



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

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**High Barn, Wood Lane, Heskin, PR7 5NU**

**Offers in the region of £850,000**



- Impressive, detached true bungalow set in at least 2.5 acres
- Over 2500 sq ft of light, airy, versatile accommodation
- Striking, ranch style glazed entrance vestibule
- Three comfortably spacious reception rooms
- Attractive, well-appointed living-dining-kitchen
- Master bedroom with en suite, dressing room and gym
- Two further double bedrooms – one with en suite
- Luxury, contemporary four-piece family bathroom
- Extensive driveway parking with central turning circle
- Attached single garage with power and light
- Views over the adjacent, fenced, grazing paddock
- Easy access to local amenities and commuter routes

### **Arrive in style ...**

Set back from the road across a cobbled apron, tall, electronically-controlled wrought iron double gates open to the resin driveway with parking for numerous cars, an island shrub border providing a turning point giving way to the attached, brick-built single garage with double doors, power and light. Strategically placed raised shrub borders embellish the area, panel fencing lines the side boundaries and perimeter paths give way to the rear garden.



### **Step on in ...**

Block paving leads the way to the ranch-style porch with glazed entrance to the outer hall with recessed downlights and a double-door cupboard for coats and shoes and which also houses the pressurised water tank. The pale grey marble effect porcelain floor tiling continues into the inner hallway, also lit by recessed downlights. From here, double doors open to the rear garden and the utility room with stainless-steel sink unit, plumbing for an automatic washing machine and space for a tumble dryer plus the wall mounted Alpha gas central heating boiler.



### **Lounging around ...**

The well-proportioned and stylishly presented, dual aspect lounge overlooks the frontage, has French windows to the rear and a ceiling light for evening ambiance. The moody shades of the solid walnut flooring coordinates beautifully with the bronzed stone effect media wall with display shelves offering excellent space for a television.



### Home comforts ...

The comfortably spacious living-dining-kitchen is filled with natural light via the angled corner window to the rear, the kitchen window and the Velux skylight to the vaulted ceiling which also has two pendant lights from the exposed beams. The carpeted living area offers ample space for both lounge and dining suites and features a wall-mounted television point. The well-appointed kitchen area has stone effect vinyl flooring and is fitted with a good range of cream-coloured cabinetry having brushed steel handles and black granite worktops and splashback. A Villeroy & Boch porcelain sink unit with etched side drainer sits beneath the rear window and the inset five-burner Rangemaster gas cooker has a stainless-steel chimney-style extractor fan above. Integrated appliances include a microwave oven and Bosch automatic dishwasher and there is space for a fridge freezer. Also off the kitchen is a walk-in cupboard for household essential.



### Time for turning in ...

The L-shaped rear hall has a light tunnel with lantern roof, recessed downlights and vertical-panel oak doors open to each of the rooms off. The spacious, split level, dual aspect master bedroom is lit by both ceiling and wall lights and has a pocket door opening to the dual aspect dressing room fitted with an excellent range of bleached wood-effect bedroom furniture to include a mirror-fronted sliding door triple wardrobe.



Open tread oak steps rise to the en suite which is fully tiled in grey stone-effect high-gloss porcelain with matching matt porcelain flooring with under-floor heating, lit by recessed downlights and having sound system speakers. The white suite comprises a white wall-mounted cabinet supporting twin wash hand basins, a wall-mounted WC and glazed walk-in shower cabinet. Also lit by recessed downlights and positioned across the hall, the home office has a window and door to the driveway.



Bedroom two, with windows to the rear and side, has a ceiling light and is fitted with mirror-fronted wardrobes to one wall plus matching drawer banks, a dressing table and nightstands. The en suite is tiled to all splash areas beyond a three-piece white suite comprising wall-mounted wash hand basin, wall-mounted WC and large shower cabinet. The towels are warmed by a white ladder-style heated rail, there is under-floor heating and also an extractor fan.



Bedroom three has a side window, Velux skylight, and recessed downlights. This double room is fitted with clothes storage furniture and also has a wall-mounted television point.

The spacious family bathroom is tiled to all splash areas, has a light tunnel with Velux skylight, an illuminated niche for a mirror plus recessed downlighting. Warmed by a chrome heated towel rail, the white suite comprises panelled bath with central taps and hand shower, wall-mounted wash hand basin, a WC, and a glazed shower cabinet.

### **Add a bit of flexibility ...**

Another optional bedroom/study/gym is situated directly opposite the family bathroom, it has a window to the front, a pendant light and is of good size.

In addition to this and fitted with an excellent range of built-in, mirror-fronted wardrobes and side shelves, is a room tucked away off the main corridor having a side window and a pendant light and could easily become a further single bedroom or office.

### **Grounds for appeal ...**

Enclosed by stock fencing and enjoying an elevated position with views across the adjoining paddock, the formal rear garden is mainly laid to lawn – both real and artificial for ease. A porcelain-paved patio stretches across the rear elevation to provide a superb leisure and alfresco dining space. A further feature, to the side of the property, is the bespoke stone-wall style fireplace which can house a pizza oven and adjacent to this is a timber pagoda structure to encourage al fresco dining. To the opposite side of the property, the paved patio narrows to a path and follows the perimeter of the property with both side and corner shrub borders having specimen Hosta planting plus a side lawn. To the side of the driveway is a storage shed, close to the bin storage area, and the property benefits from outside lighting. Beyond the garden is a two-acre fenced paddock which runs down to the tree lined brook, forming one boundary, and having a bridle path to the side along which runs a public footpath.







### **Out and about ...**

With a population of nearly 5000, Eccleston (the nearest village) is set beside the River Yarrow and was formerly an agricultural and willow weaving settlement but now is very much a dynamic village with easy access to motorway commuter routes. The village is always popular with young families and benefits from two primary schools, Eccleston St. Mary's Church of England Primary School and Eccleston Primary, and sits within the catchment for the renowned onward secondary school, The Bishop Rawstorne, in Croston. Also, within walking distance, the local primary school is Heskin Pemberton. Just about everything you need can be found within the village shops which include a Sainsburys supermarket, a pharmacy, two great bakeries, two lovely floral design shops, two coffee shops, a library, post office and gift shop, opticians, beauticians and boutiques. The village also has a popular WI, three churches, cricket and football clubs, a skate park and children's playground. For those wanting a little less activity in their lives, there are several local pubs, restaurants and take-aways to explore and the town is also served by an hourly bus service to Wigan, Preston and Chorley.



**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 is served by mains drainage**

**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.