

# Property Details

Arbour Barn, Chipping Road, Thornley,  
Preston, Lancashire, PR3 2TE

OIRO **£895,000**



# Property Photos

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE



Creation Date  
**22/04/2026**

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Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE



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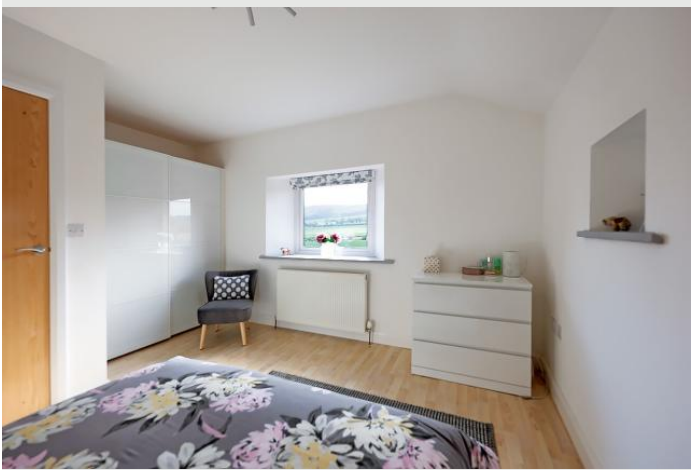
Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE



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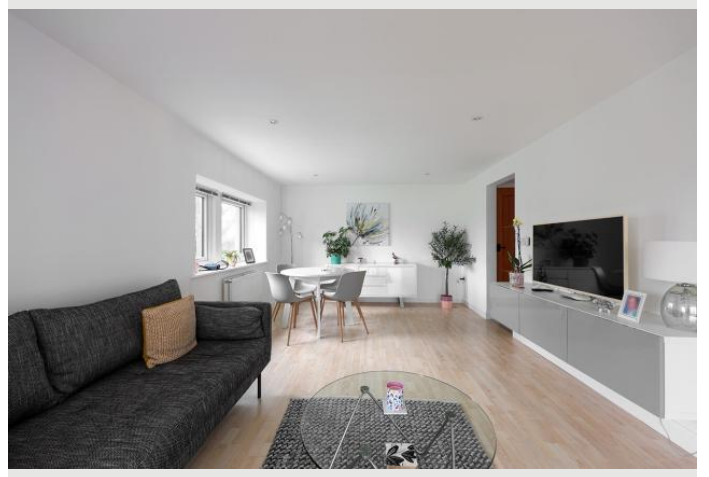
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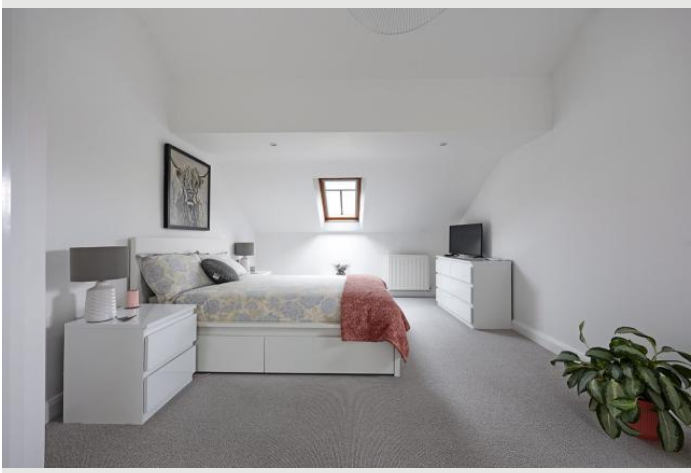
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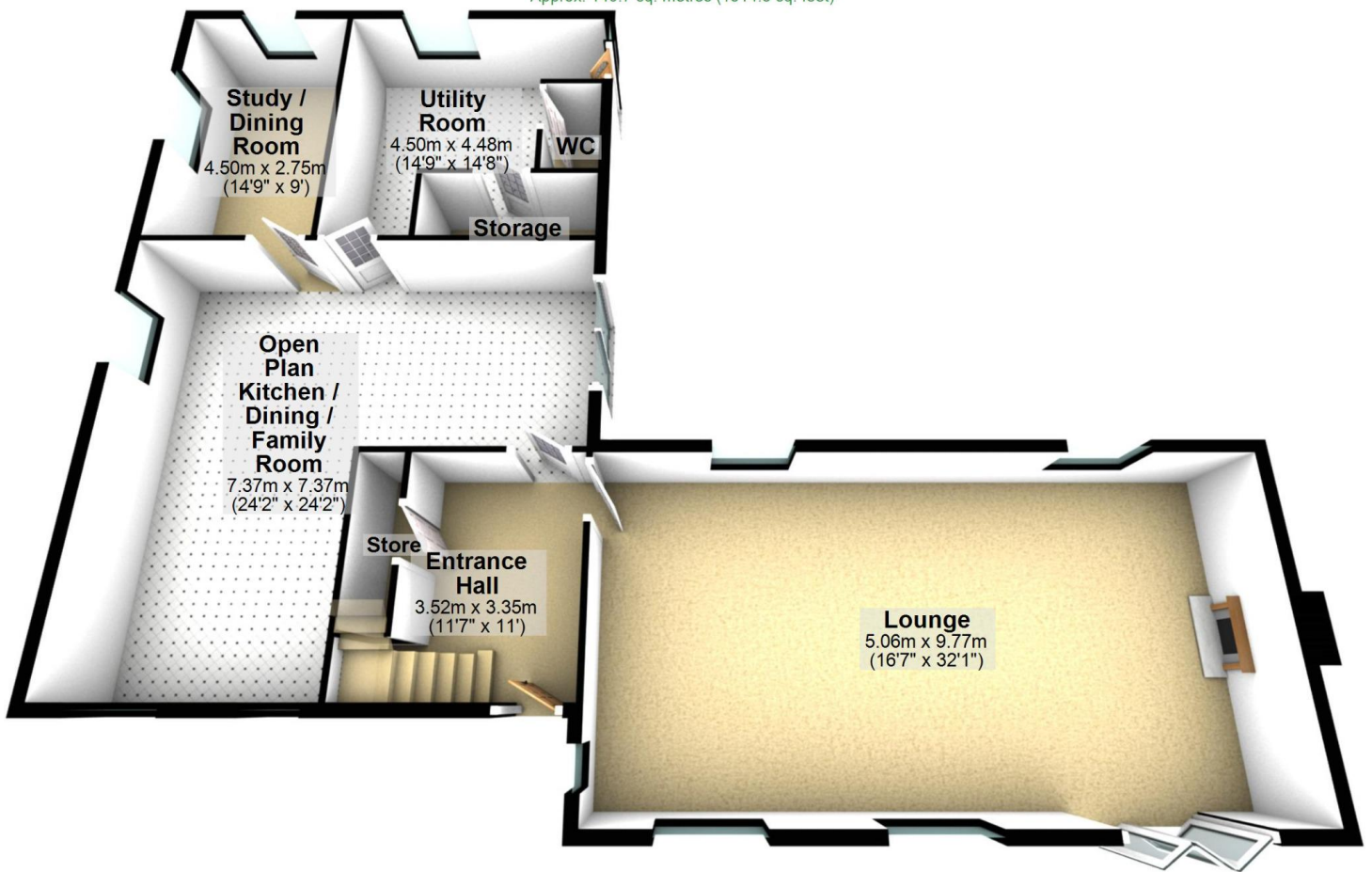
Creation Date  
**22/04/2026**

# Property Floor Plans

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## Ground Floor

Approx. 140.7 sq. metres (1514.5 sq. feet)



Total area: approx. 227.1 sq. metres (2445.0 sq. feet)

Creation Date

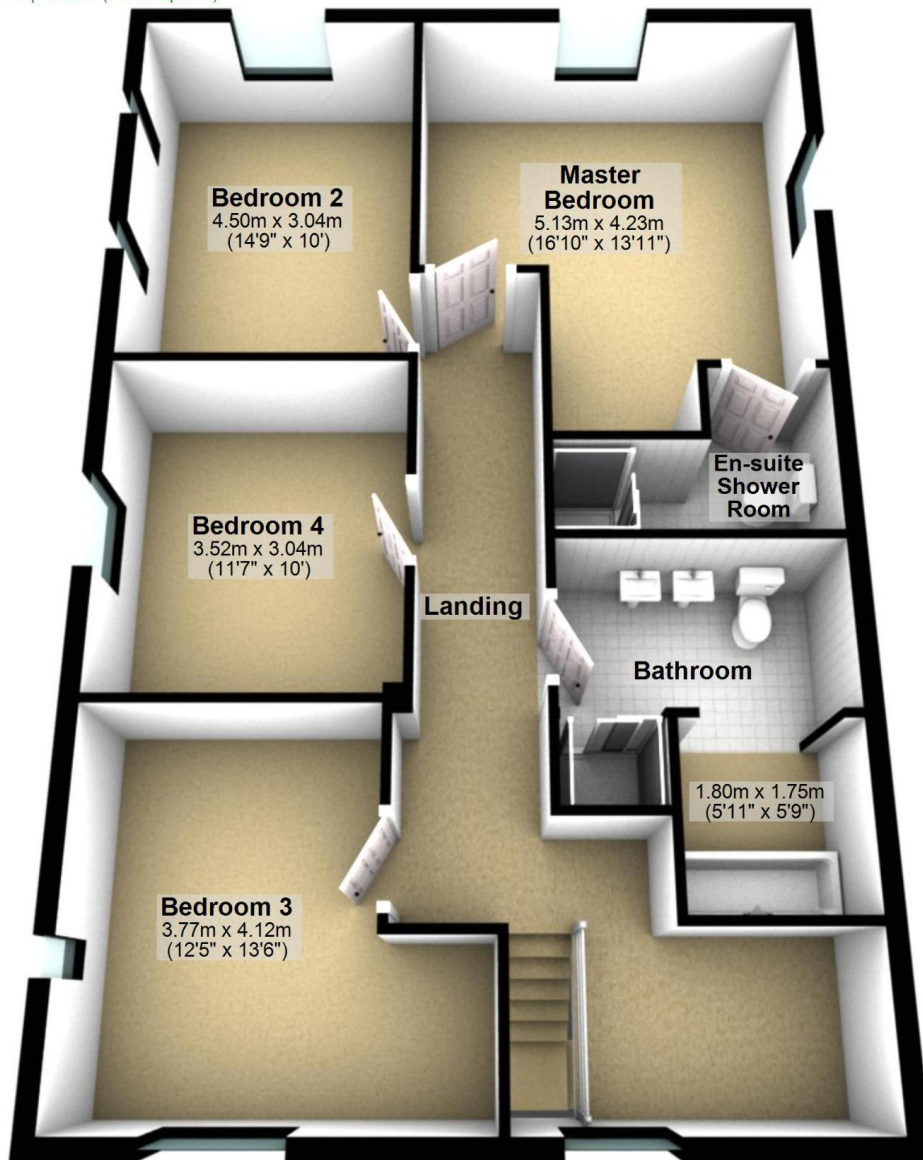
22/04/2026

# Property Floor Plans

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## First Floor

Approx. 86.5 sq. metres (930.5 sq. feet)

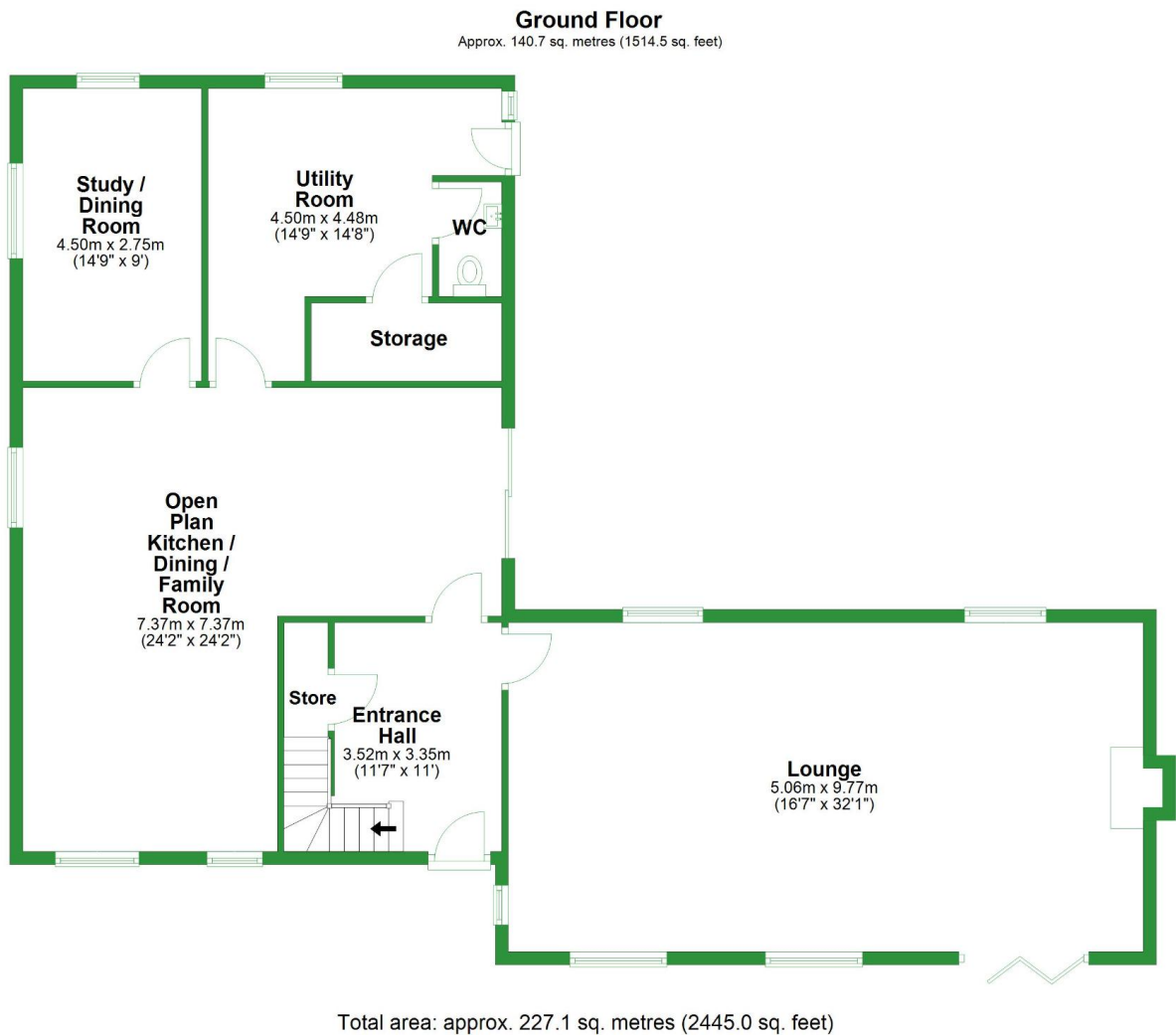


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# Property Floor Plans

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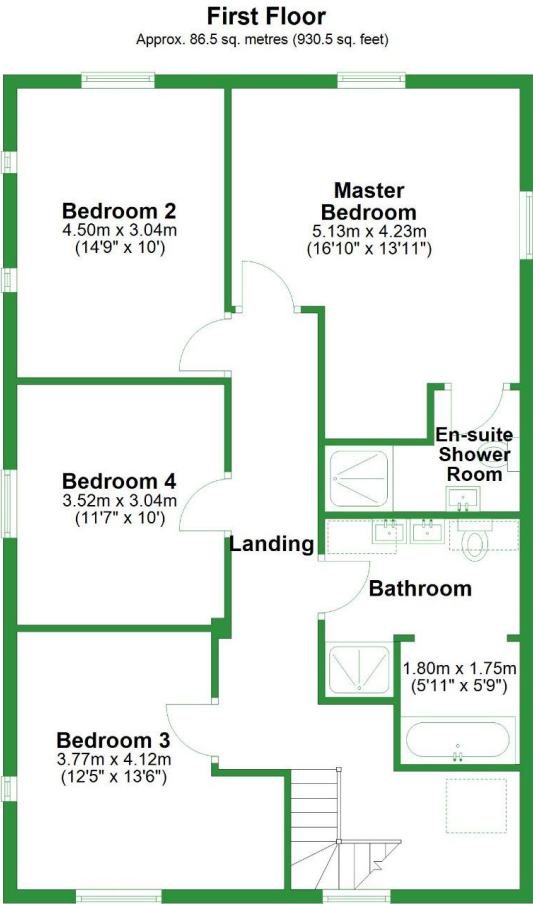


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# Property Floor Plans

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE



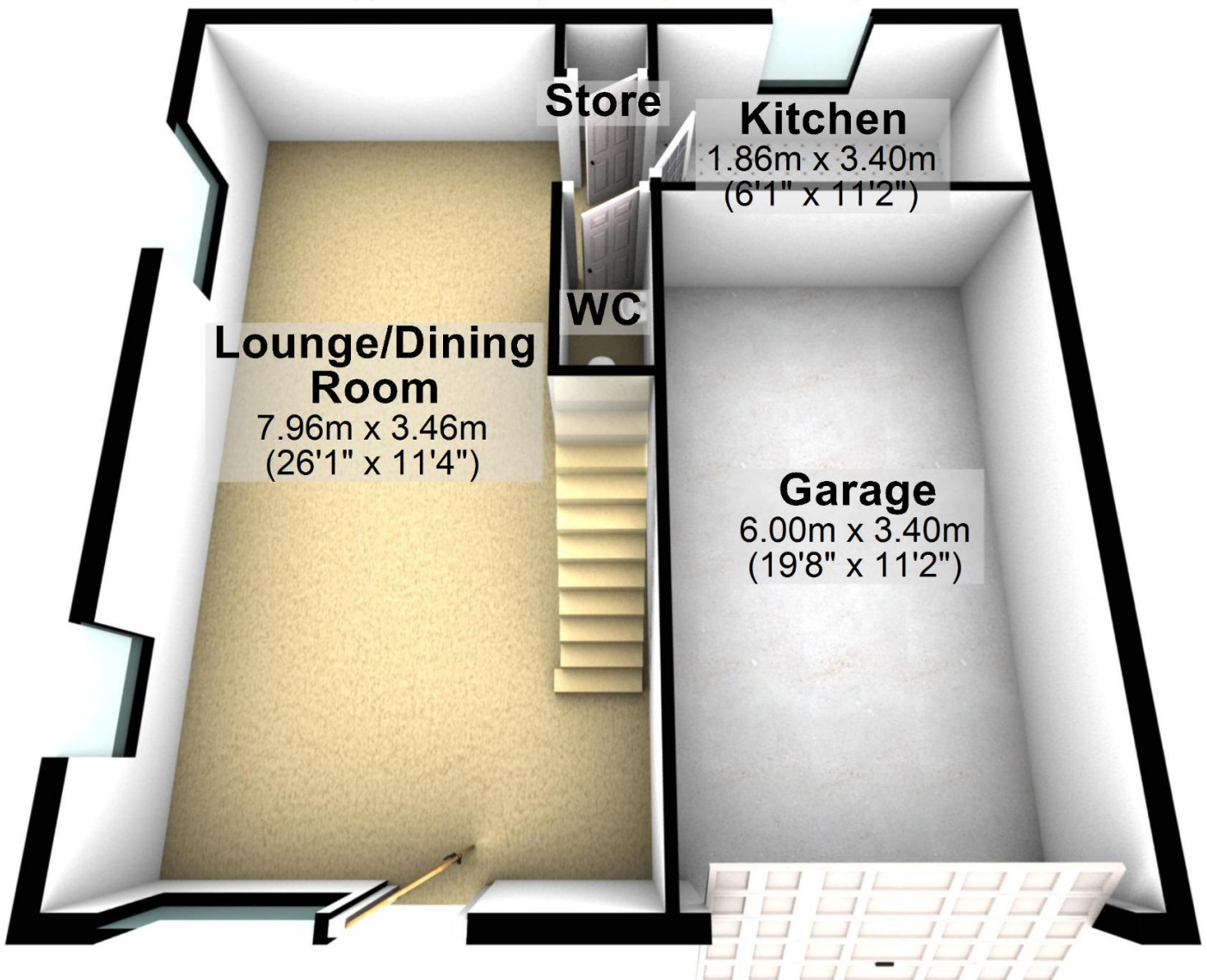
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**22/04/2026**

# Property Floor Plans

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## Ground Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

Creation Date

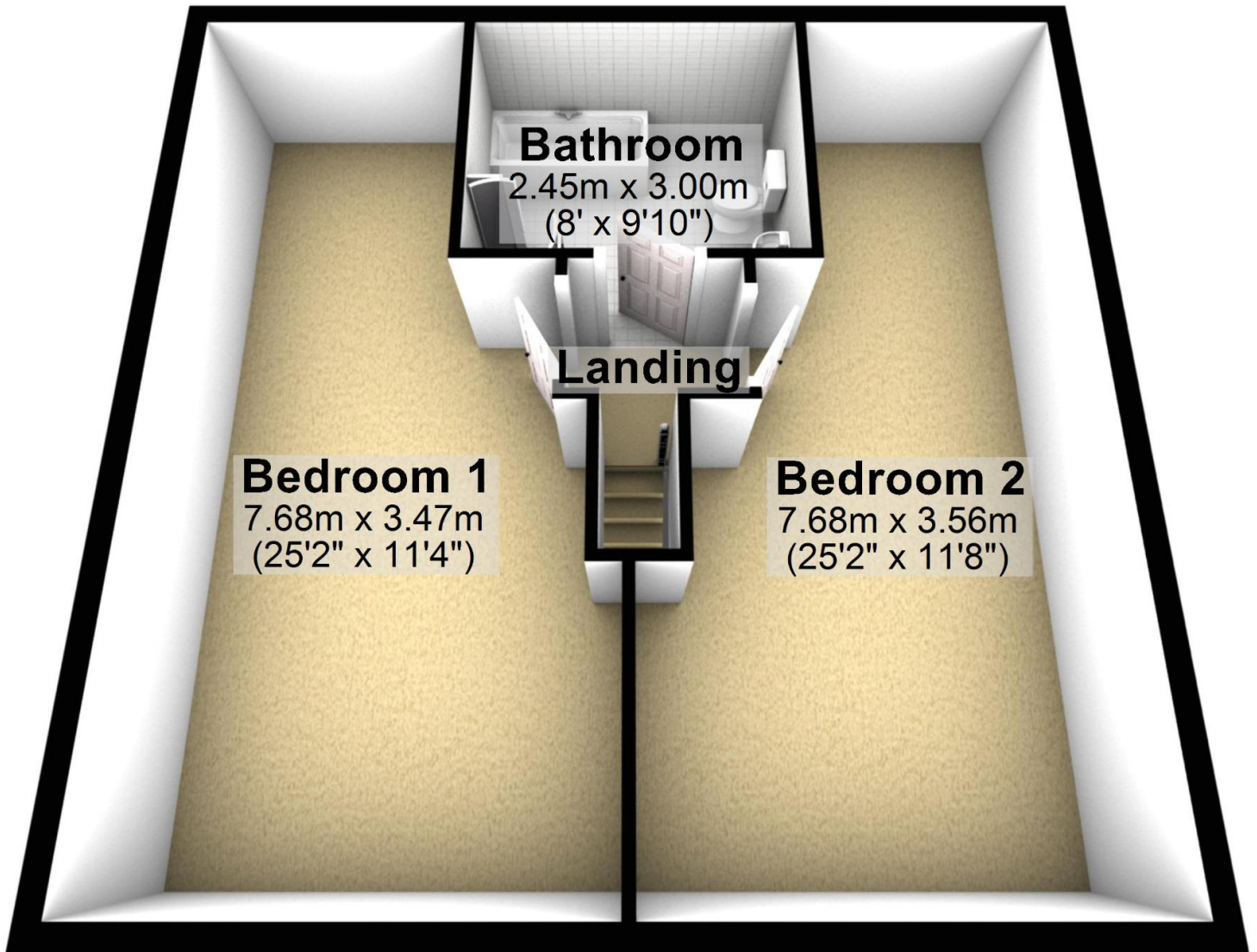
22/04/2026

# Property Floor Plans

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Creation Date

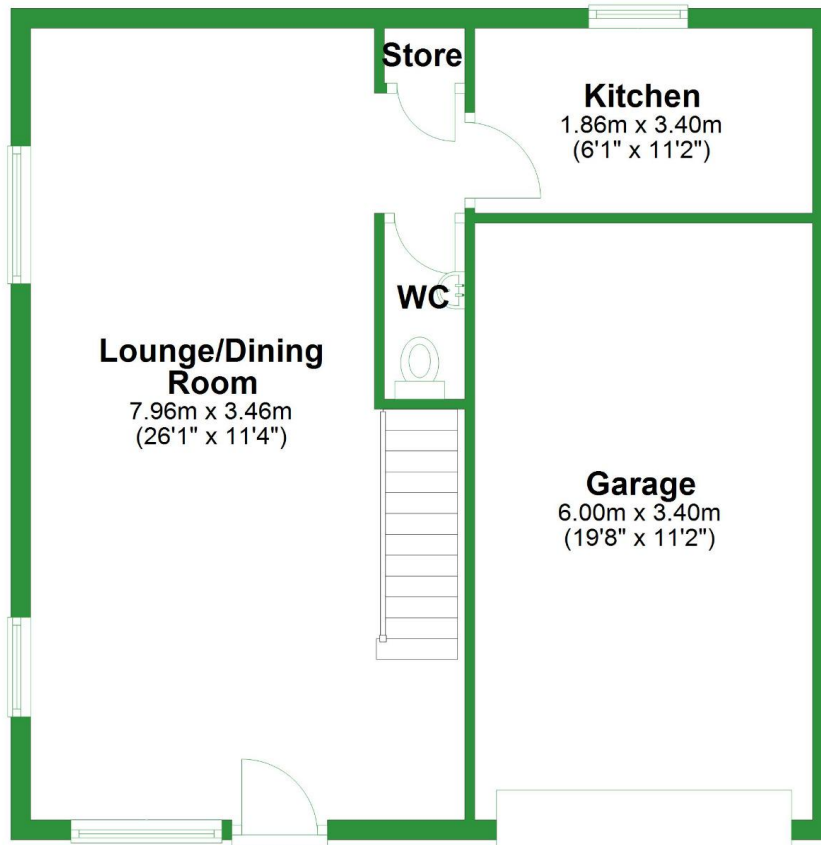
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# Property Floor Plans

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## Ground Floor

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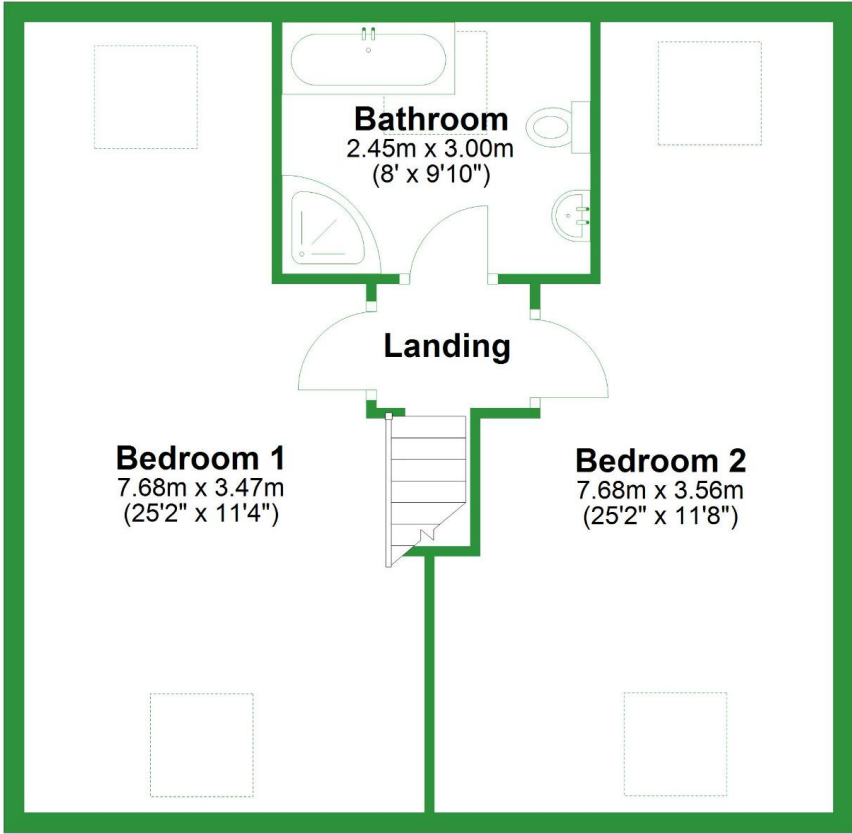
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# Property Floor Plans

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## First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



# Property Info

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## Property Type

Character Property

## Property Style

Barn Conversion

## Bedrooms

4

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1307

## Agency Type

Sole

## Parking

Private

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Private Supply

## Heating

Oil

## Broadband

FTTC

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£895,000

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

Creation Date

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# Property Features

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## Feature 1

Character Barn Conversion With Annexe

## Feature 2

Beautiful Rolling Countryside Views

## Feature 3

Groundfloor Underfloor Heating

## Feature 4

Detached Four Bedroom Barn With Two Bedroom Annexe

## Feature 5

Luxury Siematic Kitchens

## Feature 6

Garage And Off Road Parking

## Feature 7

Private Gardens

## Feature 8

Sought After Rural Location

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# Property Description

Arbour Barn, Chipping Road, Thornley, Preston, Lancashire, PR3 2TE

## Luxury Barn Conversion with Annexe and Stunning Views over Longridge Fell

Set within an idyllic rural location of Thornley-in-Wheatley, this exceptional barn conversion with a self-contained annexe offers a blend of timeless character and contemporary luxury, all framed by breathtaking views across Longridge Fell and the surrounding countryside.

### Key Features

- Exceptional barn conversion with self-contained annexe
- Stunning panoramic views over Longridge Fell
- Character features throughout including exposed beams and stonework
- Underfloor heating across the entire ground floor
- Luxury SieMatic breakfast kitchen with island
- Spacious lounge with feature log burner
- Versatile second reception room (office/snug/playroom)
- Four double bedrooms in the main residence
- Elegant master suite with en-suite shower room
- Four-piece family bathroom
- Glass balustrade staircase
- Self-contained annexe with two bedrooms and integral garage
- Private driveway with ample off-road parking
- Large lawned gardens in a peaceful rural setting

### Agent's Perspective

Converted to an outstanding standard, the main residence is rich in farmhouse charm, showcasing exposed wooden beams, feature stonework, and striking architectural details throughout. The entire ground floor benefits from underfloor heating, enhancing both comfort and efficiency.

A stunning, light-filled lounge, where generous proportions and a feature log burner create a warm yet elegant living space, perfectly positioned to enjoy the spectacular outlook. The beautifully appointed SieMatic breakfast kitchen is a true centrepiece, complete with a large central island, high-spec integrated appliances, and character

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stone flooring – ideal for both everyday living and entertaining. A second versatile reception room just off the kitchen, offers flexibility as a home office, snug, or playroom. A practical utility room incorporating a WC and ample storage completes the ground floor.

A striking glass balustrade staircase leads to the first floor, where natural light continues to pour in. The master suite provides a private retreat, complete with a sleek en-suite shower room. Three further well-proportioned double bedrooms, many featuring charming arrow-slit windows, are served by a beautifully finished four-piece family bathroom.

The self-contained annexe offers superb additional accommodation, ideal for multi-generational living or guest use. It features an open-plan lounge and dining area, a high-quality kitchen, two spacious and light-filled bedrooms, and a modern family bathroom, along with the added benefit of an integral garage.

Externally, a private driveway leads to both properties, providing extensive off-road parking. The generous lawned gardens create a perfect outdoor setting to relax and entertain, all while enjoying some of the most captivating views the area has to offer.

This is a rare opportunity to acquire a truly special home in a sought-after rural location – offering privacy, space, and luxury living, all within easy reach of local amenities and transport links.

## Client's Perspective

We have enjoyed living at Arbour Barn. The house has stunning wrap around countryside views. We have loved living close to a large farm. The house itself is spacious and with the added benefit of the large annexe it is perfect for multi generational living, office space or a gym.

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## Additional Information

Shared septic tank located on Arbour Barn land

## Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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