



# TAYLORS FARM BARN, CHAPEL LANE NEW LONGTON, PRESTON, PR4 4AD

**£299,950**  
**FREEHOLD**

A rare and exciting opportunity to transform a remarkable 18th-century barn into a truly individual and spectacular family home. Taylors Farm Barn occupies a generous plot extending to approximately 0.23 acres and offers enormous potential for the creation of a unique character property in a highly desirable setting.

Constructed from traditional handmade brick beneath a pitched roof, this impressive barn has stood for over 300 years and retains a wonderful sense of history and architectural character. Whilst the building is currently uninhabitable, it presents an exceptional redevelopment opportunity for those with the vision to create something truly special.

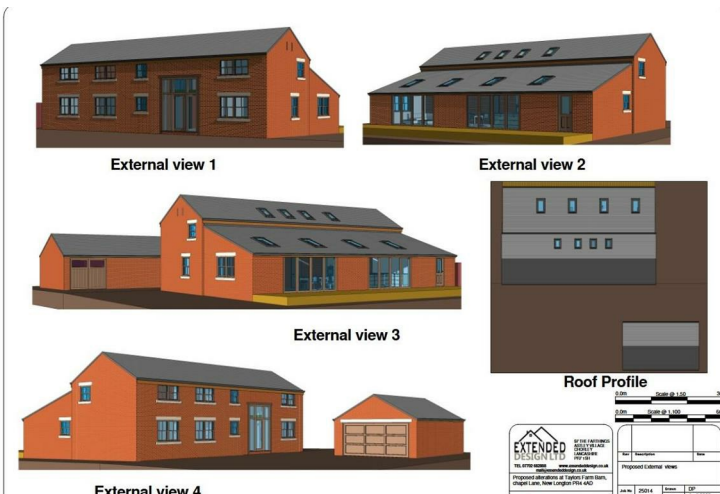
For illustrative purposes, architect's drawings have been prepared to demonstrate the remarkable transformation the building could offer. The proposed scheme showcases an impressive four-bedroom residence, including three first-floor bedrooms, each with its own en-suite facilities, together with a further bedroom at ground-floor level.

A striking open-gallery landing forms a key feature of the proposed design, complemented by a substantial formal lounge, generous entrance hall, boot room and cloakroom/WC. To the rear, the plans illustrate a superb open-plan kitchen and family room incorporating spacious sitting and dining areas, with access to a practical utility room.

Externally, the property is approached via a sweeping driveway, with existing garaging currently positioned within the grounds. The architect's concept proposes replacement garaging set at an alternative angle to complement the redesigned property and maximise the potential of the plot.

Taylors Farm Barn represents an outstanding opportunity to breathe new life into a historic building and create an exceptional bespoke home combining period character with contemporary family living.

Site visits are essential to fully appreciate the scale, setting and exciting potential on offer.

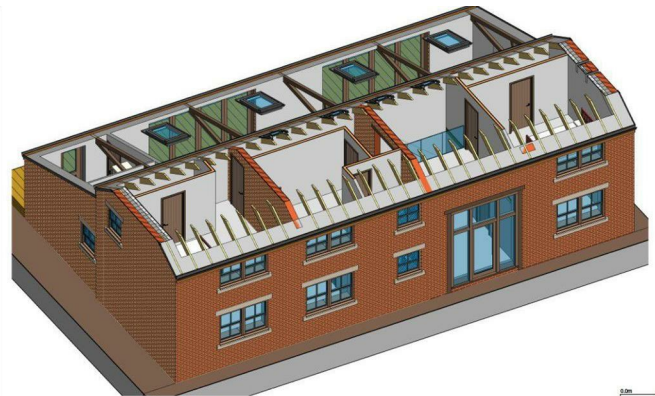


• Great Development Opportunity • Architects Drawings – Approximate Site 0.23 Acres • Sought After Location & Setting • Current Barn Constructed With Hand Made Bricks & Pitched Roof • Over 300 Years Old – Design To Re-site the Garage \*Gardens



First floor internal view 2

		OF THE LONDON COUNTY COUNCIL BUILDING CONTROL DEPARTMENT 2007001 2007001	
Tel: 01753 654444    www.extendedesign.co.uk Registered Architects at Tisbury 7 Lane Barn, Tisbury Wilt, BA14 0JG (England) (No. 442)		Proposed Internal First Floor View 2 Date: 2024    Issue: 001 Date: 2024    Issue: 001	
Mr & Mrs Goodwin		Mr & Mrs Goodwin	



First floor internal view 1

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97 THE FAIRTHINGS  
ASTLEY VILLAGE  
CHURCH  
LANCASHIRE  
PR7 3H1

TEL: 01702 692988 www.extendeddesign.co.uk  
malkipenwortham@extendeddesign.co.uk

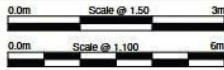
Proposed alterations at Taylors Farm Barn,  
Chapel Lane, New Longton PR4 4AD

Mr & Mrs Sanderson

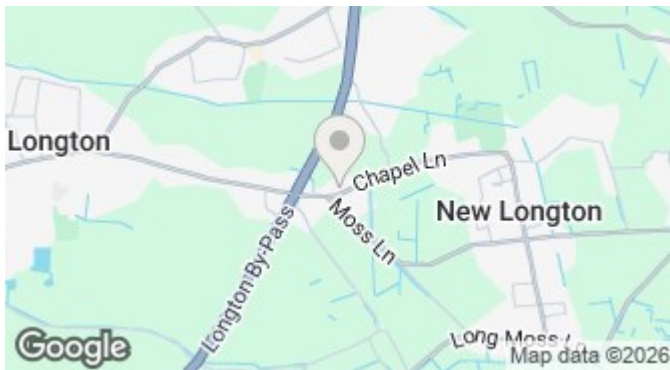
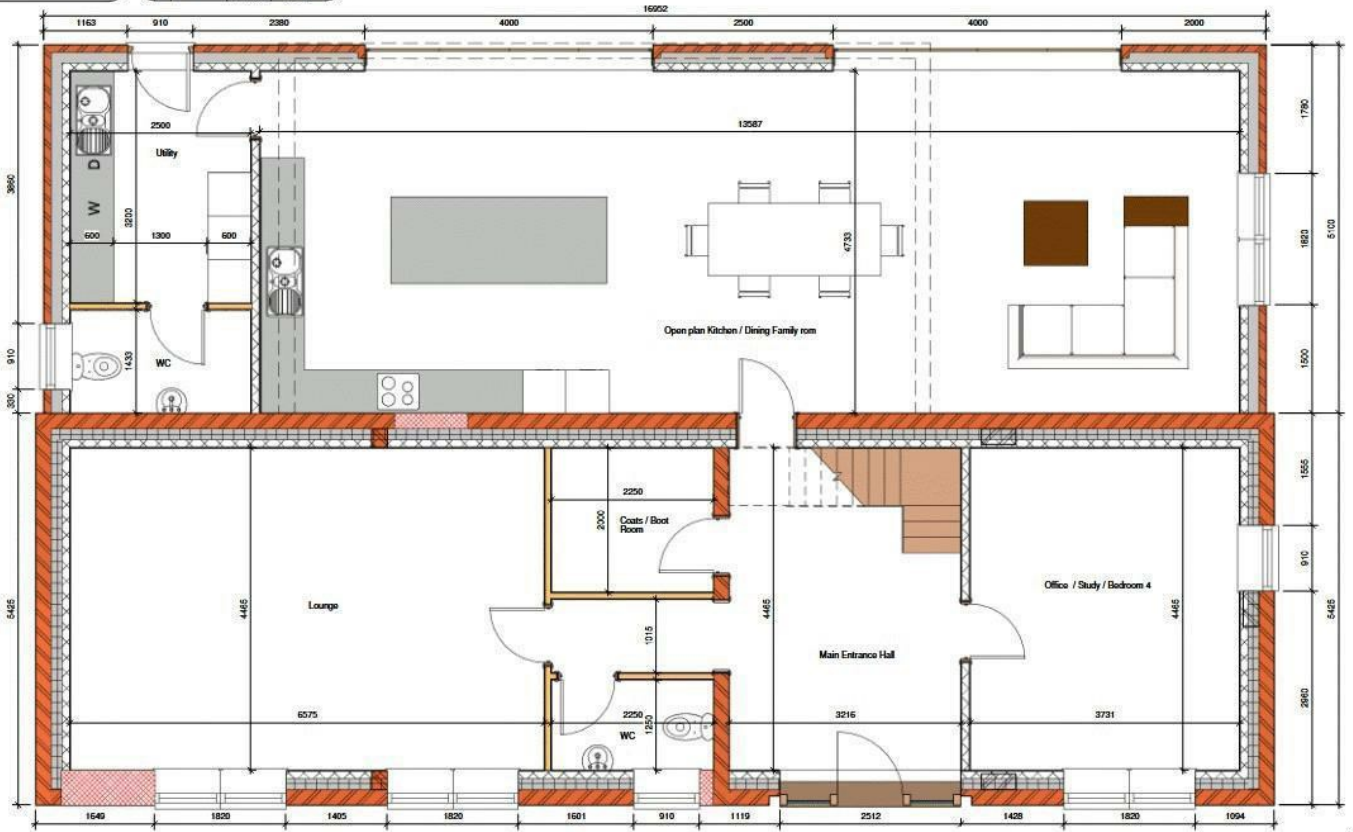
Rev	Description	Date

Job No	Drawn	DP
25014		
Date		
April 2025		
Draw No	Scale	
112	1:50	



## Ground floor plan 1 : 50



### EPC Rating: Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Marie Holmes Estate Agents  
36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

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