



Maria B Evans Estate Agents Limited

Delf Farm, Briers Brow, Wheelton, PR6 8HD

Offers in the region of £950,000



- Refurbished stone-built barn dating back to 1670
- Secluded location with sublime pastoral views
- Lovingly and mindfully restored by current owner
- Four charmingly presented reception rooms
- Breakfast kitchen with bespoke range of cabinets
- Four bedrooms to the first floor – one en suite
- Family bathroom with four-piece white suite
- Warmed by gas central heating and double glazing
- Driveway parking for several and detached garage
- Within easy reach of commuter transport links

Enjoying sublime aspects across undulating farmland towards the West Lancashire coastline and the Lakeland hills, stone-built Delf Farm dates back to 1670. The former barn has been lovingly refurbished to create a home brimming with character and charm. Comprising four reception rooms, breakfast kitchen, four bedrooms – one with en suite - and a family bathroom, the property offers spacious accommodation throughout and could be adapted easily to incorporate a separate annex.

The solid oak front door with a gothic-style inset window gives way to the hall and perfectly reflects the nature of the interior design seen throughout and, in particular, to the carved doors and panelling. The hallway has an exposed stone wall, a range of fitted cupboards, gothic style door to the kitchen and York stone flagged flooring which stretches into the cloakroom off.



The breakfast kitchen has ceramic tiled flooring and is fitted with a bespoke range of oak cabinets and shelves with subway tiling between levels and granite worktops inset with a Butlers twin sink unit. Integrated appliances include an automatic dishwasher, fridge freezer and microwave oven plus a two-ring gas hob which complements the Aga range cooker in summer months. There are windows to the side and rear, spotlighting over the work areas and pendant lighting above the dining space. From the kitchen you can access the dining room, inner hall with stairs to the first floor, and the snug.



The welcoming snug, with two stone-sill windows to the front and a window to the side, has exposed oak ceiling beams and is wired for wall lights. A high standing Victorian open fire surround with fender houses a cast iron grate resting on a tiled hearth and having oak wall panels.



Steps rise to the dining room with a vaulted and beamed ceiling and having a central chandelier point. The full height window to the rear offers amazing views and there are also beautiful stained and leaded glass windows to the front and at a high-level sharing light with the landing. Reclaimed beech flooring is laid across the room which is warmed by two radiators and has stanchions at the foot of the oak spindle staircase to the first floor.



A step up from the dining room gives way to the lounge which features and eye-catching carved oak fire surround fronting the sandstone inglenook with York stone hearth and encompassing an Arrow log burning stove, supplemented by a further two radiators when required. The wall lights offer evening ambience, there are two stained glass windows to the front and a door leads to the conservatory.



The oak framed conservatory rests on stone-built walls and has a door to the rear garden. The green slate tiled floor gives a practical finish to this ideal room for comfortably enjoying the far-reaching rural views and an electric wall mounted radiator is on hand for chillier months.



Completing the ground floor, the cloakroom has a stained-glass side window, a pendant light and is fitted with a white two-piece suite of vanity set wash basin and w.c. There is plumbing for a washing machine and the wall mounted Potterton gas central heating boiler is also here.



At the top of the main staircase, the spacious galleried landing – spacious enough for a second study - with stunning views and a spindle balustrade has exposed King trusses reaching across and is lit by wall lights. Oak panelled doors open to each of the rooms off, there is a built-in shoe cupboard and reclaimed beech flooring underfoot.



The master bedroom has a rear window, vaulted ceiling with exposed beams and a broad dresser with a vanity wash hand basin inset. A built-in wardrobe with mirror door and cabinets over offers excellent storage. A further door opens to the en suite with shower cubicle and w.c., tiled to all splash areas and having a ceiling light and extractor fan.



Bedroom two has two oak-sill windows to the front and one to the side, a range of fitted wardrobes, a pendant light and two radiators. A further door gives way to the inner landing with pendant light, circular window over the dining room and an access point with drop-down ladder to the insulated and boarded loft.



Bedroom three is a large single room with a window and a Velux window to the rear - again with beautiful views - pendant light, fitted wardrobes to one wall and a radiator.



The fully tiled bathroom with Amtico flooring is fitted with a four-piece white suite comprising a timber panelled bath with central taps and shower over plus concertina-style screen, French style console wash-stand, a w.c. and bidet – each having polished brass fittings.

Returning to the main landing, a door off leads into the duplex style fourth bedroom which could easily be adapted to create a self-contained annex for a dependent relative. Steps rise to the bedroom area with two Velux windows to the rear and a window to the side. Having exposed beech flooring, there is ample room for furniture and the room is warmed by an electric radiator.



Downstairs is a study area with French window to the rear garden, ceiling light, further electric radiator and a built-in storage cupboard. A tongue and groove latch door opens to the three-piece en suite of shower, vanity wash basin and w.c. Tiled to all splash areas, there is also an opaque window to the rear.

The property is approached via a private road to a Tarmacadam driveway with parking for several cars and leading to a stone-built detached garage with up-and-over door, power and light and having an attached log store. A wide, pebbled path rises beyond a dry-stone wall with inset water feature from a natural spring and leads to a sheltered al fresco seating area with rural views. To the rear, a stone flagged sun terrace runs in line to the house and is edged by a dry-stone wall with inset rockery and alpine planting. Beyond this, the extensive lawn area is bounded by hedge plus post and wire fencing and features island borders and herbaceous planting for summer months.

To the gable end of the barn is a storage shed which is adjacent to the study and could be – with the correct permissions – could be incorporated to expand the annex further.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold.

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.