

FOR SALE

Gamekeepers Barn, Lees Lane, Dalton, WN8 7RE



## Gamekeepers Barn, Lees Lane, Dalton, WN8 7RE

*Outstanding example of sensitive restoration and high-end craftsmanship*



- Bespoke award winning conversion
- Stunning countryside setting
- 3 stunning reception rooms
- Smart lighting & Bose speaker system
- Beautiful stone built home
- 3 bedrooms / 2 luxury bathrooms
- Underfloor heating & Hardwood DG
- 1862 SQ.FT.

Recognised as one of the finest barn conversions in West Lancashire, Gamekeepers Barn is a remarkable example of sensitive restoration and high-quality craftsmanship. Part of an exclusive development of just three bespoke homes, this exceptional residence originates from an 18th-century stone farmhouse and enjoys a privileged setting along one of the area's most sought-after country lanes, within a picturesque hamlet surrounded by open countryside. Painstakingly renovated to an exacting standard, the property fuses contemporary elegance with rich period character. Exposed stone walls, original beams, bespoke oak finishes, and premium fittings all contribute to a distinctive and luxurious living environment that has been thoughtfully curated throughout. The well-designed layout provides flowing, versatile living spaces ideal for modern lifestyles. The handmade kitchen features painted oak cabinetry, oak and granite worktops, a central island, and a full range of integrated appliances. Open-plan access leads into the dining area and lounge, all finished with high-quality flooring, designer lighting, and beautiful bespoke touches. Enhancing the living accommodation is a striking oak-framed extension, accessed from both the kitchen and lounge. With vaulted ceiling, stone feature walls, a wood burner, and oak-framed doors opening to the garden, this space delivers an exceptional indoor-outdoor experience. The ground floor also includes two spacious double bedrooms and a fully tiled luxury bathroom by Villeroy & Boch. A bespoke staircase of stone, oak and glass rises to a mezzanine landing—ideal as a snug or home office—and a breathtaking master suite complete with Velux windows and a recently upgraded en-suite bathroom. The property benefits from hardwood double glazing, gas (LPG) central heating with underfloor heating to the main areas (radiators to bedrooms and bathroom), smart automated lighting, and an integrated Bose speaker system to create a refined, mood-enhancing atmosphere. Externally, the home occupies a generous and private corner plot, accessed via a shared courtyard with secure parking for two vehicles plus guest parking. A detached garage, built to the same exacting standard, includes an electric door, power, lighting, and a boarded loft. Mature landscaped gardens offer excellent privacy and stunning countryside views, with manicured lawns and stone patios ideal for relaxing or entertaining.

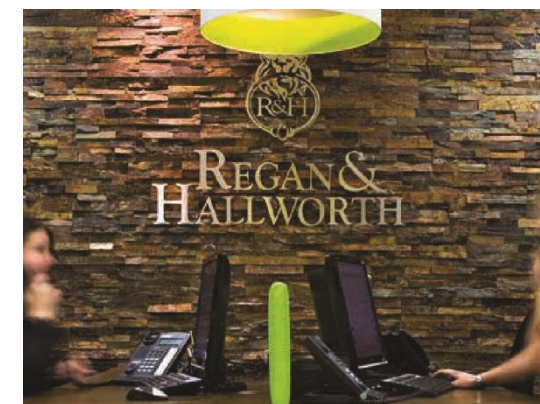






**TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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