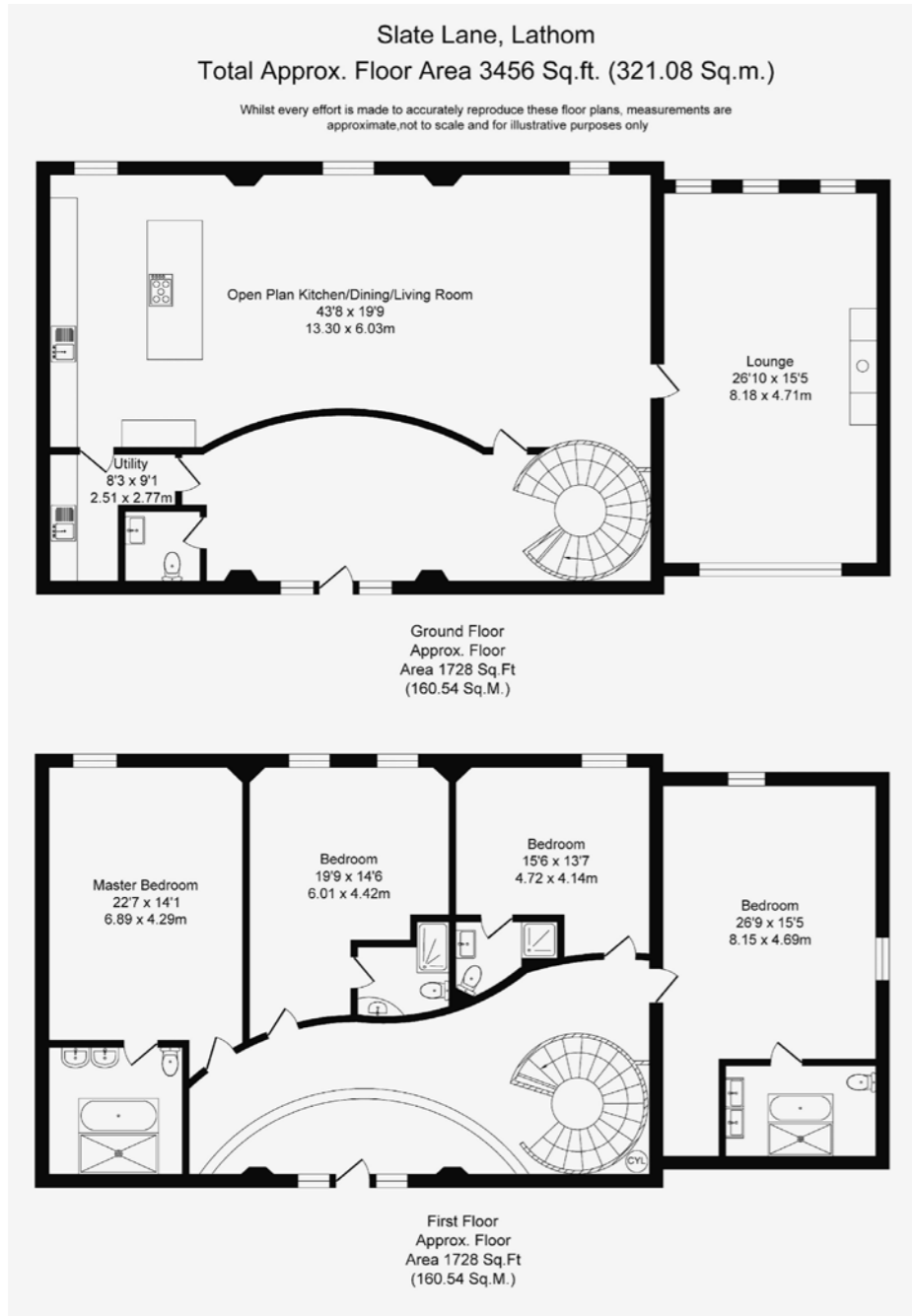




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Meadow Barn is a magnificently spacious 3456 sq ft, four bedroom barn conversion set in a private gated position on a beautiful one acre plot. It's a beautifully designed home that mimics the Lathom countryside: unbound and vast. Throughout the interior of the property, the eye is drawn to a mix of clean, practical lines which are all perfectly balanced with the barn's authentic exterior. Filled with sleek modern finishes, and unique architectural elements, this impressive country bolt hole possesses an abundance of warmth and texture. It is sumptuous and stylish in equal measures. All the luxuries of a modern home and all the charm of past times can be enjoyed here.

The barn has been carefully designed, with contemporary twists added to its already unique character. Our client has recently updated the home to include a beautiful new kitchen which showcases a perfect blend of style and functionality and boasts top-of-the-line appliances, sleek countertops, and ample storage space, making it a dream space for culinary enthusiasts. The addition of herringbone flooring adds elegance and character to each room, drawing the eye and enhancing the overall ambiance. No expense has been spared in the home's luxurious fixtures and fittings, and countryside devotees and urban folk alike will find this stunning home hard to resist.

Internal inspection will reveal a quite breath taking reception hallway with its double height ceiling, sweeping caracol staircase and beautiful curved walls that mirror the smooth curling lines of the gallery landing. These gorgeous architectural features are the perfect foil for the barn's strong vertical lines and infuse a flow of energy and good feeling that continue through the rest of the home's impressive living spaces. Further highlights include a quite glorious 43' open plan family dining kitchen and living room with access out into the gardens - this wonderful family room is just perfect for entertaining and is fitted with a stylish range of wall and base units, a large island with breakfast bar and an array of integrated appliances. The adjacent lounge is equally as impressive being over 26ft in length with an inset fireplace and dual aspects. The ground floor is rounded off with a practical utility room and a handy two piece cloaks/wc. On the first floor there are four very well proportioned bedrooms - all with their own individually designed luxury bathrooms featuring high quality ceramic tiles, designer radiators and bathroom fittings.

Natural light plays a huge part in the home's aesthetic appeal, and at night time the property comes to life in a different way with thoughtfully concealed ambient lighting highlighting stylish decorative detail and relaxing the senses. The transition from the home's internal living areas to the outside spaces has been just as carefully considered with inviting gardens suited as much for relaxing as they are for entertaining. Set in approximately one acre of lovely gardens that sweep around the front, side and rear with very well-maintained lawns, mature stocked borders, and a charming patio area creating the perfect spot for barbecues and alfresco dining. This really is a wonderful wrap around garden with privacy, views of the surrounding countryside and extensive parking on the driveway and forecourt which has gated intercom access.

The property really does have a blissful blend of peace and beauty, cosiness and contentment, style and luxury - a home in every sense and a space to spread out in comfort with friends and family.





KEY FEATURES

- Beautiful Barn Conversion
- Gated One Acre Plot
- Over 3450 Square Feet
- Four Bedrooms (All En-suite)
- Recently Refurbished
- Breath Taking Open Plan Kitchen & Living Area
- Extensive Parking
- Private Aspects

