



Maria B Evans Estate Agents Limited

The Barn Lower House Farm, Runshaw Lane, Euxton PR7 6EY

Offers in the region of £795,000



- Charming, six-bedroom barn conversion measuring 2,504 sq ft.
- Option to purchase with a 2 acre paddock
- Two spacious reception rooms
- Kitchen with utility room opposite
- Conservatory with views across the gardens and adjoining fields
- Drawing room
- Three shower rooms and a family bathroom
- Generously sized bedrooms- two with en suite
- Galleried landing and tall ceilings throughout
- Garden to the side and front
- Ample parking to the Tarmacadam driveway
- Double garage with power and light
- Ideal location- peaceful and private, yet close to local amenities

This brick barn, originally built in the late 1700's, was converted in 1991 into a spacious six-bedroom, detached home, perfectly suited for vibrant family living. Set within a quiet location, yet remaining closely connected to amenities, this property offers two reception rooms, a kitchen, utility, drawing room and conservatory as well as six bedrooms, three shower rooms and a family bathroom.

The barn retains many of its charming, original, character features and offers an exciting opportunity for sympathetic modernisation to create a beautiful family home. The property also comes with the option to purchase a two-acre paddock to the front.

Upon arrival...

Approached via a lengthy Tarmacadam drive, The Barn reveals itself tucked away from the hustle and bustle of everyday life amidst mature gardens and paddocks. A timber gateway leads to the generous parking, flanked by lawned areas to either side and with direct access to the double garage complete with power, lighting, and up-and-over doors and water connection.

The welcoming entrance is marked by a timber overhang above double doors, which open to reveal a porch with tiled floor- a practical space for the removal of coats and shoes before progressing further into the property.



Where living happens...

A second set of Columbian pine doors with glazed insets opens into the second reception room. Complete with a striking, large feature window, this is a space flooded with natural light, complemented by a drop pendant light set within decorative coving and additional wall lights.

Continuing along the hallway, a bank of fitted cupboards provide excellent storage and the kitchen is positioned to one side. This space is finished with tiled flooring, a front-facing window and a range of white wall and base units topped with a granite countertop. These include a double oven and grill with electric induction and extractor fan above, dishwasher and granite sink unit with etched drainer. Opposite, the utility room offers further space for practicalities, housing the boiler, a traditional-style wash hand basin, tiled flooring and a window to the rear.



The first reception room is a generous and versatile space, large enough to accommodate a dining area if desired. A cosy ambience is facilitated by a log burner with brick surround and hearth with an oak beam above. Two windows to the front frame views of the surrounding fields, with a further window to the rear and several light fixtures to the ceiling.



A set of glazed double doors opening seamlessly into the conservatory which enjoys rural views of the gardens from full length windows, whilst a door with glazed inset opens to the front of the property. Soft wall lighting enhances the ambience, creating a calming atmosphere that transitions smoothly from day to night.

The convenient, ground floor fully tiled washroom comprises of; a shower basin, close coupled w.c., pedestal wash hand basin, extractor fan and etched window to the rear.

More to come...

Beyond the main living areas, the opposite side of the property presents three additional rooms, offering exciting potential to be renovated into a self-contained annexe if desired.

The first is a dual-aspect room with windows to the side and rear, providing ample space for a double bedroom or, alternatively, a cosy snug.



From here, a further room features parquet flooring, a side-facing window and door to the front. This versatile space could be transformed into a compact kitchen, a practical boot room, or used as a drawing room.

Completing this section is a cloakroom, fitted with a pedestal wash hand basin, close-coupled W.C., tiled splashback, and an etched window to the front.

Rising above it all...

Ascending to the first floor, the galleried landing makes a striking feature, overlooking the second reception room below and crowned by a cupola which floods the space with natural light. This bright and airy area creates an immediate sense of the barn's character and scale.



Following the landing, fitted cupboards to one side mimic those of the ground floor and provide even more storage, before giving way to the master bedroom. A generously proportioned room, the master is well lit with two windows to the front and complete with an en suite shower room, to include, a double shower with monsoon head, additional hand shower and glazed sliding doors to enclose, a pedestal wash hand basin, close coupled w.c. and etched oval inset to the rear.



The second bedroom is another good-sized bedroom, complete with fitted cupboards for storage and two rear-facing windows. Its en suite includes a shower enclosed by glazed sliding doors, a pedestal wash hand basin, and a close-coupled w.c.



Bedrooms three and four are both generous double rooms, each enjoying a dual-aspect outlook. Bedroom three is positioned to the front and benefits from a television point, whilst bedroom four overlooks the rear and side. Finally bedroom five, again a good sized room overlooks the front elevation.



The family bathroom is fully tiled and includes a bathtub with shower over, a pedestal wash hand basin and a close-coupled w.c. The suite is finished off with an etched oval feature window to the front.

Garden delights...

A neatly presented lawn sweeps across the front of the property, enclosed by traditional timber fencing, with the additional opportunity to acquire a two-acre paddock beyond. To the side, a charming lawned garden with summerhouse is beautifully framed by mature hedging, creating a sense of privacy and seclusion.



Stay connected...

Enjoying a private setting while remaining well-connected, the property is within easy reach of a selection of local restaurants and traditional pubs. Excellent rail links are available at Euxton Balshaw Lane, Buckshaw Village, and Chorley stations, providing direct services to Manchester, Preston, and Liverpool. Regular bus routes serve the area, and a comprehensive range of amenities, including supermarkets, can be found in nearby village and town centres.

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 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.