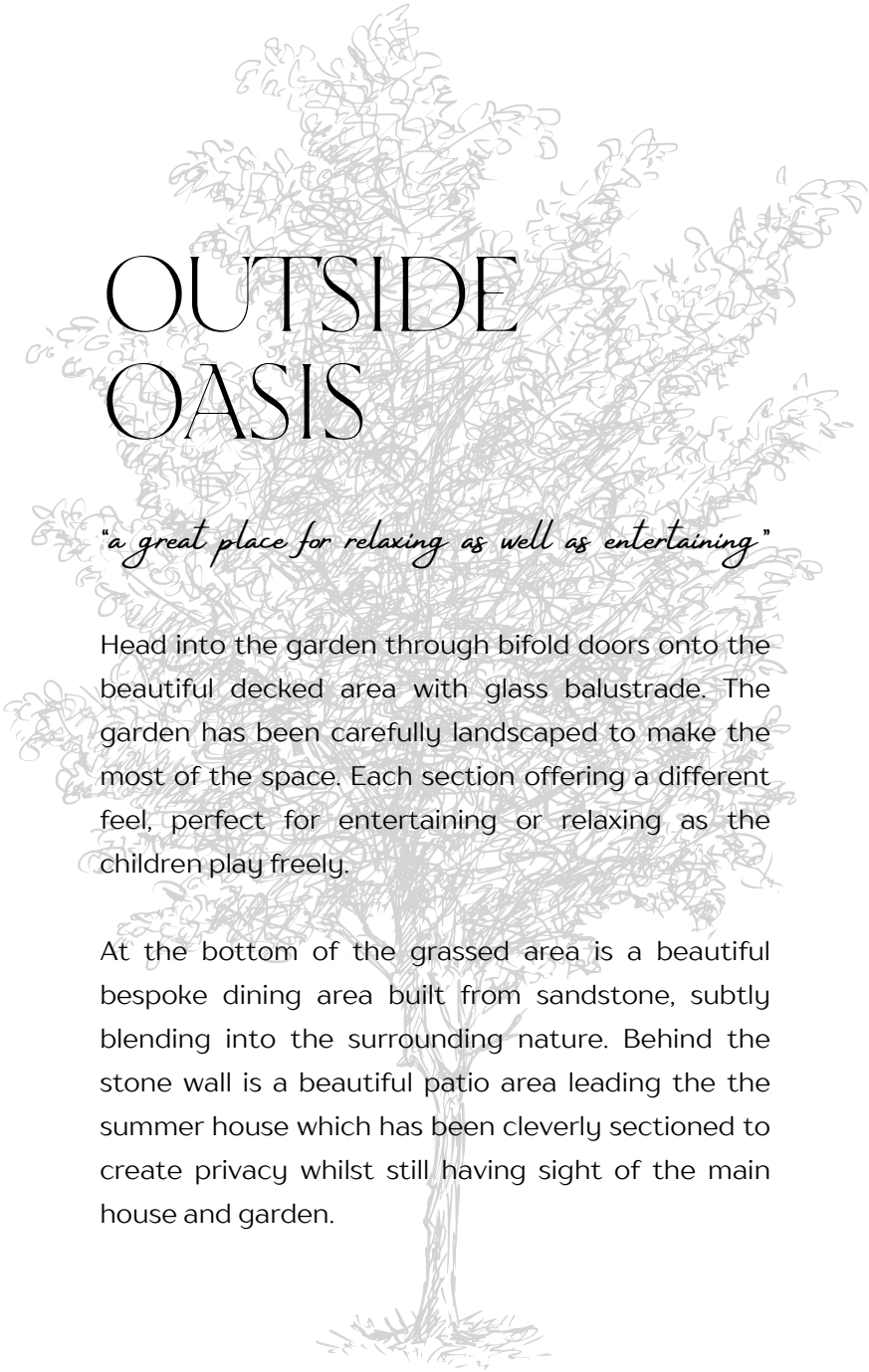
The fully insulated summer house at the rear of the garden is currently used as a games room and is another fantastic and versatile space.

The amazing light here would make it ideal for a craft room or home office if you wanted to be "out of the house", whilst still being home. Whatever your needs, whether it be a home gym, music room or garden bar this is the perfect place to create it.







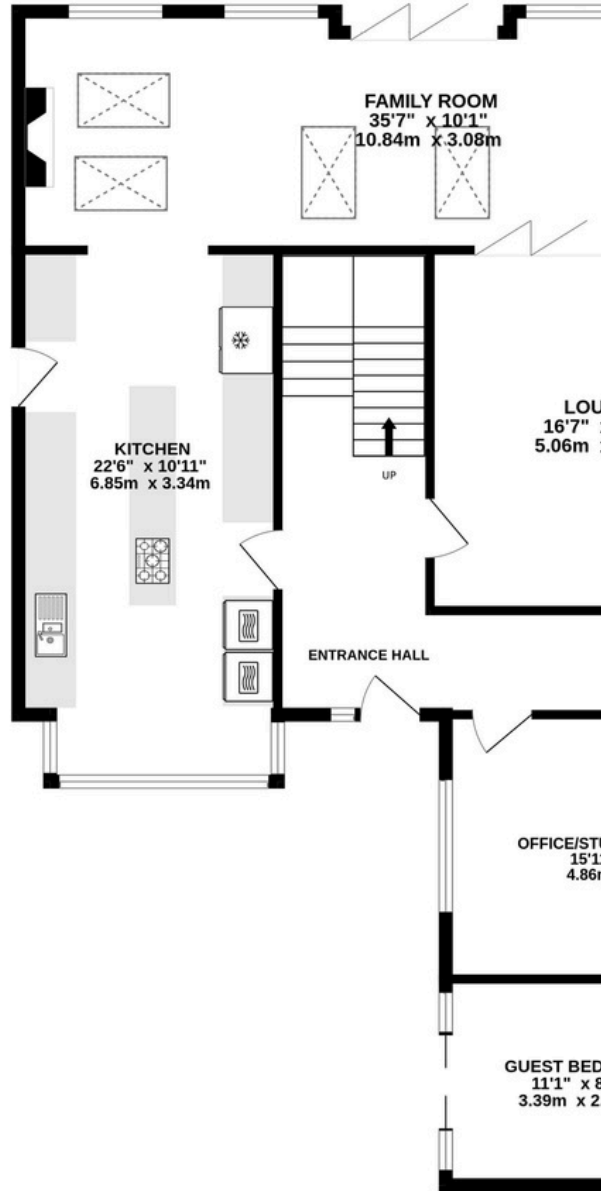
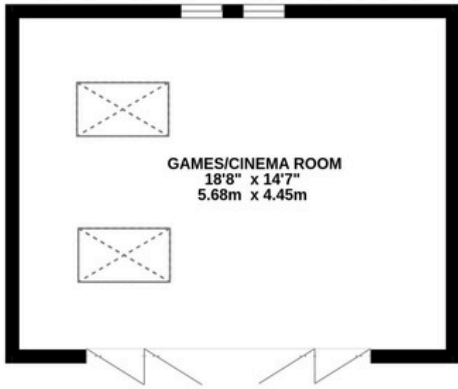


OUTSIDE OASIS

"a great place for relaxing as well as entertaining"

Head into the garden through bifold doors onto the beautiful decked area with glass balustrade. The garden has been carefully landscaped to make the most of the space. Each section offering a different feel, perfect for entertaining or relaxing as the children play freely.

At the bottom of the grassed area is a beautiful bespoke dining area built from sandstone, subtly blending into the surrounding nature. Behind the stone wall is a beautiful patio area leading to the summer house which has been cleverly sectioned to create privacy whilst still having sight of the main house and garden.

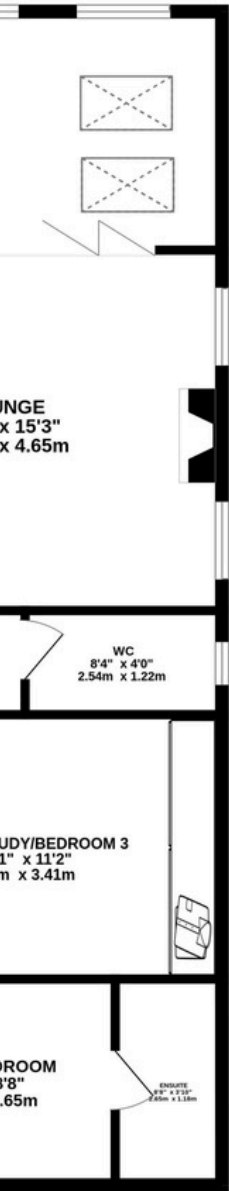


THE LAYOUT

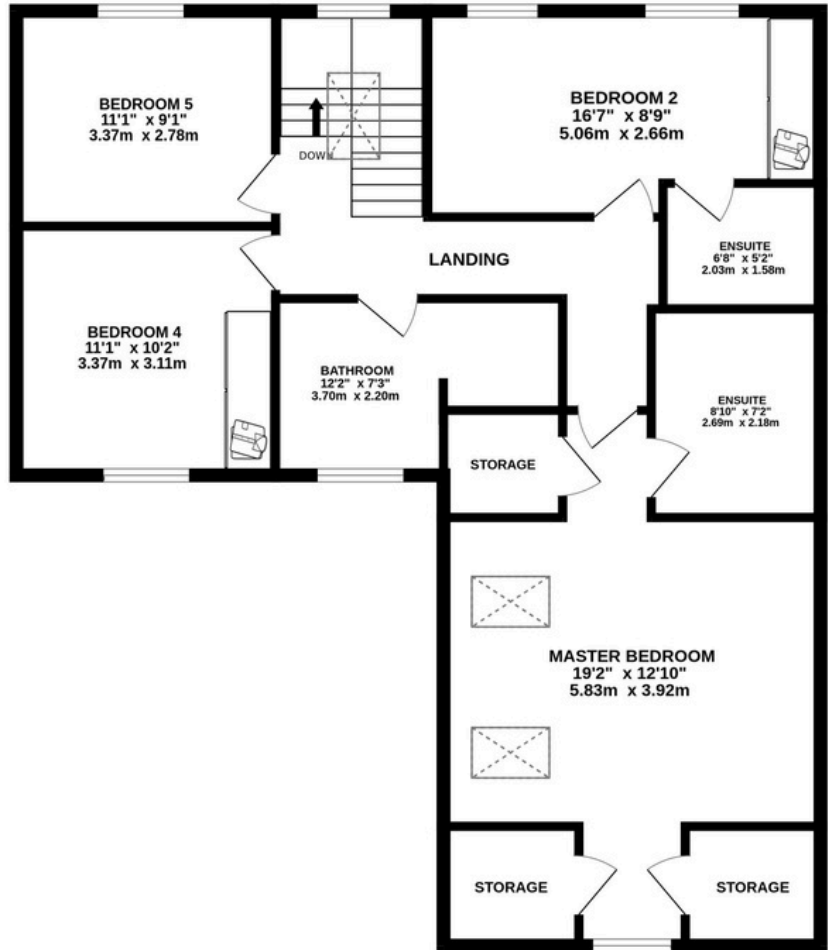
WALTON HALL BEECH

TOTAL FLOOR AREA

Whilst every attempt has been made to ensure the accuracy of the floor plan, the dimensions of doors, windows, rooms and any other



1ST FLOOR
984 sq.ft. (91.5 sq.m.) approx.



ES - MARKETING BY STONEHOUSE HOMES

AREA : 2594 sq.ft. (241.0 sq.m.) approx.

ensure the accuracy of the floorplan contained here, measurements
or items are approximate and no responsibility is taken for any error,





LOCATION...

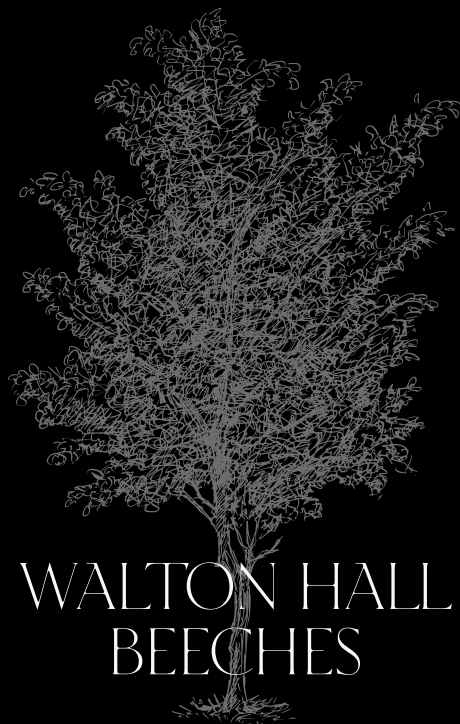
Walton Hall Beeches is situated in the beautiful conservation area of Walton Green, a hamlet steeped in history in Walton-Le-Dale, just a ten minute drive from Preston.

Just a short walk from the River Darwen, perfect for afternoon strolls with the family and around a ten minute walk to the Capitol Center, with a selection of shops, restaurant, cinema and gym.

Regular bus and rail services connect you from Preston to Manchester and beyond, and you are just a few minutes drive to the M6 and motorway networks, making commuting outside of Walton Green easy.

This property couldn't be better placed for schools either, with St Leonards being the most popular choice of primary school.

If you are looking for a property close to the hustle and bustle of urban life with plenty to do for all the family then Walton Hall Beeches could be the perfect home for you.



WALTON HALL BEECHES

WALTON GREEN, WALTON-LE-DALE, PR5 4JL

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