

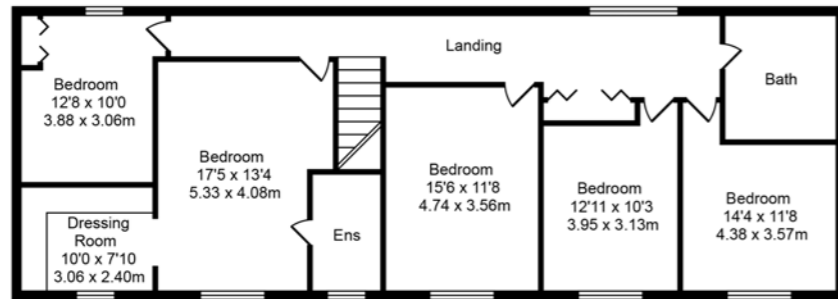


Ormskirk: 01695 570102
 Parbold: 01257 442789
 arnoldandphillips.com

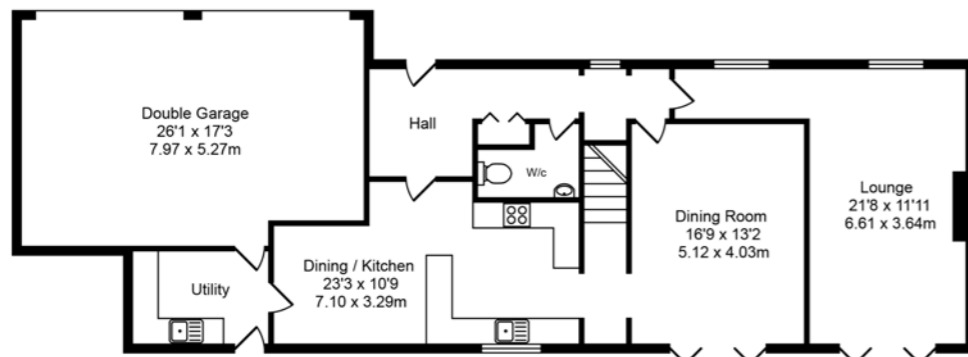
Chorley: 01257 241173
 Southport: 01704 778668

Total Approx. Floor Area 2850 Sq.ft. (264.8 Sq.M.)

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



First Floor
 Approx. Floor Area 1304 Sq.Ft (121.1 Sq.M.)



Ground Floor
 Approx. Floor Area 1546 Sq.Ft (143.7 Sq.M.)



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. 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.



Arnold & Phillips are delighted to bring to market a rare opportunity to acquire this stunning five-bedroom barn conversion, residing beautifully within this luxury converted development along Rabbit Lane in Burscough, West Lancs.

Ideally positioned this country property resides attractively along the rural and picturesque Rabbit Lane, whilst also residing within close proximity to a host of local amenities and local retailers. Excellent transport and commuter links are provided nearby, along with several highly regarded primary and secondary schools, making this ideal for working professionals and families alike.

With an abundance of off-road parking provided to the front of the property, access is granted via the beautiful front entrance, with one received into a spacious and brightly lit main entrance hallway. The right side of the property enjoys a large integrated double garage, with a spacious utility room adjoining to the rear. A beautifully finished premium kitchen resides centrally and is finished with an abundance of wall, base and tower units, featuring a range of high-end integrated appliances and granite work-surfaces and breakfast bar. Rustic timber beams flow overhead into an adjoining dining/living area which is flooded in natural light via contemporary patio doors set within solid stone framework. The right side of the property enjoys a large formal dining room with patio doors along with a larger still main living room, which has been finished to a beautiful high level and is centred around a recessed inglenook multi-fuel log burning fireplace. With attractive timber beams contrasted against the natural stone walls and Oak flooring, lavish countryside living accommodation permeates throughout the entirety of this family home.

The first floor is accessed via a central feature staircase that is carved out of stone and impresses from all angles. A large galleried landing runs the length of the first floor and leads to five well-proportioned double bedrooms, all of which enjoy an elegant neutral decor and stunning outlook over the surrounding area. The main bedroom suite enjoys a large walk-in-wardrobe/dressing room along with lavish en-suite bathroom. The property is well-served by the modern tiled family bathroom providing bath, shower, WC and vanity wash hand basin.

Externally a large, private and well established plot is brimming with an assortment of trees, plants and shrubs. An extensive Indian stone patio terrace extends around the rear of the property and provides an ideal place to entertain and dine al-fresco. The rear of the garden leads through into an adjoining paddock which would be ideal for casual equestrian use or as an extension of this beautifully established English country garden.

Extending to an extensive 2,850 square foot or premium barn conversion living accommodation residing along a premium location nestled within the heart of the local countryside, this compelling property also features an ultra efficient bio-mass boiler, double glazing throughout along with generous proportions plus an abundance of future extension potential, subject to all the required planning permissions being obtained. Internal inspection is a must to fully appreciate all on offer within this special contemporary barn conversion.





KEY FEATURES

- Stunning Barn Conversion
- Five Bedrooms
- Circa 2850 Square Feet
- Beautifully Finished Kitchen
- Two Reception Rooms
- Private & Well-Established Plot
- Adjoining Paddock
- Off-Road Parking







