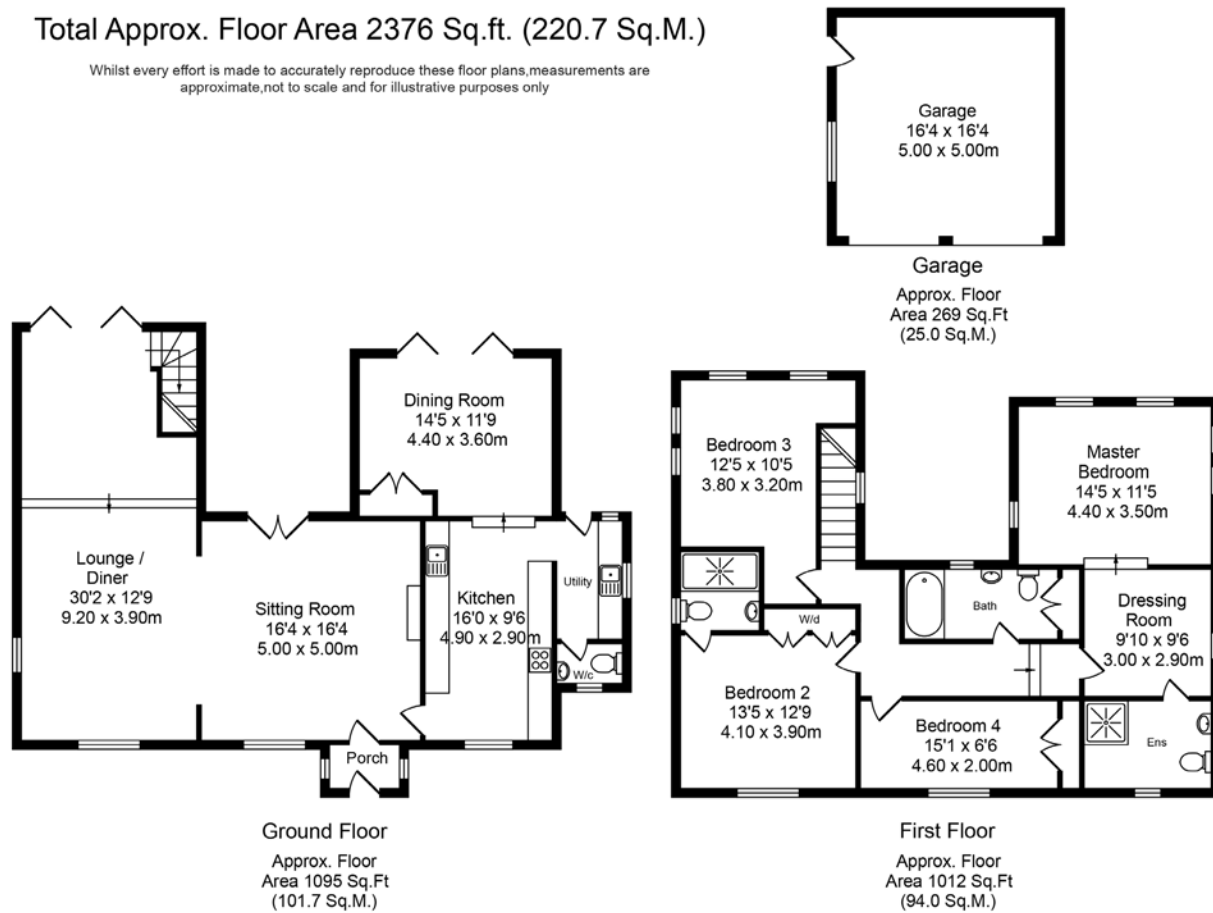




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2376 Sq.ft. (220.7 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: E

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 beautifully renovated barn offers spacious modern living, making it the perfect home for a growing family. Situated on a substantial plot, the property boasts a large driveway and a detached brick-built double garage accessed through electronic gates.

Upon entering the entrance porch, you are greeted by a spacious and light-filled sitting room with a stunning floor-to-ceiling brick fireplace, wood-burning stove, and charming beams. The sitting room flows seamlessly into the lounge and a dining room, currently used as a games room, which features expansive bifold doors overlooking the rear garden. A modern oak and glass staircase leads up to the first floor. The kitchen is equipped with oak wall and base units, a range-style oven, and hob, adding to the room's character. Another reception room with bifold doors completes the ground floor, and a handy utility room and cloaks/WC.

Upstairs, there are four bedrooms, with the master bedroom boasting a dressing room and ensuite bathroom. The second bedroom also has an ensuite shower room, while the two remaining bedrooms share a spacious family bathroom.

Outside, the property features a large South-facing rear garden with a lawn, paved patio, and covered decking area under a stylish pergola, providing ample space for entertaining friends and family. The front has ample parking and the double garage has electric garage doors. CCTV is allocated all around the property.

Located in a popular area, the property is conveniently situated for easy access to both Leyland and Preston City Centre. There are fantastic transport links with a bus and train route and the M6 and M61 motorways close by.







**KEY FEATURES**

- Stunning Detached Family Home
- Four Bedrooms with Ensuite Shower Room to the Two Largest
- Circa 2376 Square Feet
- Three Reception Rooms
- Traditional Kitchen
- South Facing Rear Garden
- Ample Driveway Parking
- Detached Double Garage
- Good Location





















