



LAWRENCE ROONEY
ESTATE AGENTS

Little Croft Barn, Long Moss Lane,
Whitestake, Preston, Lancashire

£595,000

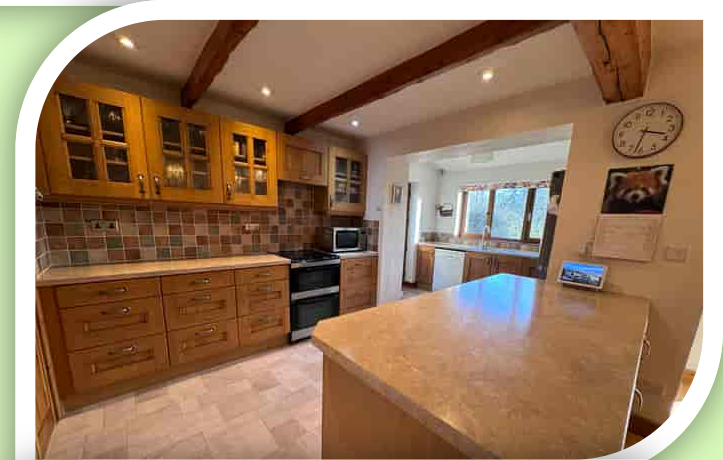
Little Croft Barn, Long Moss Lane, Whitestake, Preston, PR4 4XQ

Charming Barn conversion accessed via a private lane standing in a plot of approximately 0.65 acre bordered by farmland.

- Charming Barn Conversion
- Approximately 0.65 Acre Plot
- Private Lane Access & Rural Setting
- Four Bedrooms
- Three Reception Rooms
- Detached Garage Block
- En-Suite & Four Piece Bathroom
- Rural Views To Side & Rear Elevations

Little Croft Barn, a charming detached barn conversion accessed via a private lane standing in a plot of approximately 0.65 of an acre bordering farmland. Converted by the current owners in 1992 and thought to original date back to the 1700's this spacious family home offers a secluded rural setting sharing the lane with only one other property. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, W.C, lounge with barn door style front window, breakfast kitchen with utility area open to a dining room, spacious family room to the rear, main bedroom with fitted wardrobes, stylish en-suite shower room, dual elevation windows, a further three bedrooms and a four piece family bathroom. Outside, a detached garage block incorporates two garages and a workshop/games room that would suit a wide variety of uses, off road parking and mature garden areas to the front and rear elevations. Little Croft Barn is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised to fully appreciate.





GROUND FLOOR

Access to Little Croft Barn is via the entrance porch having an inner door into the hallway. From the hall there are stairs up to the first floor, front window, laminate flooring and access to the W.C. The lounge is the principle reception room featuring full height barn door style windows, exposed beams, rear window, dado rail, gas fire winin a wooden surround and two radiators. To the rear of the property the fitted kitchen is open plan to a dining area with double doors into a versatile family room. The kitchen is fitted with an excellent range of units, work surfaces with breakfast bar to complement, space for appliances, inset sink/drainer, rear window, external side door and bi-fold door into a utility cupboard where central heating is located. Exposed beams span across into a dining area with laminate flooring and double doors open into: a versatile family room offering a pleasant view down the rear garden through patio doors and rear window, side elevations windows, radiator and laminate flooring.





FIRST FLOOR

Across the first floor there are four bedrooms, en-suite shower room and a four piece family bathroom. The spacious main bedroom features a vaulted ceiling with exposed beams, floor to ceiling arched window, front and rear elevation windows, built in wardrobes and wall light points. Access into a recently updated en-suite shower room fitted with a walk in shower cubicle with a multi-shower head tower, vanity unit with wash hand basin, W.C and beautifully tiled to complement. The second double bedroom has dual elevation windows, the rear has a rural view over the rear garden and farmland beyond the boundaries. Bedroom three will fit a kingsize bed, a useful dressing area has space for wardrobes or even a desk. The fourth bedroom has a side window that is incorporated into the original hayloft side door and an additional front window. A family bathroom is fitted with a white four piece suite comprising: panelled bath, step in shower cubicle, pedestal wash hand basin and low level W.C.



OUTSIDE

Accessed via a private lane Little Croft stands in a plot that measures approximately 0.65 of an acre bordering farm land to the side and rear elevations. The front parcel of garden is laid to lawn with established hedging to the boundaries, block paved driveway offers ample off road parking for several vehicles and access to a garage block. This detached building has two garage with remote control roller shutter doors and a useful room ideal as a workshop/games room or home office. The extensive rear garden is laid to lawn, paved patio, shrub borders, mature tree specimens and hedging to the boundaries.

GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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