

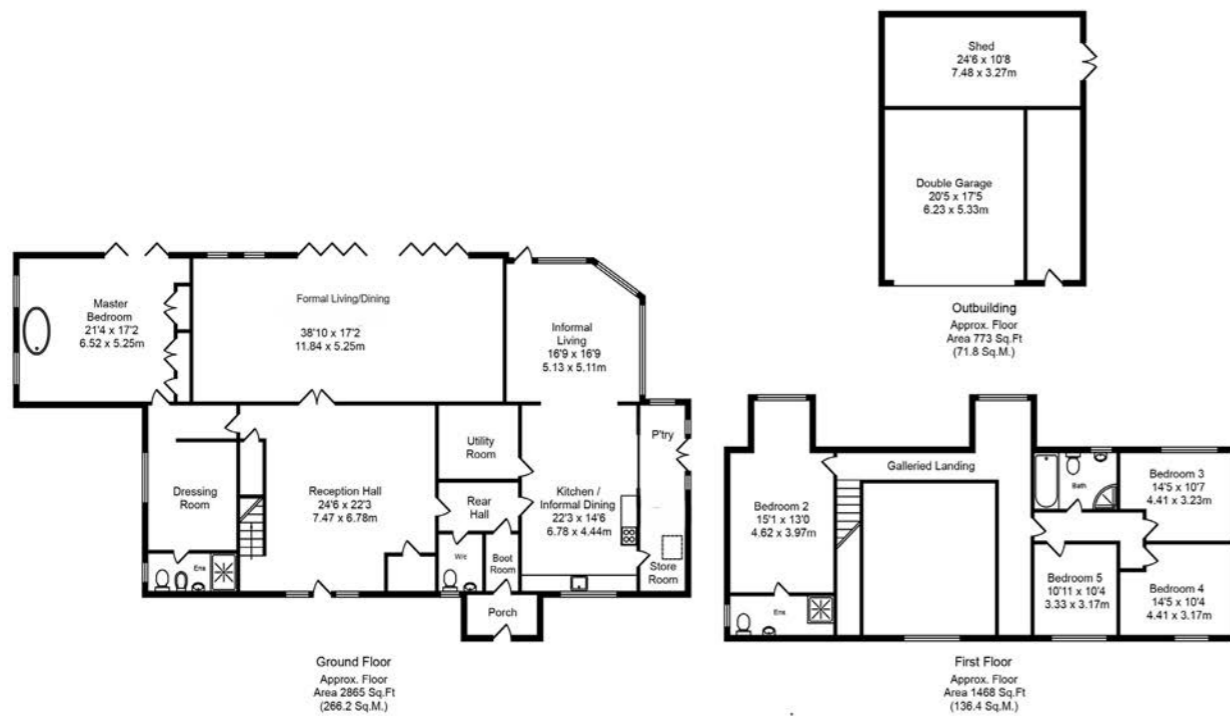


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 5106 Sq.ft. (474.4 Sq.M.)

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



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. 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.



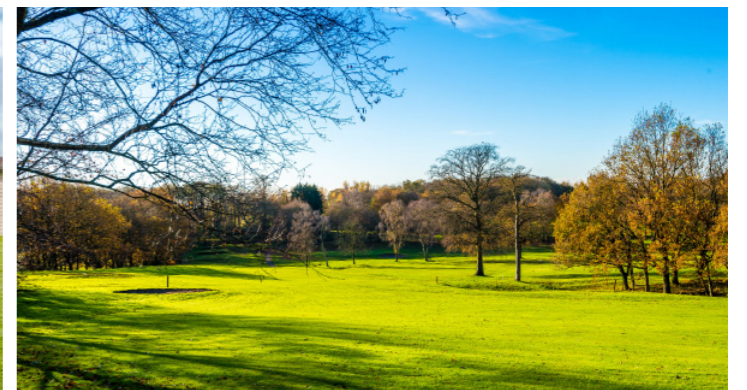
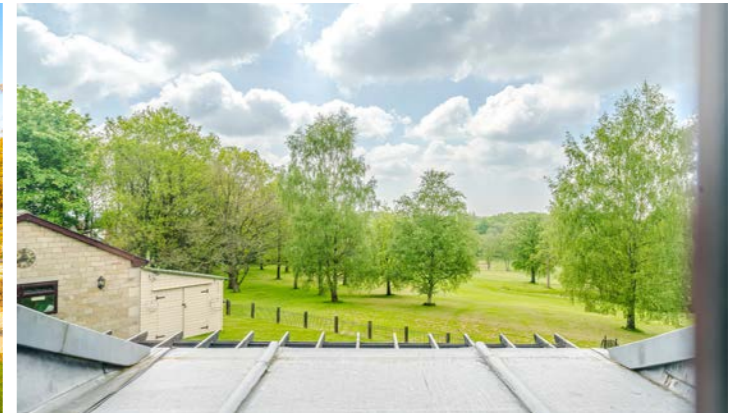
Exuding charm and style this stunning barn conversion has a balanced mixture of both character and modern features whilst retaining the rustic accents of its originality. This property is set amongst a small hamlet of prestige homes in a breath-taking position with open views over Shaw Hill Golf Course and Country Hotel in a private spot, but only a few miles from Chorley town centre and only a five-minute drive to junction 8 of the M61 motorway.

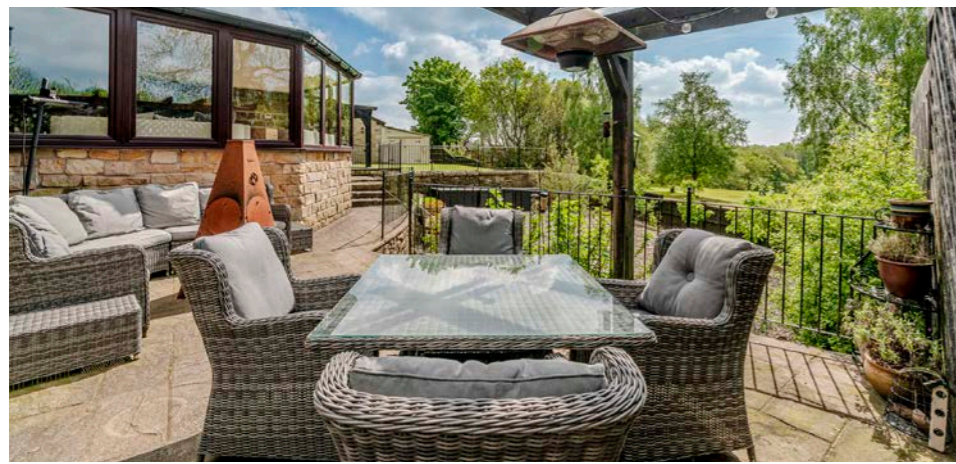
The floorplan covers 5000 square feet and unique features include vaulted ceilings, inglenook fireplaces, exposed beams and stonework. In its entirety the accommodation comprises of a grand entrance hallway with galleried staircase, complete with feature stone fireplace and wood burning stove, a captivating introduction to the residence. Leading from here you enter a formal lounge dining room with feature stone fireplace and wood burning stove and with bifold doors opening into the garden. The kitchen is at the front of the property but links to an informal living room to the back with expansive floor to wall windows and doors. This also boasts a contemporary wood burning stove and exposed stone walls. The kitchen is beautifully fitted with bespoke hand-crafted shaker style cabinetry with contrasting granite worksurfaces and a range of integrated appliances including a Cuisinmaster oven. On the ground floor is the large master bedroom with slipper bath and bifold doors leading out into the garden. This rooms also benefits from a dressing room and an ensuite shower room

Upstairs off the expansive landing is the reading/study area and four further bedrooms with the large bedroom two having a panelled ensuite shower room and the remaining sharing the good sized family bathroom.

Externally the substantial private plot has an extensive lawned area bordering the golf course. There is a huge patio for entertaining, a gazebo with hot tub, and to the front there is gated access to ample parking as well as a premier Andersen electric charger.

Viewing is highly recommended.





KEY FEATURES

- Stunning Detached Barn Conversion
- Large Master Bedroom with Dressing Room and Ensuite on the Ground Floor
- Four Bedrooms on the First Floor with Ensuite Shower Room to Bedroom Two
- Circa 5090 Square Feet
- Impressive Dining Kitchen with Bespoke Cabinetry and Integrated Appliances
- Fabulous Orangery with Cosy Wood-Burning Stove
- Substantial Private Plot
- Open Views over Shaw Hill Golf Course
- Extensive Lawned Areas with Large Patio Area



