



Maria B Evans Estate Agents Limited

Low Farm, Leyland Lane, Leyland PR26 8LB

Offers in the region of £850,000



- Detached, brick farmhouse set within 2.5 acres of land
- Ideal equestrian set up with manège, stable block and paddocks
- In-and-out driveway with ample parking
- Stained-glass windows and feature fireplaces throughout
- Two elegantly presented reception rooms
- Dining room with fireplace housing a gas fire
- Well-appointed kitchen-dining area to the rear
- Leading to a rear porch containing utility/ boot room
- Two cloakrooms to the ground floor
- Four good-sized bedrooms and family bathroom to the first floor
- Detached garage with power and light
- Three stables, tack room and foaling bay
- Full-size, fibre-sand dressage manège topped with rubber

Lowe Farm presents an ideal opportunity to embrace the full equestrian lifestyle with facilities right on your doorstep. The attractive, brick-built farmhouse is paired with a superb stable block of three with a spacious tack room and foaling bay. The facilities are enhanced by a full-size dressage manège, well-proportioned paddocks and practical access for large vehicles with in-and-out driveway access. The farmhouse itself offers elegant, light-filled living spaces, briefly summarised with a dining-kitchen, two reception rooms and a separate dining room, two cloakrooms and a rear porch with access to the utility on the ground floor. Upstairs, four good-sized bedrooms are serviced by a four-piece family bathroom.

With excellent local amenities, renowned schools and superb transport links close at hand, Lowe Farm offers exceptional equestrian facilities quite literally on your doorstep, a home with the rare opportunity to enjoy the lifestyle so many dream of-right at home.

Home sweet home...

Arrival at the farm begins with a convenient in-and-out driveway offering smooth access for easy manoeuvring as well as ample parking. Stepping inside the farmhouse, a stained-glass front door opens into the elegant entrance hallway, warmed by a decoratively covered radiator and lit by a pendant light.



Cosy up...

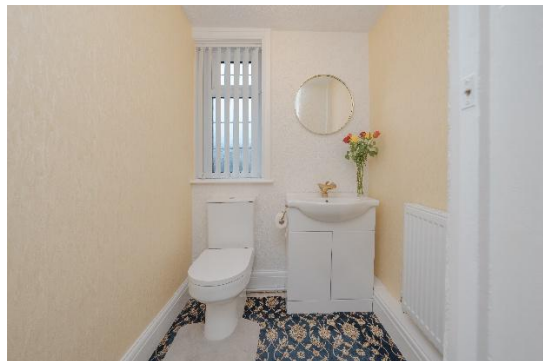
The main living spaces flow from the entrance hall, with two cosy reception rooms to the left. The first enjoys a bay window to the front of the property and also a window to the side of the property. The focal point of the room is a log burner inset within a stone surround with a stone hearth below. The room is finished with a television point to the side, oak flooring and a pendant light.



The second is another dual aspect room with a window to the side and bay window overlooking the rear. A gas fire, set within a Limestone surround with matching mantle and hearth, also creates a cosy focal point whilst a television point exists to the side.



The formal dining room is a well-proportioned room with a bay window to the front and gas fire within a stone surround, hearth and oak mantle above, this along with the central pendant light enriches the warmth and character of the room.



At the end of the hallway, a cloakroom is complete with a vanity wash hand basin, close coupled w.c. and an opaque window to the rear.

The heart of the home...

The kitchen is fitted with a range of white wall and base units, which are finished with black countertops and softly illuminated by integrated lighting creating a soft glow to the space. The units contain a one-and-a-half stainless-steel sink unit with etched

drainer to the side which is positioned in front of two windows to the side. A further window to the rear allows natural light to cascade into the dining area.



A door with glazed insets leads from the kitchen into a convenient rear porch offering the perfect space for removing muddy shoes and off-loading coats. This is laid with tiled flooring and has two latched doors. One reveals a utility room which is equipped with fitted units containing a one-and-a-half stainless-steel sink unit with an etched drainer, two spaces with plumbing for automatic washing machines and another with venting for a tumble dryer. The utility also houses the boiler and has space for a refrigerator/ freezer. Through the second latched door is a close coupled w.c. and opaque window to the side.



Soak and sleep...

Ascending to the first floor, the galleried landing is finished with a decoratively covered radiator, window to the front and pendant light.

The master bedroom enjoys views across the equestrian facilities to the rear and the fields beyond and is a generously sized space, complete with fitted wardrobes and shelving across one wall.



Bedrooms two and three are both well-proportioned rooms, each featuring the charming stained-glass windows to the front. Bedroom three has the advantage of fitted overbed storage continuing down either side.



Bedroom four is currently arranged as a spacious home study but could also comfortably accommodate a double bed and features a rear-facing window a rear-facing window.



The family bathroom completes the first-floor accommodation and is finished with tiled flooring and to dado wall tiling. The suite includes a bathtub, corner shower with sliding doors, vanity wash hand basin and close-coupled w.c. Two opaque rear windows allow natural light to gently filter through, complemented by recessed downlighting to create a bright yet relaxing space.

Country charm...

Well designed for equestrian living, the stable block is thoughtfully positioned just behind the home, ensuring effortless early-morning feeds and late-night checks. Secured by fencing and a latched gate, the yard features an L-shaped stable block positioned upon a concrete base and comprises of three stables with cross ties, a large tack room and separate foaling bay. The tack room benefits from power and light, has a solarium and is fitted with wall and base units for convenient storage and a stainless-steel sink unit with etched drainer.



Adjacent to the stables is the full-size, fibre-sand dressage manège topped with rubber to provide excellent training facilities.



Beyond this, the fields have been divided into well-proportioned paddocks offering ample grazing and turnout options. A track positioned behind the stable block links back to the main driveway, creating a practical in-and-out access, perfect for horseboxes, farriers, feed deliveries and the like.

Round and about...

Not only does this home offer exceptional equestrian convenience, it also caters perfectly to everyday living. Supermarkets, local restaurants and pubs are within easy reach, whilst connectivity is also excellent with easy access to nearby bus stops, junctions at the M6, M61 and M65 and railway stations such as Leyland, Buckshaw

Parkway and Euxton, making both work and leisure journeys effortless. The property also lies within the catchment for excellent schools, including Bishop Rawstorne Secondary School- a true all-rounder for life in the countryside!



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 F

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA