

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

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**Norris's Barn, North Road, Bretherton, PR26 9AY**

**Offers in the region of £695,000**



- Handsome, detached barn conversion
- Contemporary interior finish throughout
- Vaulted ceiling to spacious and light lounge
- Beautifully appointed living-dining kitchen
- Further study/ground floor bedroom four
- Adjacent modern three-piece shower room
- Three double bedrooms to the first floor
- Master bedroom with en suite shower room
- Luxury bathroom with four-piece white suite
- Warmed by air-source under-floor heating
- Fitted with uPVC double glazing throughout
- Driveway parking for several cars
- Detached two-storey barn garaging and storage
- Gardens to three sides with power and lights

The well-designed accommodation within this traditional brick-built, detached barn conversion offers a contemporary flair and much consideration has been given to every aspect of the property, including its green credentials. The sizeable windows and interior décor create a light, fresh and airy aura whilst many diverse features have been sourced to add an individuality to the everyday necessities and can be only be truly appreciated at a viewing of this charming home.



A graphite-grey vertical panel door with glazed inset opens to the hall which is lit by recessed downlights. Full height fitted white gloss cabinets to one wall house the hot water cylinder tank, communication systems, coats rail, shelves and the washing machine. White vertical panel doors open to all rooms throughout and the white porcelain tiled flooring with air-source under-floor heating continues into the living dining kitchen, study and shower room.

With two rear windows and bi-folding doors to the front elevation, the living-dining-kitchen has become the hub of the home and is fitted with an excellent range of Kutschenhaus mid-grey, handle-less cabinets to include an island unit with integrated breakfast bar, deep pan drawers, pull-out larder and roller-shutter store cupboard. Sleek grey-quartz worktops surround and have an inset one-and-a-half bowl stainless steel sink unit with swan-neck mixer tap over. The island is also inset with a Neff five-ring induction hob having an Elica Interstellar combined cooker hood and light above it. Close-by is an integrated eye-level double oven and grill, a double fridge and freezer, and an automatic dishwasher. Additional features include recessed downlights, a pendant light over the dining table space, and a wall mounted television point.

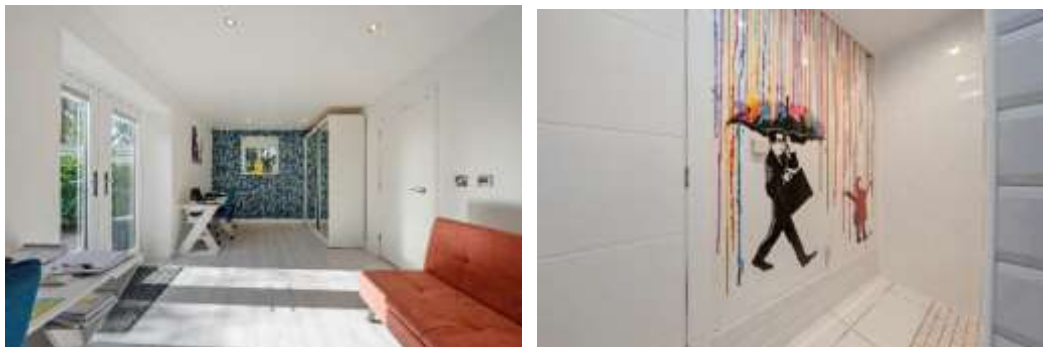


To one side of the room is a coated-aluminium contemporary staircase with brushed steel balustrade rising to the first floor, and a broad opening gives way to the

impressive lounge with full height vaulted ceiling, a chandelier point and a high-level apex window to the front. The eye is drawn to the split-faced white quartz feature wall with wall-mounted television point, and also to the Invicta Ove log burning stove standing to the fore of the fire-brick tiled corner.



The dual aspect study has windows to the front and rear, French windows which open to the rear back patio, and recessed downlights. This good-sized room is the perfect home office but could just as easily transform to bedroom four and sits adjacent to the shower room.



The shower room has white subway wall tiling, shower wall panels and non-slip porcelain floor tiles beyond a contemporary suite of wash hand basin, close coupled w.c. and a wet-room style shower with monsoon head and a very chic hand-painted artwork to one wall.

The L-shaped landing with glass balustrade overlooks the lounge, has fabulous rural aspects via the high apex lounge window, a Velux and a circular window to the front and is lit by six sconce-style wall lights and recessed wall lights. A built-in cupboard houses the under-floor heating manifolds and has fitted linen shelves.

The master suite features an exposed brick wall with an arch to the main bedroom, a circular window to the front, French windows with a Juliet balcony to the side and a Velux window. The vaulted ceiling has two pendant lights and fitted wardrobes with sliding doors and central mirror door line one wall.



Fully tiled in white with a pink melange mosaic detail, the en suite is lit by recessed downlights and comprises a wet-room style shower with monsoon head, close coupled w.c. and a vanity drawer with inset wash hand basin and monobloc tap.

Bedrooms two and three both have vertical and Velux windows to maximise the natural daylight to the double rooms which have part vaulted ceilings with pendant lights and wall mounted television points opposite the bed-spaces. Bedroom two has space for wardrobes and bedroom three has a built-in cupboard.

These bedrooms are served by the fully tiled bathroom which has a grey wave design detail plus a moulded wave-effect feature wall forming the backdrop to the stand-alone slipper bath with stand-pump style tap and hand-shower. Further elements of the modern white suite comprise a porcelain wash-stand-style console basin, a close coupled w.c. and a wet-room style shower with black sparkle wall panels.



The property is set beyond a low brick-built wall with inner laurel hedging and is approached via timber double gates between brick stanchions to a Tarmac driveway providing parking for around five cars. The side of the driveway has a pig-slab wall - retained from a former life – with privet hedging above and the drive leads to a detached, two-storey brick-built barn with rear window and water supply. An attached former outside loo is currently used as a log store and a side gate opens to the side and rear gardens. A lawn area abuts a paved patio which stretches across the front elevation, is the perfect spot to enjoy the morning sun and gives way to the front door. The fully fence-enclosed, south-west facing, side garden with laurel hedging has an extensive wood-effect porcelain tiled sun terrace with perimeter lighting, armoured power points, space for a hot tub and ideal for family gatherings. A gate also opens to the rear fence-enclosed stretch of lawn garden.





**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 C**

**The Council Tax Band is F**

**The property has a Klargester Biodisc individual sewage treatment plant**

**The property has the benefit of CCTV**

**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.