



**LAWRENCE ROONEY**  
ESTATE AGENTS

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

**£550,000**

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

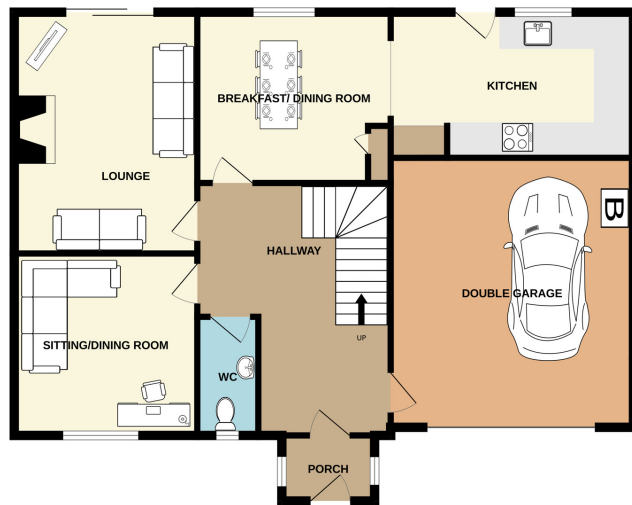
To the second floor the spacious main bedroom has wooden flooring, Velux roof light, eaves storage access, exposed beams and access to an en-suite bathroom fitted with a three piece suite comprising: double end panelled bath, pedestal wash hand basin and low level W.C.



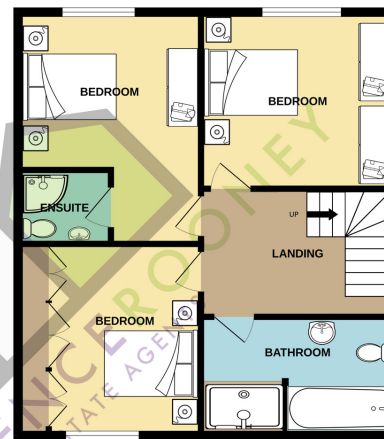
## OUTSIDE

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.

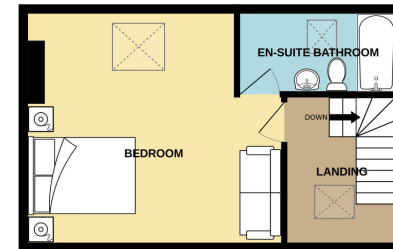
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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