



LAWRENCE ROONEY
ESTATE AGENTS

**1 Ranch House Barn, Brownhill
Lane, Longton, Preston, Lancashire**

£525,000

1 Ranch House Barn, Brownhill Lane, Longton, Preston, PR4 4SJ

Beautiful barn conversion positioned in a peaceful cul-de-sac at the end of a private driveway

- Beautiful Barn Conversion
- End Of A Private Road
- Four Bedrooms
- Two En-Suite & Four Piece Bathroom
- Approximately 1/3 Acre Plot
- Three Reception Rooms & Home Office
- Large Attached Garage
- Easy Reach To Schools & Amenities
- Council Tax Band F
- South Facing Rear Garden

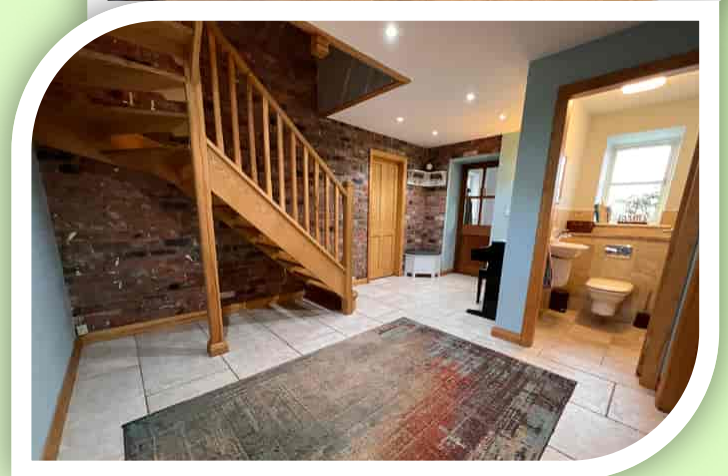
Situated within a peaceful cul-de-sac accessed via a private driveway, this stunning semi-detached barn conversion offers four bedrooms, two en-suite four piece bathroom and a large south facing rear garden. A superb family home with a plot extending to approximately 1/3 of an acre and well planned living accommodation arranged over inviting three levels comprising: entrance porch, hallway, office/sitting room, rear lounge, dining room open plan into a fitted kitchen, large attached garage, main bedroom with en-suite bathroom. to the second floor, three bedrooms, en-suite and four piece family bathroom to the first floor. Outside parking spaces to the front and an extensive rear garden with a southern aspect. The property is warmed via an oil fired central heating system, underfloor to the ground floor and benefits from double-glazing throughout. Viewing is highly advised to fully appreciate the charm and location this property has to offer.

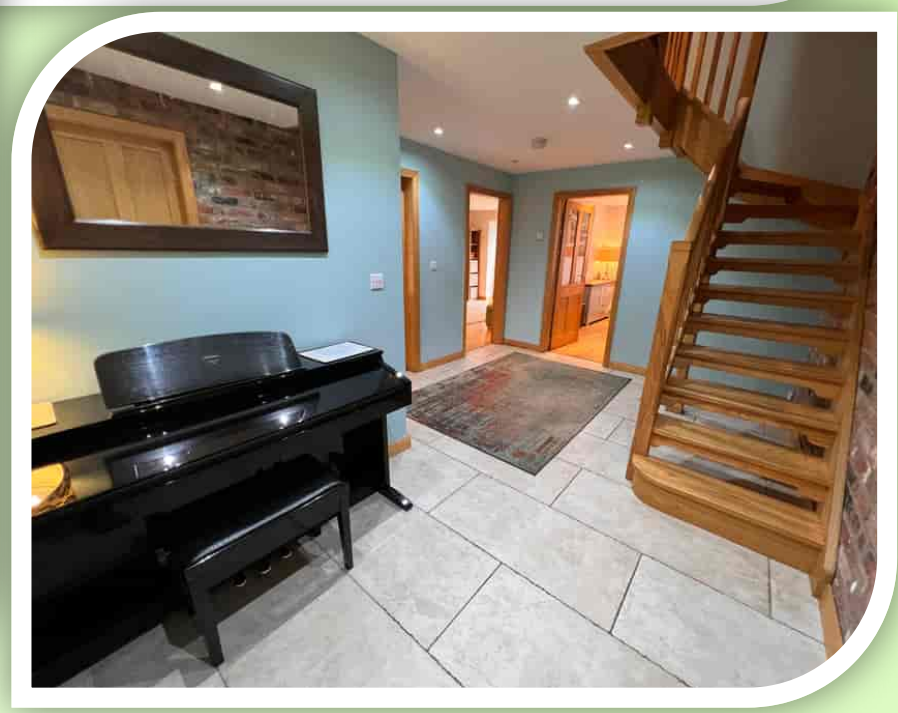
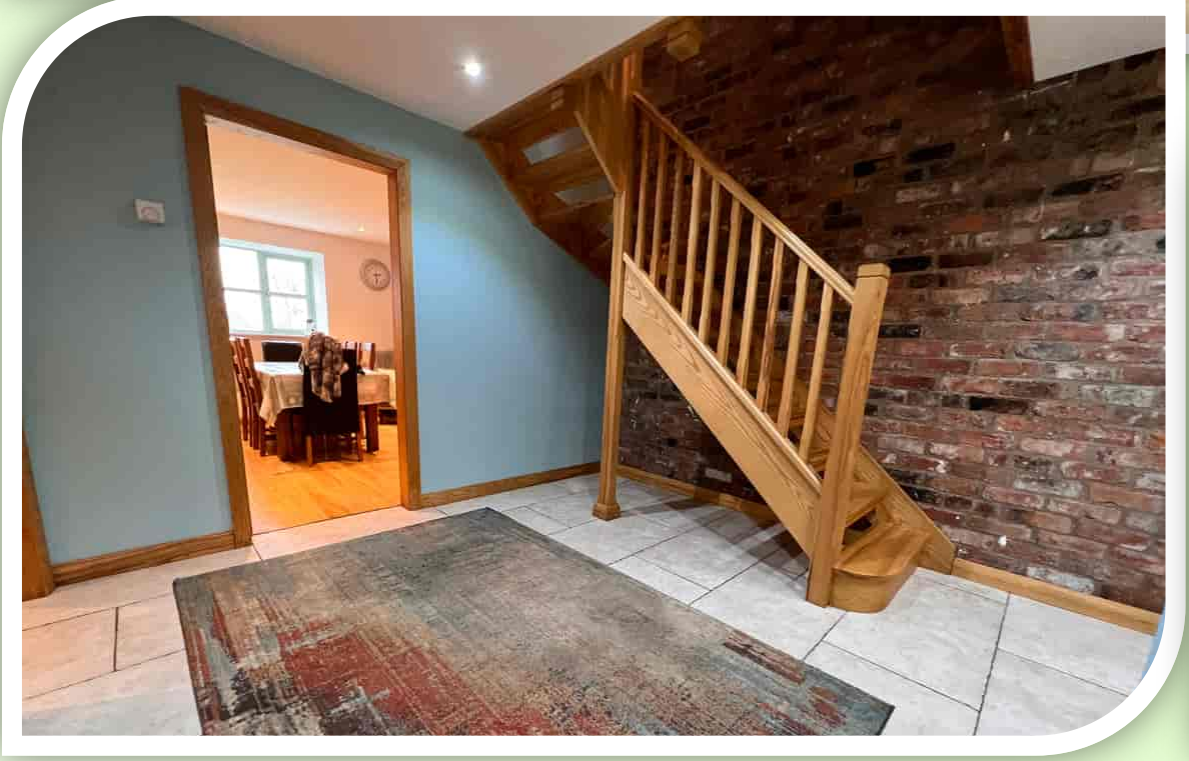




GROUND FLOOR

Access to the property is via the entrance porch and through into the impressive hallway with Oak staircase ascending to the first floor, rustic brick elevation and door into the attached garage with a utility area. To the front a versatile reception room ideal as a sitting room or even home office. The principal reception room is the rear lounge having sliding patio doors opening out onto the rear garden, wooden flooring and a log burner set on a stone hearth within a tiled recess. Ideal for modern day family life is the open plan arrangement of a dining/family room with a stylish fitted kitchen. The kitchen is fitted with an extensive range of units with contrasting Granite work surfaces and matching up stands to complement, under set sink, built in oven, hob, integrated dishwasher, tiled floor, stable door and space for an American style fridge/freezer.







FIRST FLOOR

At first floor the second bedroom offers a pleasant view over the rear garden and has access to a three piece en-suite shower room, two further double bedrooms and a four piece family bathroom fitted with: a double end spa bath, step in shower cubicle, wash hand basin and low level W.C.

SECOND FLOOR

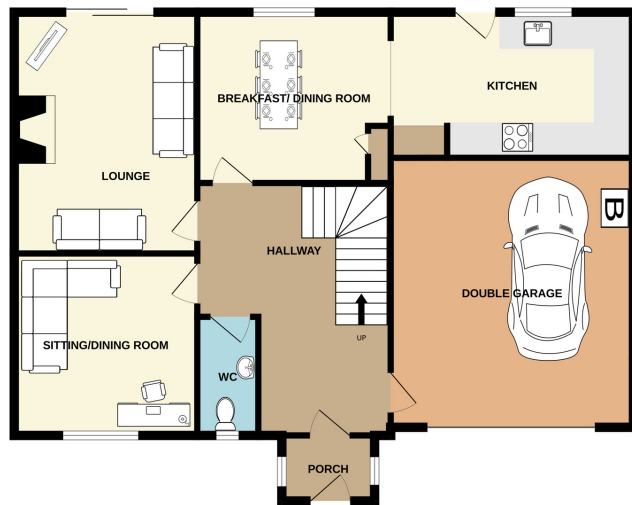
To the second floor the spacious main bedroom has wooden flooring, Velux roof light, eaves storage access, exposed beams and access to an en-suite bathroom fitted with a three piece suite comprising: double end panelled bath, pedestal wash hand basin and low level W.C.



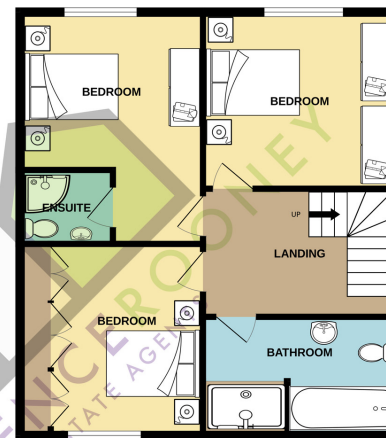
OUTSIDE

To the front ample parking available for several vehicles, gated side access leads to an extensive rear garden. The rear garden is mostly laid to lawn, paved patio area, established hedging to the boundaries and trees.

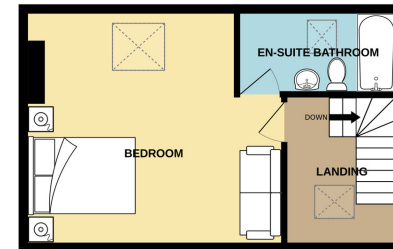
GROUND FLOOR



1ST FLOOR



2ND 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.
 Made with Metropix ©2023

Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Lawrence Rooney Estate Agents
3 Oak Gardens, Longton, Lancashire PR4 5XP
01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK