

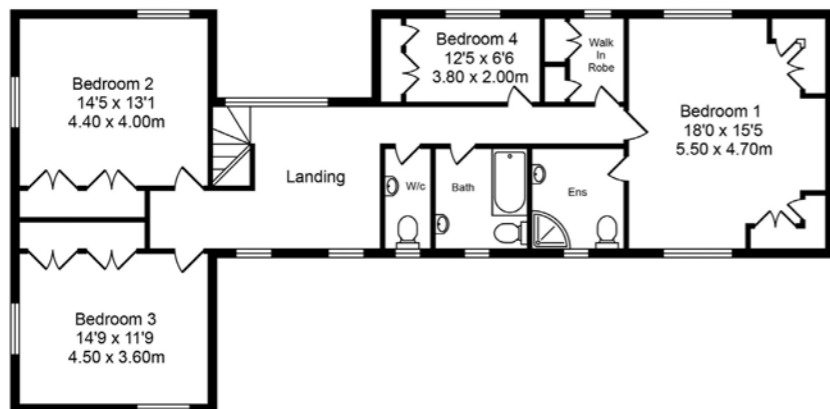


Ormskirk: 01695 570102
Southport: 01704 778668

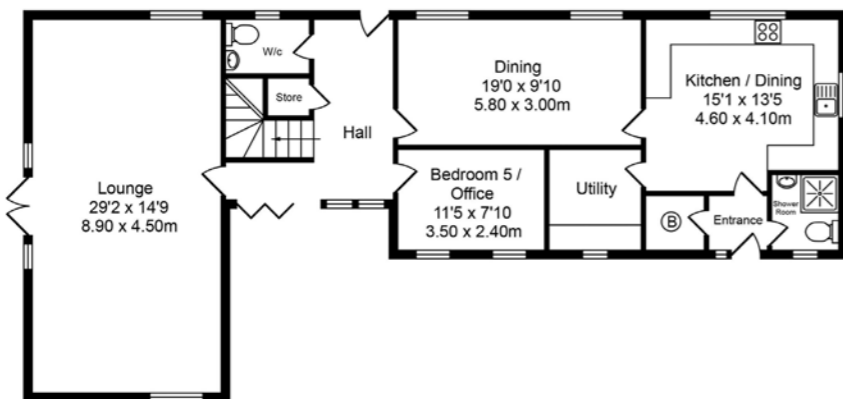
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 2471 Sq.ft. (229.5 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 1223 Sq.Ft (113.6 Sq.M.)



Ground Floor
Approx. Floor Area 1248 Sq.Ft (115.9 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: F

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.



This delightful rural farmhouse property rests on over a third of an acre plot along Station Road in rural Barton, West Lancashire. With its extended layout, this 4/5 bedroom family home offers a generous floor plan spanning over 2400 square feet, providing flexible living space for the whole family.

Upon entering the property, you will be greeted by a spacious reception hallway that sets the tone for the rest of the house. The lounge, measuring 29 feet, boasts triple aspects, allowing an abundance of natural light to fill the room. The dining room and study/bedroom five offer additional versatile spaces for various needs.

The open plan family dining kitchen is a standout feature, providing a welcoming and social hub for everyday living and entertaining. The utility room conveniently houses laundry facilities, while a downstairs three-piece shower room and a two-piece cloaks/wc add to the practicality of the home.

Moving to the first floor, you will find four well-proportioned bedrooms, three of which are doubles. All bedrooms come equipped with fitted wardrobes, ensuring ample storage space. The master bedroom boasts a walk-in wardrobe and a three-piece en-suite bathroom, offering a private retreat. The remaining bedrooms are serviced by a three-piece family bathroom and a separate wc, providing convenience for the whole household.

Externally, the property is surrounded by large gardens, creating a tranquil and picturesque setting. Gated access leads to extensive parking, accommodating multiple vehicles. The expansive lawns and mature planting enhance the beauty of the outdoor space, whilst also providing privacy. The property benefits from wonderful far-reaching views, adding to the overall appeal of the home.

Barton is a charming and picturesque area that offers a peaceful and rural setting. Nestled amidst beautiful countryside, the area is known for its natural beauty and its close-knit community, creating a friendly and welcoming atmosphere for residents and visitors alike. With its rural charm, the location provides a tranquil escape from the hustle and bustle of city life, allowing residents to enjoy a slower pace and a quality of life surrounded by nature.

Despite its rural setting, Barton is conveniently located near major transportation routes, providing easy access to neighbouring towns and cities. The nearby village of West Lancashire offers local amenities, including shops, restaurants, and schools, ensuring that residents have everything they need within reach.





KEY FEATURES

DELIGHTFUL RURAL FARMHOUSE

SET ON OVER
ONE THIRD OF AN ACRE

4/5 BEDROOMS
(MASTER WITH EN-SUITE)

OVER 2400 SQ FT

29' LOUNGE

OPEN PLAN FAMILY DINING
KITCHEN

EXTENSIVE PARKING

LARGE GARDENS

PICTURESQUE SETTING WITH
FAR REACHING VIEWS







