



Maria B Evans Estate Agents Limited

Town Bridge Barn, The Hillocks, Croston PR26 9RE

Offers in the region of £800,000



- Five-bedroom, detached barn in Croston Village
- Sensitively reimagined conversion with character throughout
- Originally dating back to the 1700's; converted in the 1990's
- Inviting entrance hallway
- Two cosy reception rooms
- Kitchen-dining area with adjacent utility
- Study and two-piece w.c. completing the ground floor
- Four bedrooms to the first floor- two with en suite facilities
- Stunning master suite across the third floor
- Three-piece shower room and walk-in closet
- Side garden with an expansive lawn and summerhouse
- Integral garage with power and light
- Cobbled driveway providing parking for 4-5 vehicles
- A stones throw from village amenities

Town Bridge Barn is a stunning barn conversion and family home, complete with an interior that delicately reflects its history whilst also providing ideal accommodation for modern living.

Welcome home...

Set in the heart of the village, Town Bridge Barn is reached across a partially shale and cobbled driveway, where stepping through the front door reveals the entrance hallway. This is laid with a parquet flooring and is softly lit by two wall lights, a pendant light overhead and a window to the side. From here, there is access into the integral garage which is equipped with power and light.



Cosy up...

The main reception room is a warm and inviting space with three windows overlooking the garden and a television point to the side. At its centre is an inset electric fire with an oak beam running above. The room offers ample space for furniture and has a combination of recessed downlights, wall lights and pendant lights for versatile illumination as desired.



Passing through another of the property's oak panelled doors leads to a further hallway, from which the snug unfolds. This is the perfect space to enjoy cosy nights in as the days get shorter with space for a television a top of the decorative panelling to the walls, bringing warmth and character to the space.



Home for tea...

To the rear of the property, the kitchen is fitted with a range of wall and base units, having a tiled splashback in between and a central island containing a gas hob with extractor fan hood above. Integrated appliances include a dishwasher, refrigerator, electric oven and grill and stainless-steel sink unit with etched drainer to the side. A dual-aspect room, the kitchen enjoys windows to the rear and side of the property and is also equipped with a stable-style door leading out onto the garden.



The dining space beyond is a spacious area lit ambiently by a pendant light overhead and having a television point to the side.

The practical stuff...

The utility room is adjacent to this space and neatly tucked away, providing convenient storage, space for a refrigerator/freezer and plumbing for an automatic washing machine as well as venting for a tumble dryer. A Velux above allows natural light to filter into the space, whilst a rear door provides direct external access.

Completing the ground floor accommodation is a study room, finished with high panelling to the walls and a window to the side.



There is also a two-piece w.c. fitted with a pedestal wash hand basin, close coupled w.c. and traditional-style radiator. A panelling to dado runs along the walls with an opaque window to the side.

Soak and sleep...

On the first floor are four well-proportioned bedrooms. Bedroom two is a spacious room fitted with wardrobes and drawers along one wall and a vanity desk positioned neatly in the corner. The room also includes two windows overlooking the gardens, one of which is a traditional-style circular window.



Steps lead down into a four-piece en suite, comprising of a roll top bath, corner shower with glazed sliding doors, jets and an additional hand shower, a pedestal wash hand basin and close coupled w.c. The suite is tiled to splash areas and finished with a chrome heated towel rail, Velux and characterful beams.



Bedroom three is another good-sized room, enjoying dual aspects with both a private, opaque window to the rear and a window to the side with idyllic views of Croston

Church beyond. A pendant light hangs from a vaulted area of the ceiling, aiding further light.



The en suite is equipped with a bathtub with shower head over and glazed panel to the side, a pedestal wash hand basin, chrome heated towel rail and close coupled w.c. The suite is finished with tiling to splash areas in a tasteful combination of both light and dark grey.



Bedroom four has a double bed and a window to the side. Stepping through an archway leads to the second section of the room, where a Velux window and feature beams enhance the space, making for a perfect study or dressing area.



The final bedroom on this floor is currently utilized as a study, with a similar layout to the previous, this room has space for a double bed, a window to the side of the property, airing cupboard and pendant light overhead. Steps lead down to a further space with two Velux windows and feature beams.



Beneath the beams...

The principal suite occupies the entirety of the second floor, creating a tranquil retreat brimming with period details. A beautifully exposed brick wall lends rustic sophistication, while a circular window frames both idyllic views of the garden and the charming rooftops of Croston village beyond. The character throughout the home continues with exposed beams overhead adding warmth and timeless charm. Natural light pours in from two Velux windows, further enriched by the soft glow of twin drop pendant lights.



Positioned across the landing, the master suite enjoys a well-appointed shower room including a corner shower with glazing around and an alcove for toiletries, a pedestal wash hand basin, close coupled w.c. and chrome heated towel rail. The suite is finished with tiling to splash areas, a Velux window and oak flooring.



Space to bloom...

The garden begins with a charming, cobbled area, offering a supplement to the parking on the front driveway, before unfolding into an expansive lawn framed by a gently curving low stone wall. The garden is enclosed by a brick wall to one side and high, mature hedging to the rest, ensuring privacy and tranquillity.



Nestled to one corner stands a delightful summerhouse, complete with power and lighting, with doors opening onto a timber decking. A further stone patio, also sheltered by stone walls, provides an inviting space for al fresco dining whilst double gates lead back to the front, where an external water tap is conveniently positioned.



A hop, skip and a jump...

Nestled in the heart of Croston Village, Town Bridge Barn enjoys a wealth of nearby amenities. The village offers a selection of welcoming pubs and eateries, including The Wheatsheaf and Out Lane Social, and provides an ideal backdrop for scenic walks around Croston Moss and along the canal. Families are well served by highly regarded schools, while commuters can enjoy village tranquillity without compromising on connectivity. Croston Railway Station offers direct services to Preston and Ormskirk, while road links to Leyland and Chorley allow for easy access to Buckshaw Parkway with connections from Manchester to Preston.



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 TBC

The Council Tax Band is G

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.

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