



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

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**Orchard Barn, Syd Brook Lane, Mawdesley, L40 2RD**

**Offers in the region of £895,000**



- Delightful, extended semi-detached barn conversion
- Dating back to 1800's and fully converted in 1990
- Set in some one and a half acres of gardens and grounds
- Immaculately and stylishly presented throughout
- Three generously spacious reception rooms
- Timber built conservatory overlooking gardens
- Well-appointed, contemporary dining kitchen
- Five bedrooms – four double and one single/office
- Master bedroom with His & Her walk-in wardrobes
- Ground and first floor bathrooms plus two en suites
- Easily created interior annex for dependant relative
- Hardwood double glazed windows and doors
- Warmed through by LPG gas central heating radiators
- Close to Mawdesley, Croston and Eccleston amenities
- Easy access to road and rail commuter transport links

### **Back in time....**

Originally built in the 1800's, this delightful barn conversion can be approached from two directions; firstly, via a pedestrian gap in the stone-built frontage wall and across a cobbled courtyard to reach the front door. However, the family, more often than not, approach via the lengthy pebble driveway, passing one parking space at the front, curving around to two parallel private driveways offering parking in total for five to six cars and leading to the attached tandem-style double garage with electronically controlled door, power and light. A paved York stone path then leads to the rear doors into the conservatory.

### **If on foot...**

Starting with the more formal entrance, the main hallway is accessed via a solid oak front door with full height glazed panels to either side allowing an abundance of natural light to flow through. The hall also has a pendant light, an exposed brick feature wall, cloaks cupboard, and an arch to the inner hall which reveals a further window to the front, an assembly of library shelves and a spindle staircase to the galleried landing.



### **Great entertaining space...**

Off the hall, the generously spacious principal lounge has a picture window to the rear, bi-folding doors through to the conservatory and is lit by attached track spot-lights to the exposed ceiling beams. The focal point of the room is the polished stone fireplace and hearth which houses the gas coals fire has a television point to one side.





The elegantly presented dining room sit alongside the lounge and has two windows overlooking the conservatory and, for evening ambience, a pendant light over the table space from the beamed ceiling.



### **With a modern twist...**

The good-sized dining kitchen has exposed rafters and beams with attached track spotlighting, beech-wood flooring and doors to the hall, the inner hall and the utility room. The area is fitted with a stylish two-tone range of handle-less wall and base cabinets and drawers finished in pebble and taupe shades with corresponding splash tiling between levels and featuring under-cabinet lighting. The coordinating Formica worktops have an inset one and a half bowl sink unit and mixer tap set beneath the two side windows. Also inset is an AEG four-ring ceramic hob and eye-level double oven, grill and microwave oven close by. There is an integrated larder fridge, a Bosch automatic dishwasher and a wall mounted television point close to the dining area.



The adjacent, fully tiled utility room has a side window, laminate flooring, ceiling and under cabinet lighting. A porcelain Belfast sink unit is set into the kitchen complimentary units and worktops with under-counter space for a tumble dryer and plumbing for a washing machine. There is also a larder cupboard, housing for a freezer and, from here, a door to the garage opens firstly to a further utility area with a side door.

To the rear of the property is the timber-built conservatory with ceramic tiled floor and French doors to the picturesque rear garden. This lovely room has a central fan, wall lights and is warmed by a radiator making it the go-to space no matter the season.



### Ground floor options...

Off the kitchen, a hallway with two side windows and two ceiling lights gives way to the guest suite and what could be used as an almost-self-contained annex comprising a bedroom, lounge and shower room. The dual aspect lounge has windows to either side, pendant light and radiator. There is a timber Adam style fireplace with granite inset and hearth and housing in electric fire.



The double bedroom has a side window, ceiling light and radiator and ample space for bedroom furniture. The shower room is fully ceramic tiled in natural shades, has an opaque side window and ceiling lights. The contemporary suite comprises a step-in double shower with sliding doors and Mira Element unit, wall-mounted drawers with an inset console-style wash hand basin and monobloc tap, a close coupled WC plus a chrome ladder-style heated towel rail.



The first-floor landing has a spindle balustrade with chandelier point over, Velux skylight window and a circular window to the front. Warmed by a radiator, six-panelled timber doors open to each of the rooms including the linen cupboard with shelves and housing the lag hot water cylinder tank.

### **Through the round window...**

The master bedroom has two Velux windows to the rear, a circular window to the side with feature stone perimeter plus recess downlights. Warmed by a radiator, this well-proportioned bedroom has “his and her” walk-in wardrobes. Fully tiled in softest grey shades, the en suite is fitted with a three-piece suite of vanity set wash hand basin with monobloc tap, wall-mounted WC plus a quadrant shower with Mira Pace unit. In addition, there is a window to the rear, a pendant light and radiator.



Bedroom two is a large double room and has an arched feature window to the front with spindle balustrade, a pendant light, radiator and fitted wardrobes. Bedroom three has two Velux windows to the rear, a pendant light and radiator. Timber effect fitted wardrobes line one wall, there is an eaves storage cupboard and space for further furniture.



Bedroom four has a king truss beam and ceiling beam across the room, window to the rear with a recessed downlights and a radiator. Currently this room works perfectly as a home office space.





The family bathroom has an opaque rear window, recessed downlights and radiator. The four-piece white suite comprises a panelled bath with mixer tap, vanity set wash hand basin and a WC plus a one a half-sized shower cabinet with Mira Moto unit.

### **The good life...**

Spacious lawn gardens with mature shrubs and herbaceous planting sit to either side of the driveway and have both fence and deep hedge boundaries, are landscaped to perfection and dotted with specimen trees and island borders interspersed with secluded seating areas and a honeysuckle and clematis laden arbour. For convenience, there are two outside taps and a timber shed for garden equipment storage.



Alongside the rear elevation is a secluded, sunken York stone flagged sun terrace with a retaining wall and stone steps to the adjacent raised lawn garden. This is the perfect spot for either relaxing with a good book or entertaining with al fresco dining.







### **Further potential...**

Across the driveway, a timber five bar gate and also a pedestrian opening give way to a further garden space measuring approximately one and a half acres. Once again, a variety of mature hedgerows, shrubs, trees form the boundary along with an array of fruit trees and a trio of weeping willows and play area. Close to the pedestrian access there are also three large timber storage sheds.



**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 E**

**The Council Tax Band is 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.

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