



Maria B Evans Estate Agents Limited

Coppull Brow Barn, Wigan Lane, Coppull, PR7 4BW

Offers in the region of £995,950



- Handsome, stone-built converted barn
- Generously spacious accommodation
- Elegantly and immaculately presented
- Set in approximately 1.22 acres of grounds
- Three characterful reception rooms
- Living-dining-kitchen with oak cabinets
- Separate utility room and boot room
- Four double bedrooms – three en suite
- Driveway parking and turning areas
- Extra large double garage takes three cars
- Sun terrace, lawn gardens and paddock
- Spectacular rural aspects to Rivington
- Easy access to commuter transport links

Generously spacious and immaculately presented, Coppull Brow Barn is set in 1.22 acres of gardens and grounds which enjoy spectacular rural aspects towards Rivington and the surrounding moorland. One of three properties in a select enclave, this stunning stone-built barn conversion has an exquisite amalgamation of period characteristics and contemporary elegance. The spacious rooms include a striking, full-height galleried hallway with stone flagged flooring, two reception rooms with inglenook firesides, an oak furniture fitted study, a superb living-dining-kitchen and four double bedrooms – three having beautifully refurbished en suite facilities. The grounds include a large double garage, kennels, cobbled courtyard parking area, sun terrace, lawn gardens and paddock land.

Double doors give way to the impressive full-height, galleried hallway with stone flagged flooring, offering a true sense of arrival. The central oak staircase rises and turns to the first-floor landing having a chandelier point suspended over and showcasing the brick feature wall and beams to the vaulted ceiling. Tongue and groove latch doors open to each of the rooms off which are all warmed by traditional style radiators and lit by recessed downlighting.



Both of the elegantly presented and generously spacious reception rooms have exposed stone walls and ceiling beams, and inviting inglenook fireplaces with log burning stoves resting on stone flagged hearths.





The superb living dining kitchen overlooks the sun terrace, French windows open to the side garden with arbour dining area and the Travertine tiled flooring flows through this complete family hub. An extensive range of oak cabinets and drawers with burnished steel handles are fitted and incorporate an island breakfast bar plus a separate full height larder cabinet housing an American style fridge freezer. Black granite worksurfaces surround and have an inset twin bowl enamel sink unit with French style mixer tap over. Cooking facilities are provided by the two-oven gas-fired Aga along with the island-inset Neff four-ring induction hob with double oven and grill below. Integrated appliances include an automatic dishwasher and a Rangemaster wine chiller. The rear hall gives access to the spacious utility/laundry room and a separate boot room housing the Worcester gas central heating boiler.



Completing the ground floor, the study is conveniently fitted with a range of oak office furniture and the fully tiled cloakroom is fitted with two-piece white suite of back-to-wall w.c. and a vanity set wash hand basin.



The large and airy galleried landing with an arched front window has two storage cupboards, one of which is a walk-in style and could be converted to create a wash room.



The dual aspect master bedroom has French windows to the balcony offering stunning rural views. One wall is fitted with an excellent range of wardrobes and drawers with matching drawer banks and night-stands. The light-filled en suite comprises a luxury four-piece white suite to include a stand-alone claw-foot roll top bath, large shower cubicle, vanity cabinet set wash basin and low level w.c.





The further three double bedrooms each have fitted wardrobes with complementary drawer banks and night-stands. Two of the bedrooms have fully tiled contemporary three-piece en suite shower rooms.



The property is approached via a lengthy driveway which curves around to the rear of the property where there is a parking and turning area, including a circular cobbled courtyard parking space, and an alarmed garage with housing for three large cars. A wrought iron gate set into a high-level brick-built wall opens to the secluded, south west facing sun terrace featuring two water features and which is perfect for barbecues and al fresco dining. Adjacent is the extensive, enclosed lawn garden with spectacular panoramic aspects over the surrounding and far-reaching pastoral landscape. A five-barred gate from the lawn opens to the fully enclosed paddock.





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 **to be confirmed**

The Council Tax Band G

The property is served by septic tank

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.