



South Road, Bretherton

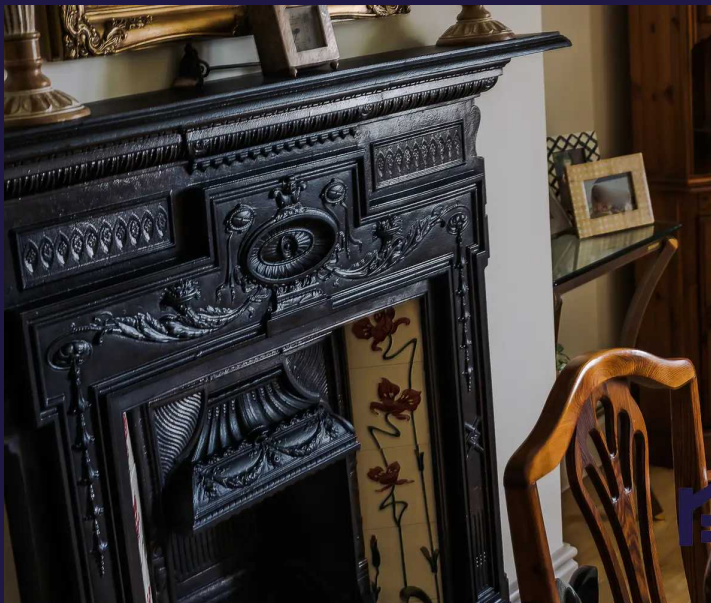
PR26 9AJ



£850,000



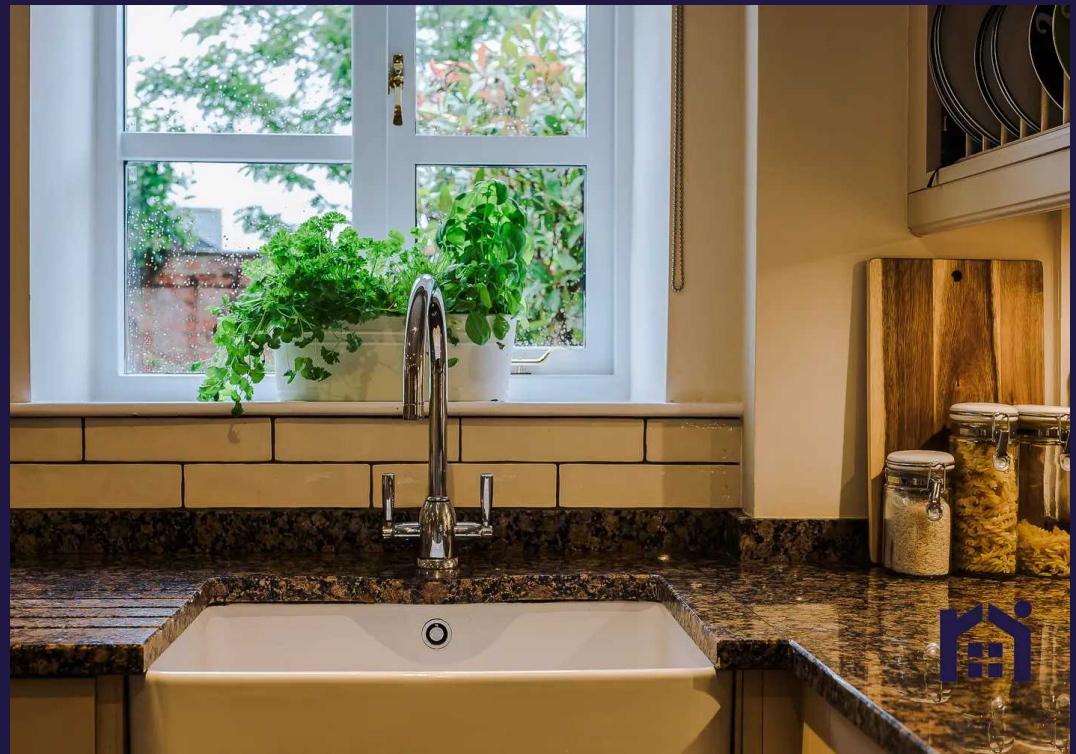
Beautiful and spacious Grade II listed barn conversion dating back to the early 1700s with many original features, four double bedrooms and beautiful gardens to three sides and offering over 3,200 square feet of versatile accommodation in the pretty and sought after village of Bretherton. The sweeping driveway leads you from South Road to the substantial detached garage and the main entrance. Step into the vestibule and from there to the imposing hallway with solid oak flooring, which flows through much of the ground floor, all overlooked by the minstrel's gallery. Reception one is a welcoming living room with plenty of natural light from windows to two elevations and multifuel stove in imposing hearth. Reception two is currently used as the formal dining room with cast iron fireplace, whilst reception three is the delightfully cosy snug. The hand made English Rose kitchen comprises a range of wall and base units topped by granite work surfaces and set on slate flooring. Integrated appliances include dishwasher and washing machine complemented by a range cooker, Belfast sink and Fisher Paykel refrigerator and freezer. Completing the ground floor is the cloakroom with wc and wash hand basin. Externally, the gardens to the front are reminiscent of a village green planted with fruit trees all observed by the delightful summerhouse where you can sit, relax and enjoy the view.

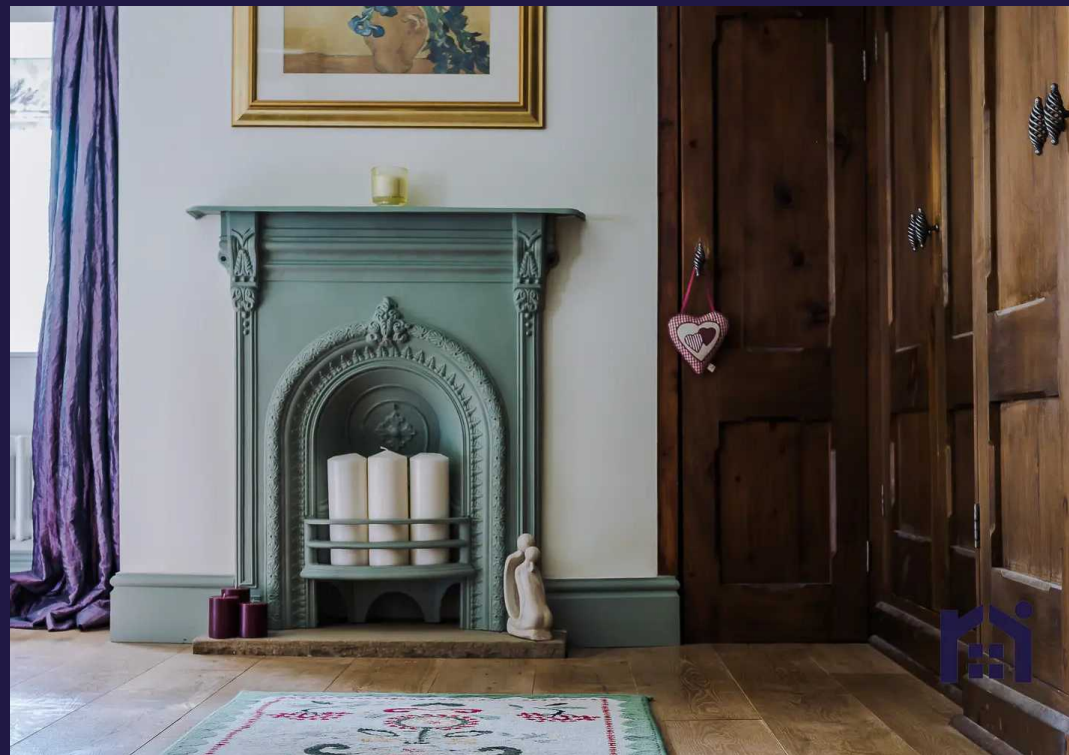


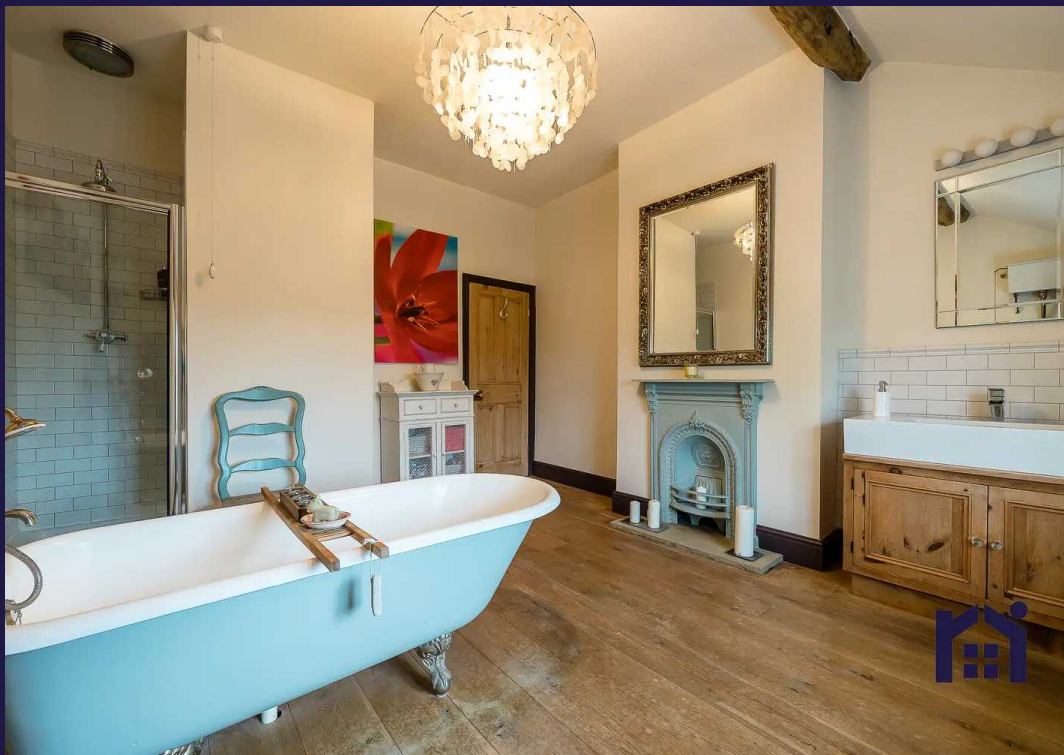
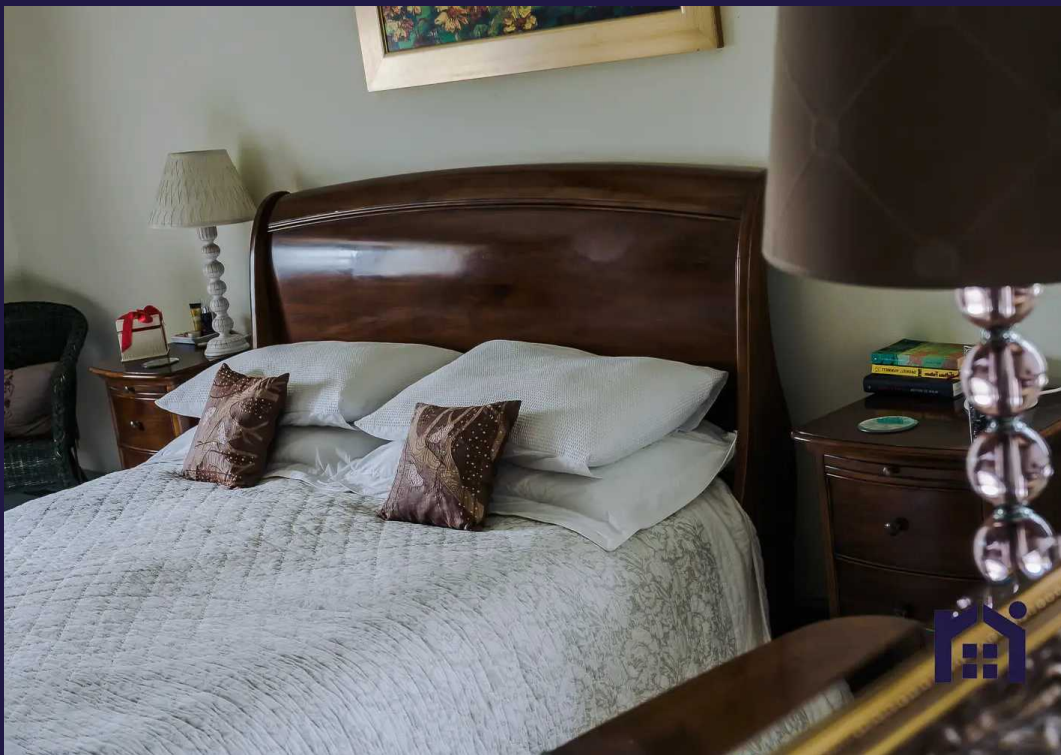


Closer to the house, box hedging sets off the character and the side garden is constructed in Italianate courtyard style. The southwest facing walled garden to the rear is bordered by mature espalier fruit trees and rowans making this private space a haven for wildlife and humans alike. The substantial detached garage has two sets of double doors, power and light and a lovely external staircase leading up to the studio which makes a first class gymnasium or home office. To the first floor bedroom one has exposed beams, bespoke wardrobes and windows to two elevations so you can enjoy the long view over fields and trees. Bedroom two is the perfect guest bedroom with en suite comprising rainfall mixer shower in cubicle,, wash hand basin and traditional wc with high cistern. There are two further double bedrooms, the smaller of which is currently used as a home office, a laundry room which houses the Worcester boiler, and the stunning and elegant bathroom comprising free standing bath, wash hand basin, traditional wc with high cistern and rainfall shower in cubicle. Within easy reach of primary transport routes, countryside walks and amenities in both Bretherton and the surrounding villages and with the added benefit of being in the catchment area for excellent schools, this is a wonderful place to call home.









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Council Tax band: E

Tenure: Freehold

- Beautiful converted barn
- Grade II listed
- Extensive gardens
- Four double bedrooms
- Detached garage and studio
- Video tour



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

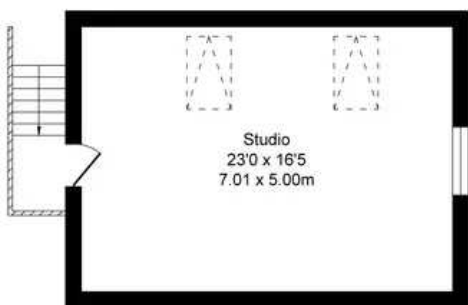
www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



Briar Cottage

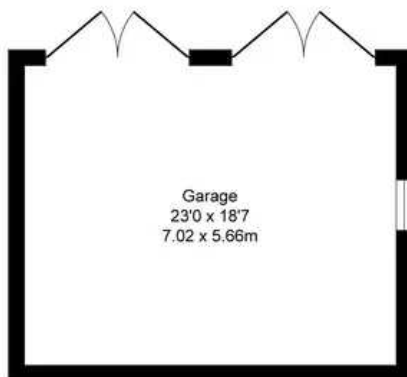
Total Approx. Floor Area 3285 Sq.ft. (305.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



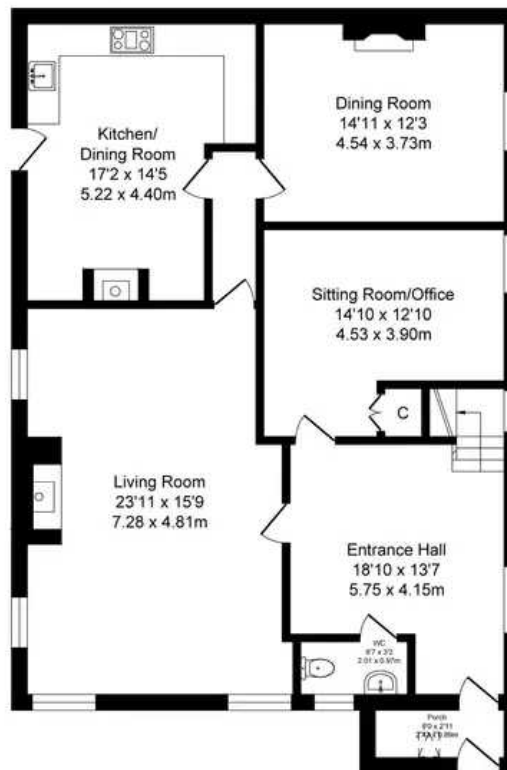
Outbuilding

Approx. Floor Area 377 Sq.Ft (35.0 Sq.M.)



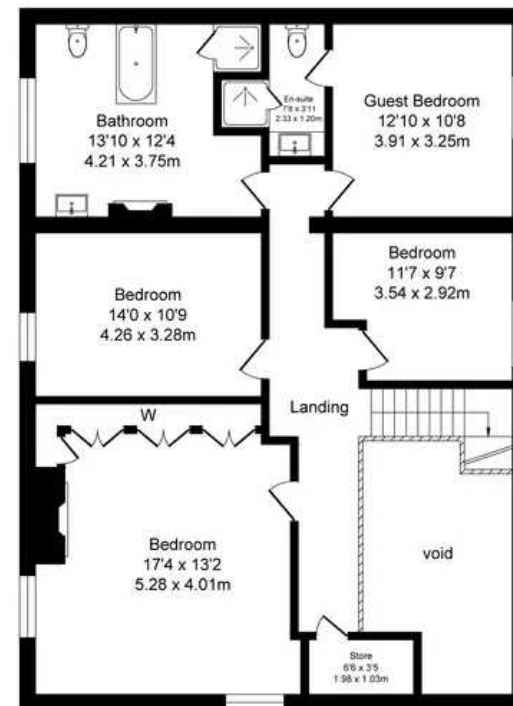
Garage

Approx. Floor Area 427 Sq.Ft (39.7 Sq.M.)



Ground Floor

Approx. Floor Area 1256 Sq.Ft (116.7 Sq.M.)



First Floor

Approx. Floor Area 1225 Sq.Ft (113.8 Sq.M.)