



Pear Tree Barn
Moorside Lane | Woodplumpton | Preston | Lancashire | PR4 0TB

FINE & COUNTRY

PEAR TREE BARN



Situated in a quiet semi-rural position in the popular village of Woodplumpton, this spacious four bedroom barn conversion is the ideal family home. Accessed via a private lane that leads up to the property, bounded by idyllic local countryside. This attractive barn conversion is set within approximately 1 acre including log store and kennels. Pear Tree Barn boasts flexible living accommodation set out over two floors, with a wealth of character. Striking features include exposed brick work, original beams, latch doors and original arched barn window.

Woodplumpton is a quintessential English village and civil parish in the city of Preston. The nearby city of Preston, just 7 miles away, has a host of amenities including supermarkets, restaurants and shops. The Wheatsheaf pub, Maxy Farm Pantry restaurant and The Plough at Eaves to name but a few are some of the local favourite restaurants. The local primary school, Woodplumpton St. Anne's C of E and secondary school, Broughton High School are within short distance, with the University of Central Lancashire situated in the heart of Preston city centre.

At the heart of the home is the spacious open plan living area that consists of a kitchen, dining and reception space. The kitchen benefits from a large central island, a range of wall and base units and integrated dishwasher. There is space for formal dining furniture so you can fully create a social hub for all the family to gather at the end of a busy day. The property benefits from underfloor heating to the ground floor. Completing the ground floor there is also an office/snug, WC, utility room and lounge. From the hall there is a separate utility room with space for plumbing for a washing machine and dryer. Back to the hall and into the lounge, the large yet cosy space has a multi-fuel stove set upon a stone hearth and attractive feature beam give a charming feel. You can access the WC from the hall so it is ideally located.

The pine staircase leads up from the hall to the first floor gallery landing with high vaulted ceiling allowing plenty of natural light. There are four double bedrooms, each offering idyllic views over the countryside. The principle bedroom boasts generous proportions along with en-suite. Bedroom two offers eye-catching views of Parlick and Beacon Fell. Across the landing is a spacious family bathroom including bath and enclosed shower cubicle.































The external areas of Pear Tree Barn offer a wealth of function and possibilities, to the side of the property is a generous driveway leading into a gravel courtyard, this gives you access to the double garage attached to the main house. Around the courtyard there are an array of kennels boasting an integrated log store. To the rear of the property there are further kennel facilities that lead onto a large stone paved patio area accessible from the living room and utility of the main house which is ideal for family events and outside dining. The mature garden that spans over 1 acre is bordered by a post and rail fence with a Beech hedge offering privacy in places. The garden has historically been planted with various shrubs and trees and has a charming Orchard area towards the bottom. Past benefits of timber decking and summer house are present. In all, the garden has huge potential and makes Pear Tree Barn a great canvas to put your own individual ideas into reality.





Directions: Upon leaving Preston head onto Fylde Road/ A583, continue straight onto Tulketh Brow for 1.5 miles. At the roundabout take the 2nd exit onto Tom Benson Way, after 1 mile at the roundabout take the 1st exit onto Tag Lane/ B5411. Follow Tag Lane for a further 2 miles and continue onto Woodplumpton Road/B5269, after 0.5 miles you will notice a visible by our sale board on the right. Turn right down the private lane and the property is at the end of the lane.

Services: Mains Water, Oil Central Heating and Zoned Underfloor Heating

Tenure: Freehold

Council Tax Band: F

Internet Services: Ultra fast broadband is available in the area.

Guide price £ 6 5 0, 0 0 0

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Pear Tree Barn

Approximate Gross Internal Area : 256.56 sq m / 2761.58 sq ft

Garage : 37.00 sq m / 398.26 sq ft

Summer House : 6.99 sq m / 75.23 sq ft

Kennels & Dog Run : 23.79 sq m / 256.07 sq ft

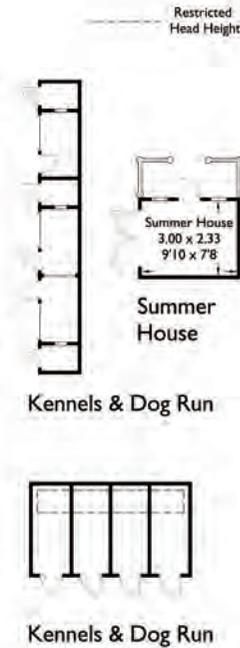
Total : 324.34sq m / 3491.16 sq ft



Ground Floor



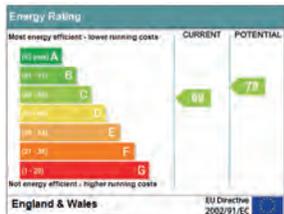
First Floor



Kennels & Dog Run

Kennels & Dog Run

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.02.2023





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