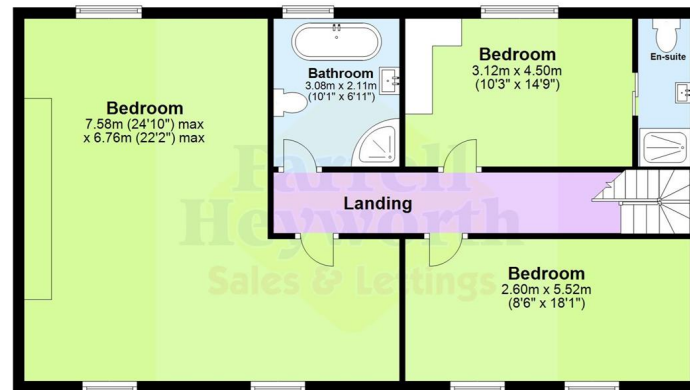


O.O
£550,000

Dunkirk Lane, Leyland
PR26



Leyland
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01772 624150

Email: leyland@farrellheyworth.co.uk

https://www.farrellheyworth.co.uk/leyland



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Stunning Barn Conversion Straight From Lancashire Life**
- **Flexible Family Accommodation and Amazingly Appointed Everywhere**
- **Lounge, Sitting Room, Snug, Reception Hallway, Fitted Kitchen**
- **Fitted Bathrooms, Five Bedrooms, Utility, Gardens & Drive**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that 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.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

www.farrellheyworth.co.uk



"Rose Cottage" is a beautiful five-bedroom "Tardis" like barn conversion offering a flexible family home which is simply brimming with personality and charm. The current owners have complimented the property's traditional elements including authentic beams, exposed brickwork and handsome facade with all the modern luxuries a family could need and the home's practical flowing floor plan is just perfect for everyday family living and now provides a home straight from Lancashire Life and is stunningly appointed, a home that dreams are made of.

Internal inspection is highly recommended and will reveal living areas that have been upgraded to an extremely high standard with tasteful decor and quality fixtures and fittings including a stylish kitchen and quite breath taking four-piece bathroom. Brief accommodation highlights include a welcoming reception hallway, a cosy sitting room, a huge lounge and dining area which offers French doors out into the gardens and features a contemporary frameless inset fireplace. The fabulous open plan dining kitchen affords a abundance of modern wall and base units with extensive workspace, a centre island, a breakfast area and an integrated oven and hob, fridge, freezer and dishwasher. The formal living areas are rounded off with a cosy snug and a practical utility room (currently combined as a gym) with the ground floor completed by bedrooms four and five and a stunning four-piece family bathroom with standalone bath and walk-in glass screen shower as well as a separate practical WC positioned in the utility room.

On the first floor there are three good-sized double bedrooms and a four-piece family bathroom with the master bedroom having fitted wardrobes and the large master suite displaying gorgeous original beams and a feature brick-built fireplace. The second bathroom also includes a standalone bath, low level wc, corner shower unit and pedestal wash hand basin. In addition bedroom four has an en suite.

Externally there are gardens to the front with well-kept lawns and planted borders, also to the front there is ample parking on the block paved driveway with gated access at the side. The rear garden is mainly laid to lawn with planted borders and a raised decking patio area for outdoor dining and entertaining.

Tenure: Freehold
Council Tax: Band E





