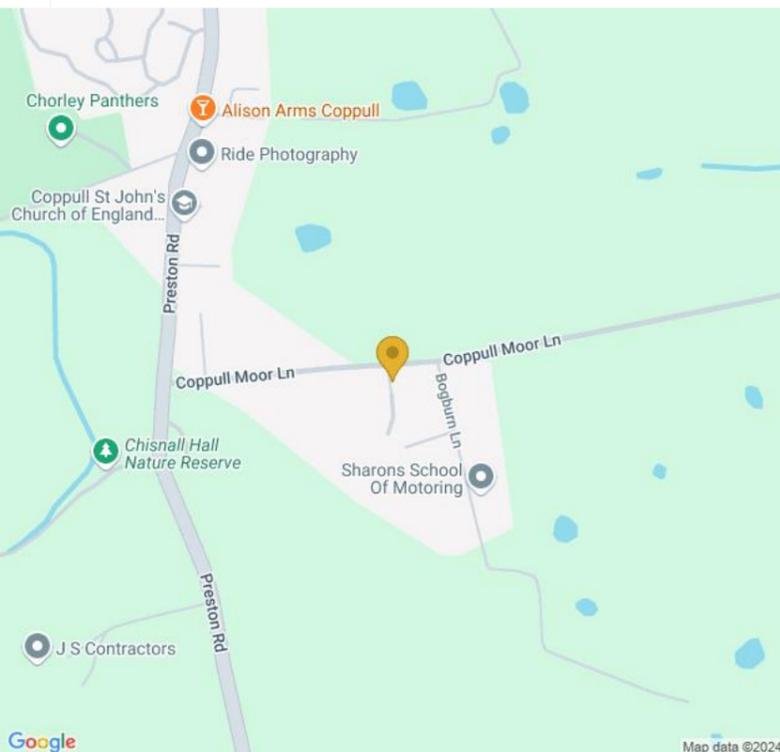


**O.I.R.O**  
**£1,350,000**

Coppull Moor Lane,  
Coppull, Chorley PR7



**Chorley**  
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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Detached Five Bedroom Barn Conversion on an Extensive Plot**
- **Range of Outbuildings and Equestrian Facilities**
- **Land to Rent To the Rear and Side of the Property**
- **Floodlit Manege, Paddock within a Rural Position. Approx 1.9 Acre**

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



Moor Barn comprises a well-appointed established detached five bedroom detached barn conversion set within a total plot size of just under 2 acres.

The property benefits from a range of outbuildings and equestrian facilities expected of a rural property of this nature. With a detached double garage and office/gym room above and various other substantial outbuildings, prospective purchasers are offered plenty of private space for family enjoyment, leisure and home working. The equestrian facilities include stables, floodlit manege and a grass paddock.

Moor Barn occupies an open rural position off Coppull Moor Lane between the villages of Coppull to the north and Standish to the south and is conveniently positioned for easy access to major motorway connections (Junction 27 of M6 and Junction 7 of M61). The local towns such as Chorley, Wigan offer a wide range of local amenities including shops, restaurants, schools, public transport links and sporting facilities.

Ground floor has a kitchen/family area featuring a wood fitted kitchen, centre island and Range Master induction cooker. The family area offers a large space including stove and bi-folding doors out onto the south facing garden, utility room, downstairs wetroom, study/playroom, plant room, entrance with reception area, lounge.

The first floor comprises five bedrooms, bathroom and en suite with the master bedroom having its own access to the bathroom.

Externally to the rear of the barn is a large patio area and stone paths leading to the front of the barn which is enclosed by an attractive brick wall and double gates. Beyond the patio is a large south facing lawned garden with outside entertaining area.

Adjacent to the barn is a double detached brick built garage, the garage provides first floor accommodation via an internal staircase to a reception or office area. Situated towards the south east of the property are three outbuildings: A double height part brick and traditional stone barn with electric roller shutter door and slate roof. A single storey brick built building with slate roof and electric roller shutter door. A part stone and timber equestrian barn, this building contains a storage area for horse feed and bedding along with six concrete block stable boxes with timber doors. A manege with timber and rail perimeter fence and sand surface is situated to the east of the property and linked to the equestrian barn by a concrete yard. To the





