

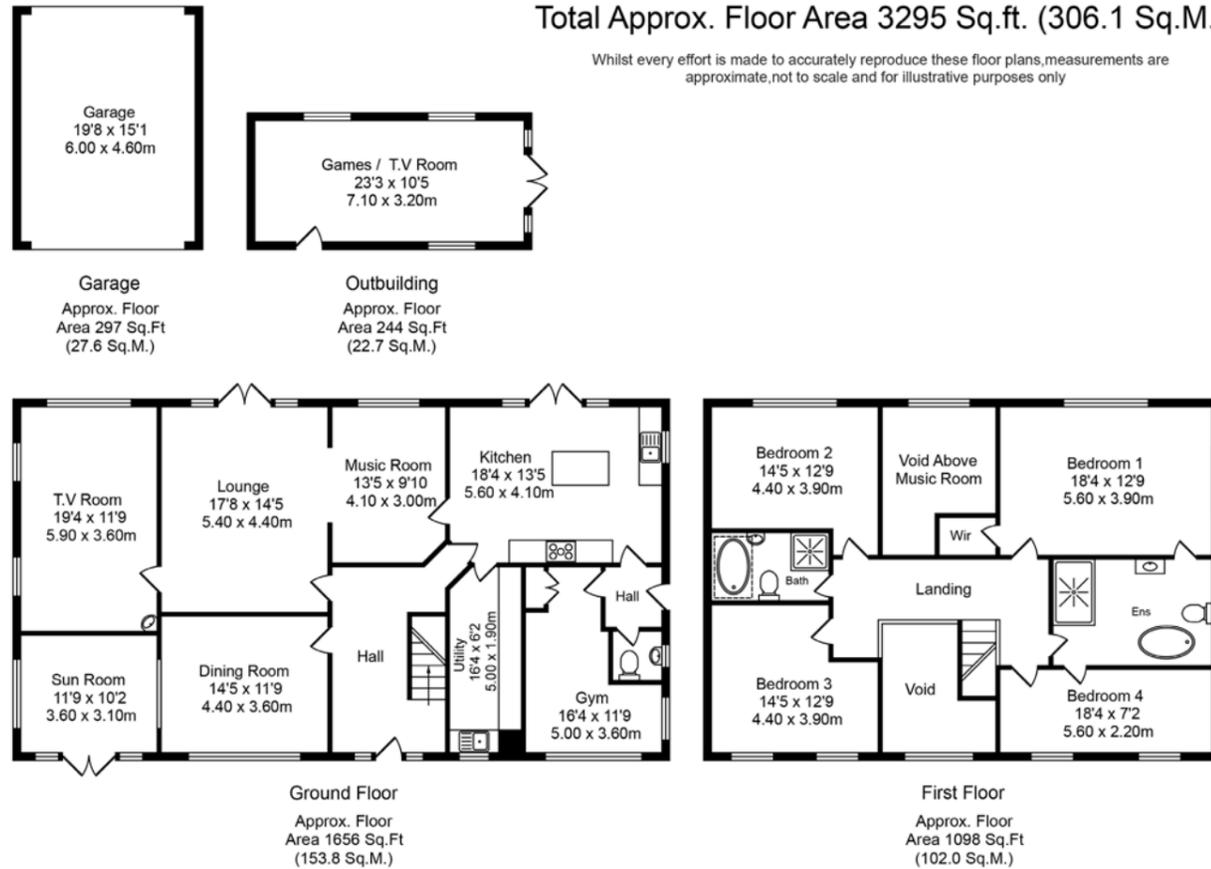


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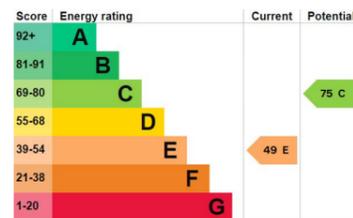
Total Approx. Floor Area 3295 Sq.ft. (306.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to bring to market a rare opportunity to acquire this beautifully presented four-bedroom detached barn conversion, sited privately along Liverpool Road in Bickerstaffe, West Lanes.

Residing within approximately a 0.75-acre plot, this generous modern property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links. All the convenience of modern living is provided within, whilst still retaining a rustic country aesthetic throughout.

Approached via a significant private driveway this extensive barn conversion extends to around 3,300 square foot of contemporary country living accommodation and impresses from all angles. A sweeping chariots driveway approaches the property and provides an abundance of off-road parking, leading up to a detached double garage with front and rear electric door access.

Accessed through the main front door of the property one is received into a vaulted and incredibly bright entrance hallway. The left side of the property enjoys four separate reception rooms, all large in size, with the main lounge being centred around a stunning stone fireplace with recessed multi-fuel log burner. Centrally there resides an impressive and vaulted music room, which could easily be repurposed as a home office if required. This in turn flows through to a bespoke timber fitted farmhouse style premium kitchen, providing an array of wall, base and tower units, featuring a comprehensive selection of integrated and free-standing appliances and is complemented with solid granite work-surfaces and central feature island. An ample dining area is well-lit via modern patio doors, with an adjoining utility room, WC and spacious integrated home gym completing the ground floor accommodation.

The first floor enjoys a modern wooden galleried landing which leads to four well-proportioned double bedrooms, all of which are neutrally decorated and enjoy a beautiful outlook over the surrounding countryside. The main bedroom benefits from a fully lavish tiled en-suite bathroom, whilst a selection of integrated storage facilities complete the modern bedrooms. The main family bathroom also resides to this floor and provides free-standing bath, WC, separate walk-in shower and vanity wash hand basin.

Externally this attractive barn conversion resides within an established plot extending to around 0.75 acres of rolling lawns which are bordered by a selection of trees and shrubs. Not overlooked to any aspect, uninterrupted countryside vistas surround to all angles, with a stunning natural pond feature residing to the side of the property and adding to the charm and character of this unique property. An extensive patio terrace wraps around the rear of the property and provides an ideal environment to entertain and dine al-fresco. Completing the external accommodation is a large, detached annex which resides within one corner of this private plot and is presently utilised as an entertainment room, however, is large enough to be repurposed as ancillary accommodation, home office or summerhouse as required. With generous proportions throughout, a breathtakingly private and picturesque plot and abundance of future potential, internal inspection is highly advised to fully appreciate all on offer within this magnificent contemporary barn conversion.





KEY FEATURES

- Detached Barn Conversion
- Four Bedrooms
- Circa 3295 Square Feet
- Four Reception Rooms
- Premium Farmhouse Style Kitchen
- Large Detached Annex
- 0.75 Acre Plot
- Uninterrupted Countryside Vistas
- Sweeping Chariots Driveway
- Detached Double Garage



