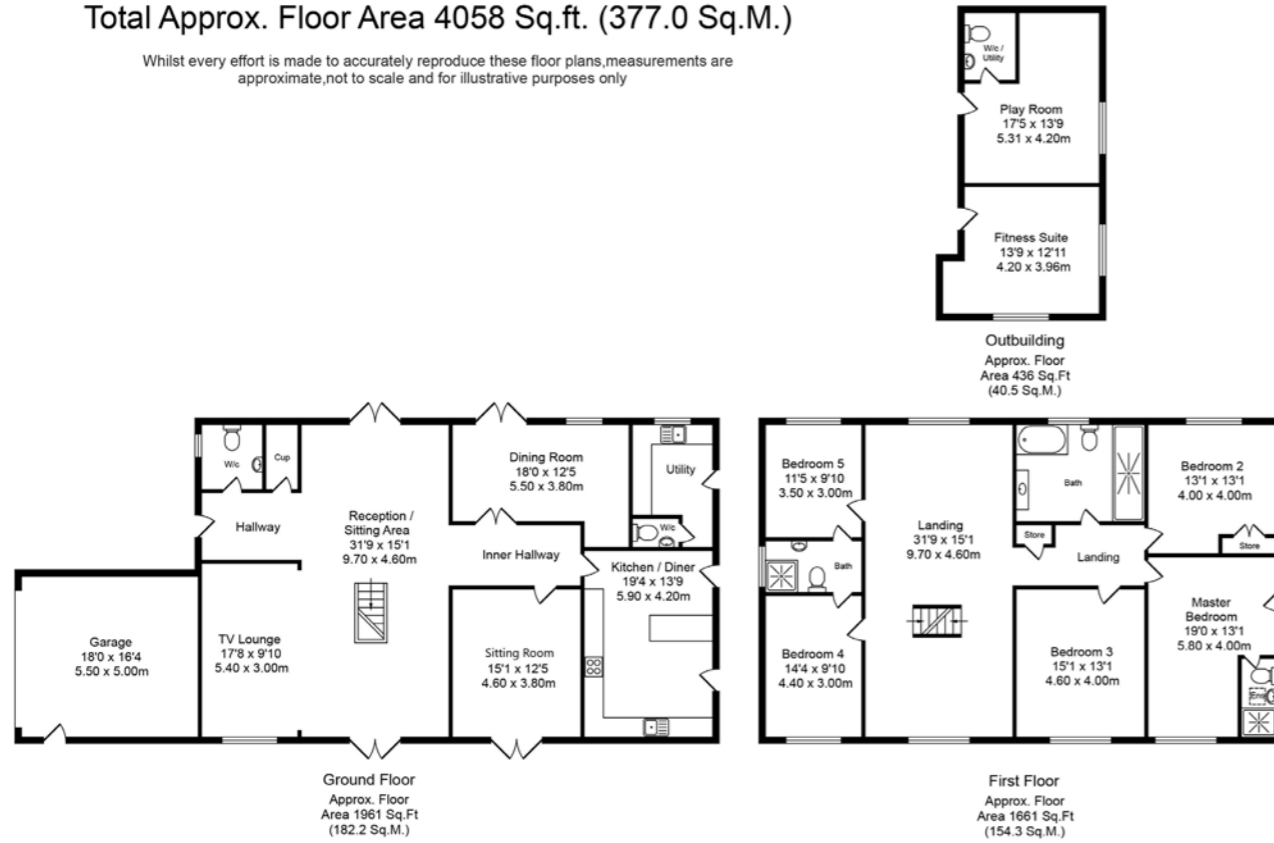




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 4058 Sq.ft. (377.0 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: G

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.

Welcome to 'The Barn', a beautiful conversion that has been masterfully crafted to the highest specifications, showcasing an abundance of original features that enhance its unique character. Inside, you will discover slate floors, exposed stone walls, and striking beams that add warmth and charm, all complemented by vaulted ceilings that create an airy atmosphere. This delightful fusion of spaciousness, privacy, and contemporary elegance is set against a backdrop of open fields, embodying the essence of rural charm. With effortless access to major transport links and a wealth of local amenities, this exceptional property is the perfect retreat for those seeking a character home with land, without compromising on convenience. The Barn invites you to experience a lifestyle of comfort in a truly remarkable family home.

As you enter, you are greeted by a stunning 32-foot reception hall that sets the tone for the rest of the home. The galleried landing above adds an elegant touch, creating a sense of openness and light. This fabulous room is open to the main lounge area and is complete with a cosy wood-burning stove, a huge barn window and French doors that open out into the rear gardens. The room has also adapted by our clients to open through into a sitting area creating a wonderful open plan living space. The separate formal dining room provides an exquisite setting for family get togethers and a further lounge again with French doors to the gardens makes for great TV or children's room.

The contemporary kitchen is both functional and stylish, with an array of hi-gloss wall and base units with ample work space, a breakfast bar and quality integrated appliances, complemented by a spacious utility room for added convenience. The ground floor is rounded off with two separate cloakroom/wc's.

On the first floor there are five generously proportioned double bedrooms, each exuding character and charm. Three of these exquisite rooms are enhanced by stylish en-suite facilities (one Jack & Jill), providing a private sanctuary for relaxation. The highlight is undoubtedly the grand gallery landing that overlooks the stunning interior, complemented by soaring vaulted ceilings and original beams that add a touch of historic elegance. The fabulous main bathroom is a true retreat, designed with pristine spa-style finishes that evoke a sense of luxury and ensure a rejuvenating experience. Bedroom two is particularly noteworthy, featuring bespoke range of quality fitted bedroom furniture that maximises storage space.

Stepping outside, the grounds offer extensive gated parking, providing ample space for vehicles and room for horse boxes. The well-kept rear gardens provide great space for outdoor entertaining with a delightful decked area ideal for dining alfresco. A detached brick-built building adds further appeal, featuring a gym and the potential to serve as a separate dwelling for co-dependents, complete with a WC and utility, with a playroom and potential for a home office. There is also a separate attached double garage with power and lighting. The walled garden to the front includes a paved and gravelled area and is also very private. From the rear garden, you will find access to a half an acre paddock, fully enclosed and ideal for a pony, offering open views over the surrounding greenbelt farmland.

The property rests in an extremely convenient location with excellent transport links. Blackrod is well-connected by road and rail, making it an ideal location for commuters looking to access nearby towns & cities, including Manchester, Bolton, Preston and Wigan. The local train station provides direct services, allowing for a seamless daily commute. Families are drawn to the area for the excellent educational options, with a range of schools catering to various age groups.

