

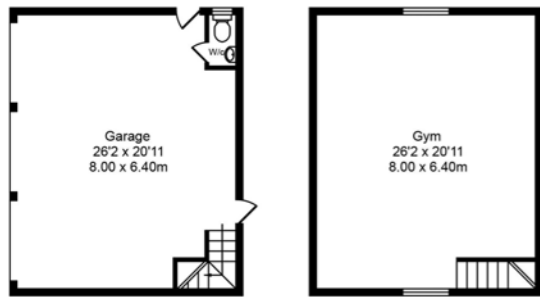


Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

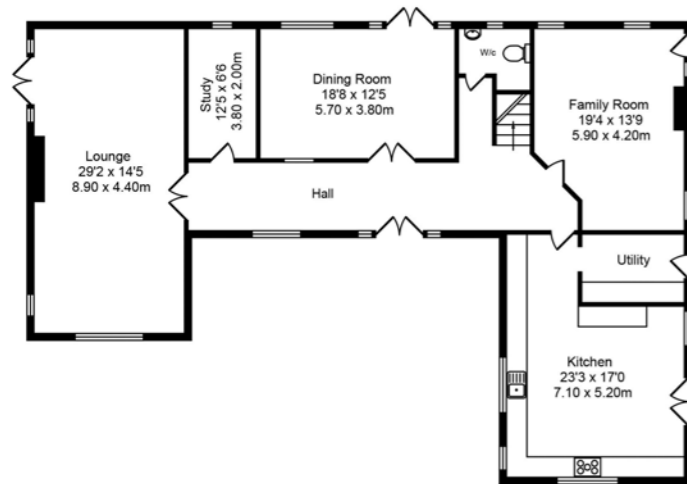
**Total Approx. Floor Area 4604 Sq.ft. (427.8 Sq.M.)**

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

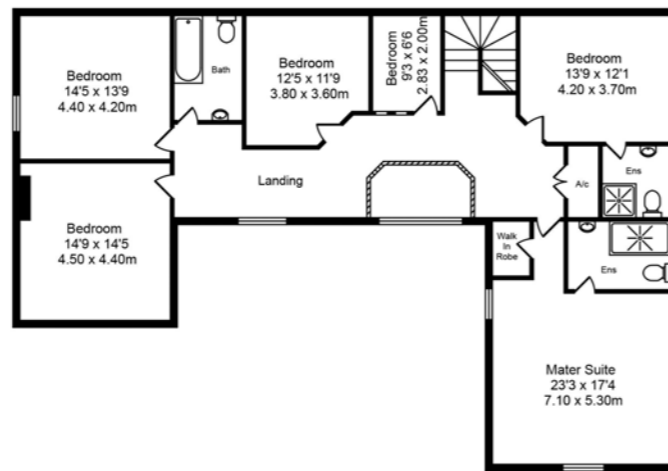


**Garage Ground Floor**  
Approx. Floor Area 551 Sq.Ft (51.2 Sq.M.)

**Gym First Floor**  
Approx. Floor Area 551 Sq.Ft (51.2 Sq.M.)



**Ground Floor**  
Approx. Floor Area 1751 Sq.Ft (162.7 Sq.M.)



**First Floor**  
Approx. Floor Area 1751 Sq.Ft (162.7 Sq.M.)



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 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.



Nestled amid glorious West Lancashire countryside in this idyllic spot, is this quite breath-taking Grade II listed 18th century barn conversion, an English classic which presents a remarkable and rare assemblage of old-world elegance and refined modern day family living. The timeless appeal of the property is highlighted by spacious and sun filled interiors, with formal and informal reception rooms, a stunning modern breakfast kitchen, six beautiful bedrooms (five doubles) and three stylish bathrooms. Approached via electronically operated gates and set back amongst approximately two acres of immaculate grounds, 'Bridge End Barn' is a truly unique property which successfully combines rustic living with modern design, offering character and charm in abundance. Situated in the rural parish of Croston this picture-perfect home is surrounded by outstanding views and provides seclusion and privacy without being isolated. Skilfully converted to a very high standard around 25 years ago the property retains many original features with the huge king truss beams defining its character. The property has also been sympathetically updated over the years with quality modern bathrooms and a recently installed kitchen.

Accommodation is arranged over two inviting levels and includes almost 3500 square feet of immaculately presented living space. Brief highlights comprise a grand reception hallway, a gorgeous main lounge with stone fireplace, a cosy sitting room, formal dining room, home office, breakfast kitchen, a practical utility room and a handy downstairs cloaks/wc. On the first floor there are six well-proportioned bedrooms two of which have contemporary three-piece en-suites. The four further bedrooms are all served by a modern three-piece bathroom which is finished in classic white with pristine tiling. With so many salient selling points it is almost impossible to pick one particular highlight of the home, however special mention should be given to the stunning modern kitchen with its impressive array of wall and base units, centre island, Corian worktops and integrated 'Miele' appliances including two ovens, a steam oven, microwave, dishwasher and wine cooler, the large centre island offers a breakfast bar and ample space a space to cook with an induction hob and downdraft extractor.

Externally, the far reaching views of beautiful Lancashire countryside envelop the senses from all directions and to the front of the home the long gravel driveway meanders through the grounds to a large forecourt parking area and a detached triple garage with a room above that would be perfect as a games room, gym, cinema room or further ancillary accommodation. The tranquil gardens surround the house and are a true delight with well-kept landscaped lawns and lovely patios that lend themselves perfectly to outdoor entertaining.

Despite its rural location, Croston village is nearby and there is easy access to the historic market town of Ormskirk, which is just a 15/20 minute drive. Within the immediate vicinity you will also find a number of village pubs and lovely walks right on the doorstep including along the Rufford branch of the Leeds Liverpool canal. The area has very strong farming traditions, and the surrounding countryside is dotted with attractive rural properties. Excellent schools at every level are nearby and for the commuter the location is extremely accessible with only a short drive to the M6 motorway ensuring Liverpool and Manchester city centres both within easy reach. Viewing of this special home is strongly recommended and now invited.





KEY FEATURES

BEAUTIFUL BARN CONVERSION

SET AMONGST APPROX 2 ACRES OF IMMACULATE GROUNDS

IDYLIC LOCATION

ALMOST 3500 SQ FT OF LIVING SPACE

SIX BEDROOMS/THREE BATHROOMS

STUNNING MODERN BREAKFAST KITCHEN

GRAND RECEPTION HALLWAY

LONG GRAVEL DRIVEWAY & LARGE FORECOURT PARKING AREA

DETACHED TRIPLE GARAGE WITH ROOM ABOVE







