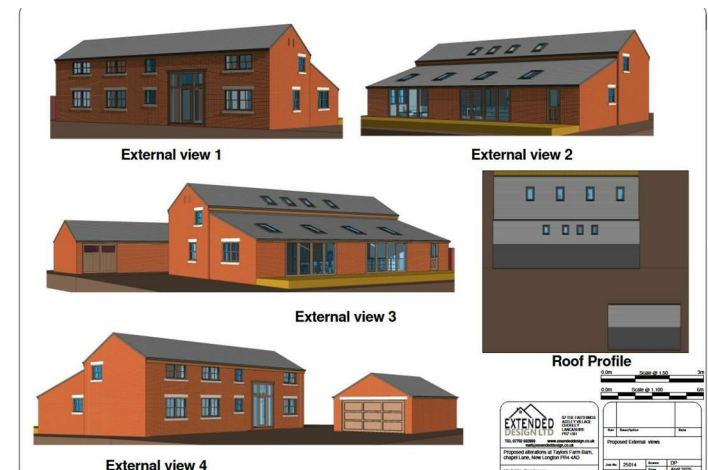




TAYLORS FARM BARN CHAPEL LANE

NEW LONGTON, PRESTON, PR4 4AD

Offers In Excess Of £299,950
FREEHOLD

- 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 • Architect Suggested – Four Bedrooms Three En Suites • Family Room – Kitchen Dining & Sitting • Utility Room & Boot Rooms & Cloaks Store • Downstairs WC • Impressive Entrance Hall & Open Gallery Landing

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Introducing Taylors Farm Barn Chapel Lane...

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.

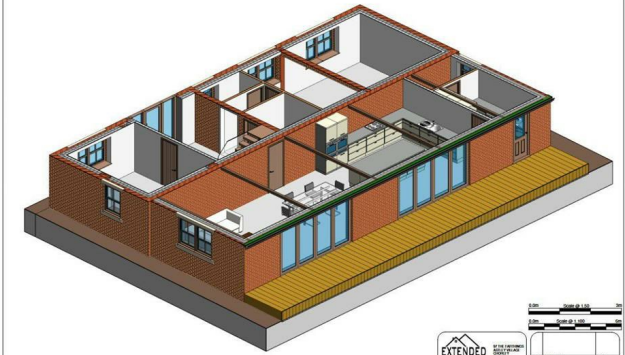
For illustrative purposes, architect's drawings have been prepared to demonstrate the remarkable transformation the building could offer. The proposed scheme showcases an impressive four-bedroom residence, including three first-floor bedrooms, each with its own en-suite facilities, together with a further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

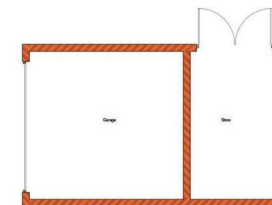
Site visits are essential to fully appreciate the scale, setting and exciting potential on offer.



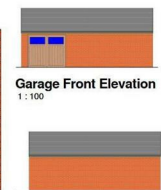
Ground floor internal view 2



Ground floor internal view 1



Garage Ground floor plan
1 : 50



Garage Front Elevation
1 : 100



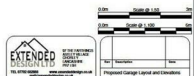
Garage Left Elevation
1 : 100

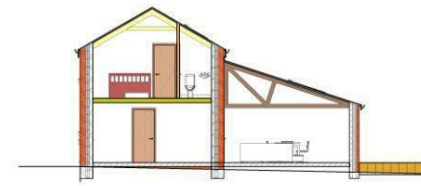


Garage Rear Elevation
1 : 100

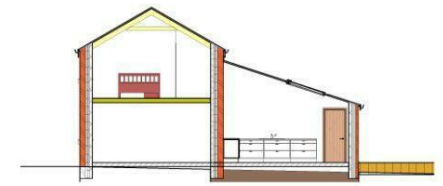


Garage Right Elevation
1 : 100

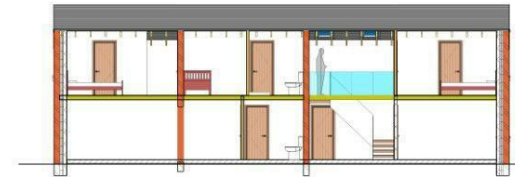




Section 1
1 : 100



Section 2
1 : 100



Section 3
1 : 100



TEL: 07762 882881 www.extendeddesign.co.uk email: info@extendeddesign.co.uk	
Proposed alterations at Taylors Farm Barn, Chapel Lane, New Longton PS14 4AD	
Mr & Mrs Sanderson	

Rev	Description	Date
Proposed Sections		
Issue No.	250214	Drawn
Drawn	DP	DP
Check No.	118	Date
Scale	1 : 100	Scale



TAYLORS FARM BARN CHAPEL

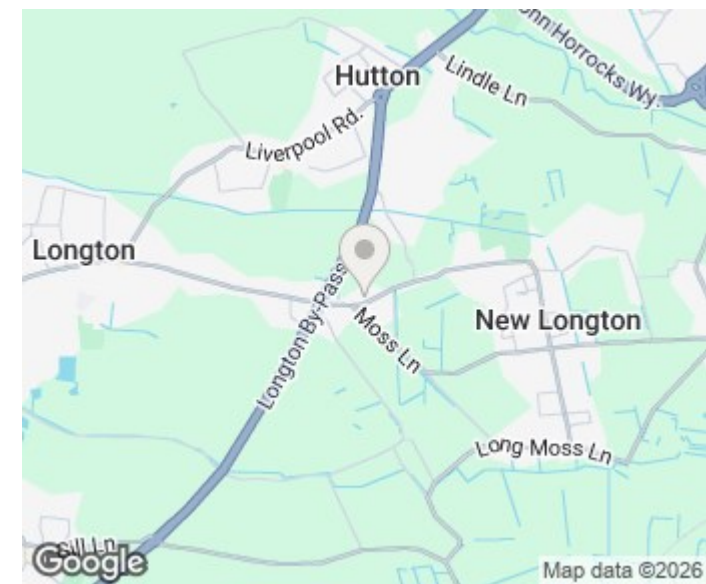
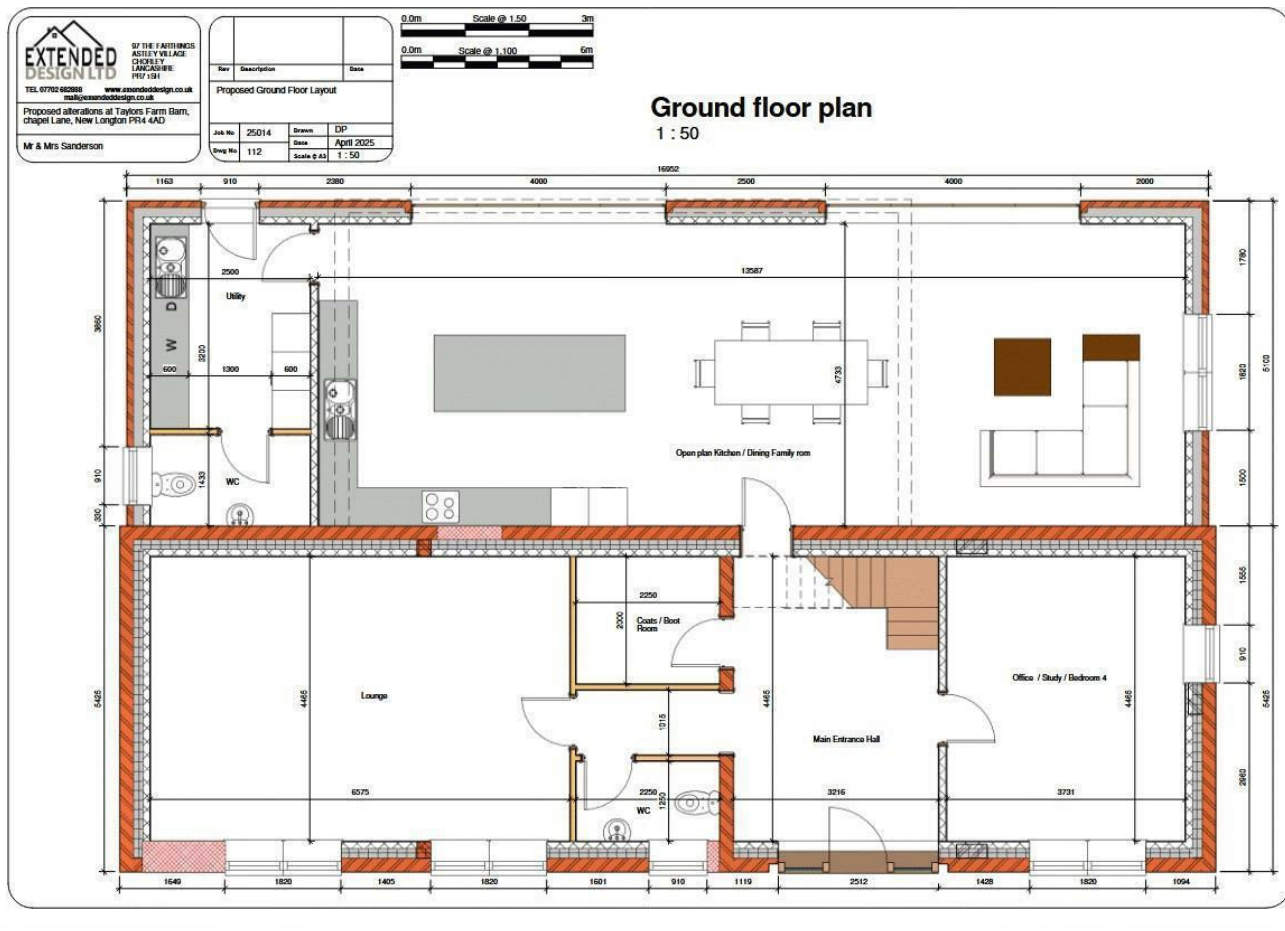
ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band New Build

Viewings – By Appointment Only

Tenure – Freehold



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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