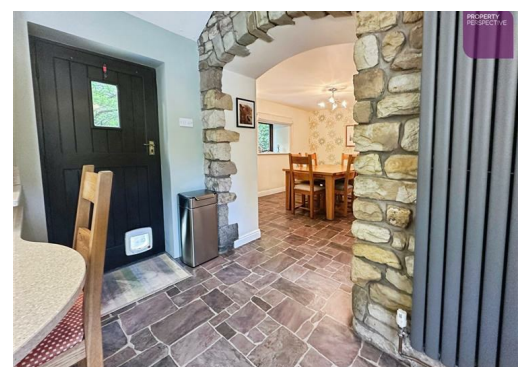




Trough Road, Preston, PR3 1BP

£625,000

EXCELLENT VALUE FOR MONEY - This stunning barn conversion, set in approx 0.44 of an acre of grounds, located in an idyllic, tranquil rural location, offers spacious family accommodation that comprises three reception rooms, four bedrooms, stunning refitted contemporary kitchen and bathroom, shower-room, grounds and outbuildings. **INTERNAL INSPECTION A MUST!!!**



Wyresdale Barn Trough Road, Scorton, Preston, Lancashire, PR3 1BP

Nestled within the picturesque village of Scorton, this beautifully converted four-bedroom barn combines timeless character with contemporary family living. Set amidst rolling Lancashire countryside, the property offers generous accommodation, high-quality finishes, and outstanding privacy, all within easy reach of local amenities and transport connections.

Location

Scorton is a highly regarded village positioned on the edge of the Forest of Bowland Area of Outstanding Natural Beauty. The village offers an excellent range of local amenities including traditional cafés, village shops, and scenic walking routes, whilst nearby transport links provide convenient commuting access throughout the North West.

Tenure: FREEHOLD

Council tax band: F

GROUND FLOOR

Entrance Hallway 6'6" x 11'9" (2.00m x 3.59m)

Solid wooden flooring, offering an inviting entrance to the property

Lounge / Sitting Room 16'2" x 23'5" (4.93m x 7.14m)

Solid wooden flooring with with Stone Inglenook fireplace with Wood Burning stove. French Doors to garden. Large full height picture window to front with stairs to first floor galleried landing

Dining Room 12'8" x 11'2" (3.87m x 3.41m)

High quality vinyl flooring with open aspect arch, leading through to the kitchen area

Kitchen 14'1" x 12'10" (4.3m x 3.92m)

Lovely, spacious kitchen with contemporary base and eye level units with Granite worktops and integrated AGA range cooker with extractor hood, dishwasher, fridge and freezer. Vaulted and beamed ceiling with exposed stone walling. Windows to front and rear

Shower-Room / Utility Room 6'6" x 11'3" (2.00m x 3.45m)

High quality vinyl flooring with two piece bathroom suite in white, separate showering enclosure and plumbing for washing machine

Bedroom 4 10'1" x 11'2" (3.09m x 3.41m)

Solid wooden flooring with window to the rear

GALLERIED FIRST FLOOR LANDING

Bedroom 1 18'9" x 11'5" (5.73m x 3.48m)

Carpet flooring with window to front and 2 Velux windows to side. Beamed Ceiling and a range of fitted wardrobes

Bedroom 2 11'3" x 11'3" (3.43m x 3.45m)

Carpet flooring with window to rear and Velux window to side

Bedroom 3 9'8" x 11'3" (2.97m x 3.44m)

Carpet flooring with window to the rear and a range of fitted wardrobes

Bathroom 9'11" x 11'11" (3.03m x 3.64m)

Tile flooring with three piece suite comprising inset vanity unit wash hand basin, WC and bath. Velux window to side

Outside

A mature garden with a picturesque stream boundary, offering a peaceful and private outdoor setting ideal for relaxation. The garden is well established with an attractive variety of mature trees, shrubs and seasonal planting, creating year-round colour and interest. A gently flowing stream forms a natural boundary to the rear, enhancing the tranquil atmosphere and attracting local wildlife. Generous lawned areas, secluded seating spaces and well-stocked borders combine to create a charming and highly desirable outdoor environment.





