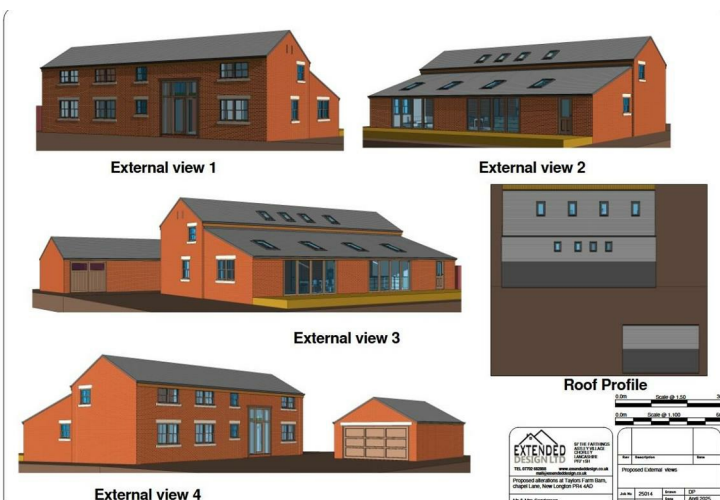




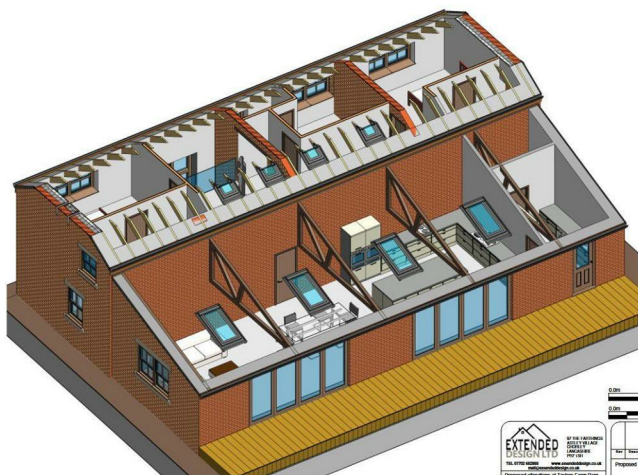
TAYLORS FARM BARN, CHAPEL LANE NEW LONGTON, PRESTON, PR4 4AD

£320,000
FREEHOLD

*****FANTASTIC DEVELOPMENT OPPORTUNITY IN A SOUGHT AFTER LOCATION***** A great opportunity to take this amazing 1700's barn and create a stunning and unique property. Taylors Farm Barn sits on a plot approximately 0.23 acres and this hand made brick built barn, with a pitched roof has stood in this spot for over 300 years. Although the building isn't habitable it offers excellent potential for redevelopment of the building. For ease we have provided architects drawing to enable any interested parties to see the great transformation this unique build could offer. There is a sweeping driveway where there is currently garaging, which in the architects plan suggests a replacement at a different angle. The redevelopment offers accommodation of four bedrooms, three at first floor level all with en suites, one at ground floor level, an amazing open gallery landing is suggested and a great size formal lounge, sizeable entrance hall, boot room and cloaks WC. To the rear part of the development there is a kitchen and open plan family room providing sitting and dining areas, with access to a useful utility room. Site visits are essential and can be arranged by appointment only with Marie Holmes Estate Agents on 01772 750777.



• 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



First floor internal view 1



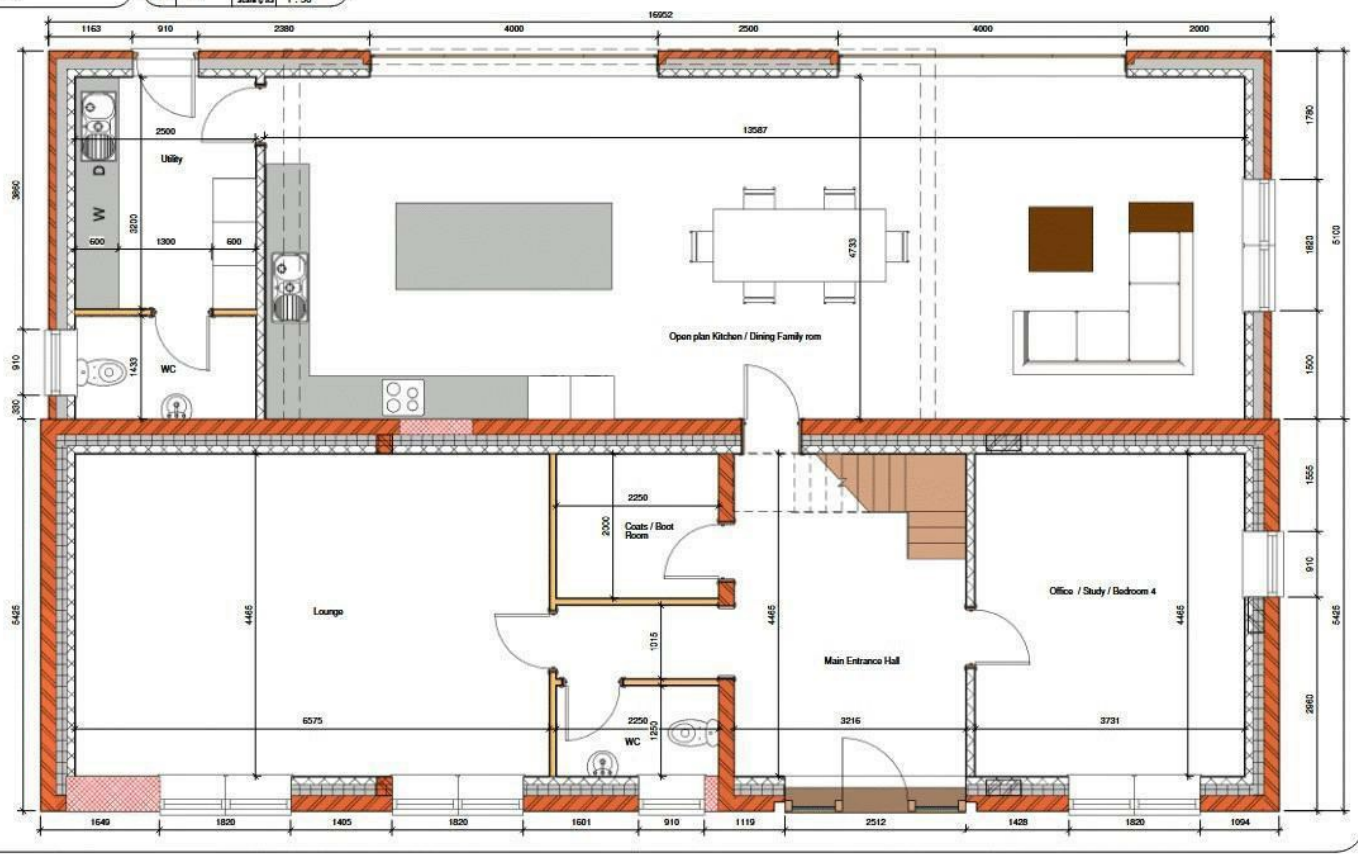
EXTENDED DESIGN LTD
 97 THE FAIRTHINGS
 ASTLEY VILLAGE
 CHURCHY
 LANCASTHIRE
 PR7 3H1
 TEL: 01702 692988 www.extendeddesign.co.uk
 mal@extendeddesign.co.uk
 Proposed alterations at Taylors Farm Barn,
 Chapel Lane, New Longton PR4 4AD
 Mr & Mrs Sanderson

Rev	Description	Date

Job No	Drawn	DP
25014		
Date		
April 2025		
Dwg 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

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