



LAWRENCE ROONEY
ESTATE AGENTS

**Leyland Bridge Barn, Lea Road, Lea,
Preston, Lancashire PR2**

£675,000

Leyland Bridge Barn, Lea Road, Lea, Preston, Lancashire, PR2

Captivating detached barn conversion standing in approximately 0.25 of an acre with open views to the rear over farmland.

- Charming & Unique Barn Conversion
- Five Bedrooms
- Two En-Suite & Four Piece Bathroom
- Four Reception Spaces
- Approx 0.25 Acre Plot
- Solar Panels, Air Source Heat Pump & Under Floor Heating
- Open Views Over Farmland To The Rear & Side
- Outbuilding/Workshop & Summer House
- Abundance of Character & Original Features

Captivating detached barn conversion standing in a plot of approximately 0.25 of an acre with open views over farmland to the rear. Leyland Bridge Barn offers the charm and character of a by-gone era effortlessly combined with modern living refinements along with some of the latest energy saving technology. The beautifully presented living accommodation is arranged over two inviting levels with the highlights being the grand entrance with galleried landing above, five bedrooms, four receptions and three bathrooms. The living and private spaces comprise: entrance hall/family room with a rustic brick fireplace and wood burner, galleried landing above, lounge with second wood burner, impressive kitchen/diner, utility room, plant room, inner hallway, cloakroom, snug/playroom, office/gym, galleried landing with beams and vaulted ceiling, principal bedroom suite has a dressing room and en-suite, second double bedroom has an en-suite shower room, three further bedrooms and a four piece bathroom suite with porthole style window. Outside the extensive gated driveway offers ample off road parking and an electric car charge point, useful outbuilding/store, generous garden areas, summer house, decking and a pleasant rural vista over farmland to the rear. A recently installed air source heat pump supplies hot water and powers the underfloor heating system to the whole property and in addition solar panels are installed to help reduce energy costs. An internal inspection is the only way to fully appreciate this unique property.





GROUND FLOOR

The accommodation is accessed via the entrance hallway stepping through double doors into a spacious multi use space with feature fireplace with log burning stove, tiled floor with underfloor heating, Oak stairs ascends to the galleried landing above with a vaulted ceiling having exposed beams, trusses and two motorised Velux roof lights. The main reception room is the spacious lounge featuring a fireplace with log burner, rear window with bespoke shutters, tiled floor with underfloor heating and an external door. The dining kitchen is fitted with an extensive range of hand built units, contrasting Granite work surfaces and up stands to complement, Belfast sink, range cooker within a feature housing, integrated appliances, dual elevation windows, drinks unit with wine chiller, stable door and tiled floor. Latched door to a useful utility room and plant room. An inner hall with external door could also be used as an entrance and gives access to two further reception rooms which can be utilised for a number of uses.





FIRST FLOOR

The private spaces are accessed via the landing, the principal bedroom suite features a brick archway, rear window with bespoke shutters offers a pleasant rural vista over the rear garden and fields beyond, dressing room and a four piece ensuite shower room. The second double bedroom is serviced by a three piece en-suite shower room. A further three bedrooms are serviced by a luxurious four piece bathroom the highlight being free standing double end bath sat beneath a port hole style window.

OUTSIDE

The extensive driveway offers ample off road park for several vehicles and an electric car charge point. Gated access to a side patio area, established lawn gardens to the rear and side elevations that are flanked by farmland, large deck is perfect for outdoor entertaining, outbuilding offers a multitude of uses and a summer house with power is currently utilised as a



home spa.

ENTRANCE HALL/FAMILY ROOM

16' 0" x 22' 3" (4.88m x 6.78m)

LOUNGE

13' 3" x 21' 7" (4.04m x 6.58m)

KITCHEN DINER

22' 9" x 11' 3" (6.93m x 3.43m)

GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.

1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2570 sq.ft. (238.7 sq.m.) approx.

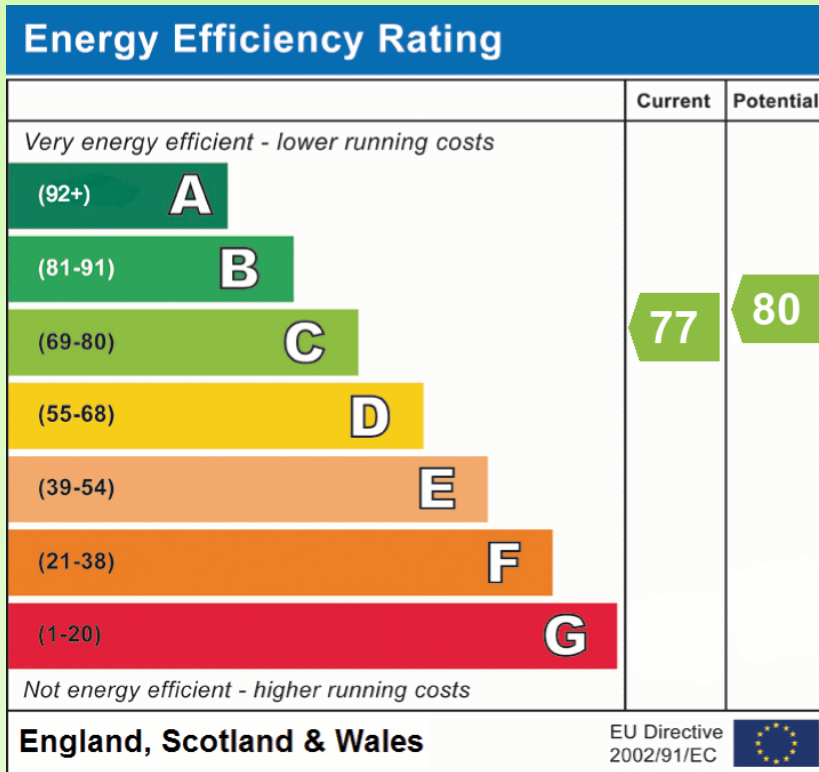
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