



## **Maria B Evans Estate Agents Limited**

---

Higher Fold Barn, Tanhouse Lane, Heapey, PR6 8LQ

Offers in the region of £720,000



- Sandstone built, L-shaped barn conversion
- Originally built circa 1670, converted in 1995
- House and grounds of approximately two acres
- Accommodation is set into two sections
- Two very spacious reception rooms
- Two good-sized, well-appointed kitchens
- Two bathrooms with three-piece suites
- Five bedrooms - four double, one single
- Boot/utility room with white good housing
- Driveway turning/parking for several cars
- Double garage with power and light
- Open rural aspects surround the property

Built in circa 1670, this charming, sandstone-built, L-shaped barn conversion is approached via a Tarmacadam drive with turning and parking area and set beyond a five barred gate. A paved path leads to the side and front doors and a low retaining wall is set around the front shrub and flower border. The house has been designed into two parts with the accommodation comprising two kitchens, two lounges and dining areas along with a split-level array of bedrooms to the first floor.

A broad timber front door with glass side panels opens to the hall with pendant light, radiator and exposed timber floorboards. There are doors to the first kitchen and to the second lounge.

Firstly, the kitchen has a window to the front and a stable style timber door with glazed insert to the side and driveway, recessed down lighting to the beamed ceiling and laminate flooring. The range of medium oak wall and base units have tiling between levels and Formica work-surfaces over with an inset one and a half bowl sink unit. Also inset is a five-burner gas hob with canopy extractor fan above and an eye-level double oven and grill alongside. There is plumbing for a washing machine and dishwasher, space for a fridge freezer and a wall mounted gas central heating boiler.

From the kitchen, a door opens to the principal L-shaped lounge and dining room with French doors to the rear, two side and two front windows. Lit by three pendant lights and warmed by three radiators, the oak fire surround with raised stone hearth houses an electric fire and a television point sits alongside.



Off the hall, the second lounge is dual aspect with deep sill windows to side and rear and two pendant lights. The brick ingle with beamed mantle houses a gas coals fired stove on a raised hearth and there is also a radiator and a spindle staircase rises and turns to the split-level first floor landing.

A doorway and steps give way to the second living dining kitchen with two pendant lights to the ceiling with exposed beams. There are two front windows, a window to the rear and a further stable-style door to the front. The kitchen area has a range of oak wall and base units with hammered steel handles and incorporating a drawer bank and having tiling between levels. The granite effect worktops have an inset one and a half bowl sink unit with swan-neck mixer tap and there is space for a gas cooker and an under-counter fridge. This area of the room has vinyl flooring and offers space for a dining table and chairs. The carpeted lounge area has a beamed ingle with stone hearth which houses a gas fired stove and there is also a radiator.



From the lounge, a door opens to the boot/utility room with pendant light, radiator, and a combined door and window to the front. There is space for white goods, a wall mounted cupboard housing the electric consumer board, and the wall mounted gas central heating boiler.

The first-floor split-level landing has steps descending to an inner hall leading to a second landing with a window to the front, two pendant lights, a walk-in built-in linen cupboard with light, a radiator and exposed floorboards.

The bathroom has a window to the front, a ceiling light and radiator. Tiled to splash areas, the three piece white suite comprises a panelled bath with telephone style mixer tap and hand shower plus a protective glass screen, a pedestal wash hand basin and a low flush w.c.

This landing has a window to the rear and leads to bedroom one which has windows to the rear and side, a ceiling light, radiator and ample space for wardrobes and drawer banks.

The main landing gives way to bedrooms two and three, a double and single respectively, which both have exposed beams, pendant lights, radiators, side windows and bedroom two also has a window to the rear.

The third landing has two pendant lights, a radiator, loft access point and leads to double bedrooms four and five, and bathroom two.

Bedroom four has two windows to the front, exposed beams, wall lighting points and a radiator. Dual aspect bedroom five has windows to the front and three narrow windows to the front and side. There are exposed beams, a ceiling light and radiator.

Bathroom two has a front window, recessed down-lights and a ceiling light, vinyl flooring and a radiator. Tiled to splash areas, the three-piece coloured suite comprises a corner bath with telephone style mixer tap and hand shower, a vanity set wash hand basin and a low flush w.c.

Entering from the Tanhouse Lane via the five-barred timber gate, the driveway has space for turning and parking several cars and leads to the double garage - measuring approximately 28' x 15' - having power, light and double doors.



The rear garden as a flagged patio seating area alongside a stone built retaining wall with inset steps up to an area laid to lawn with central stone feature and overlooks the adjacent stock fenced paddock which has a five-barred gate access point. The property is set in approximately two acres of grounds.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is D**

**The Council Tax Band is G**

**The property is served by mains drainage**

**The property is warmed by mains gas central heating**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA