

**£995,000**

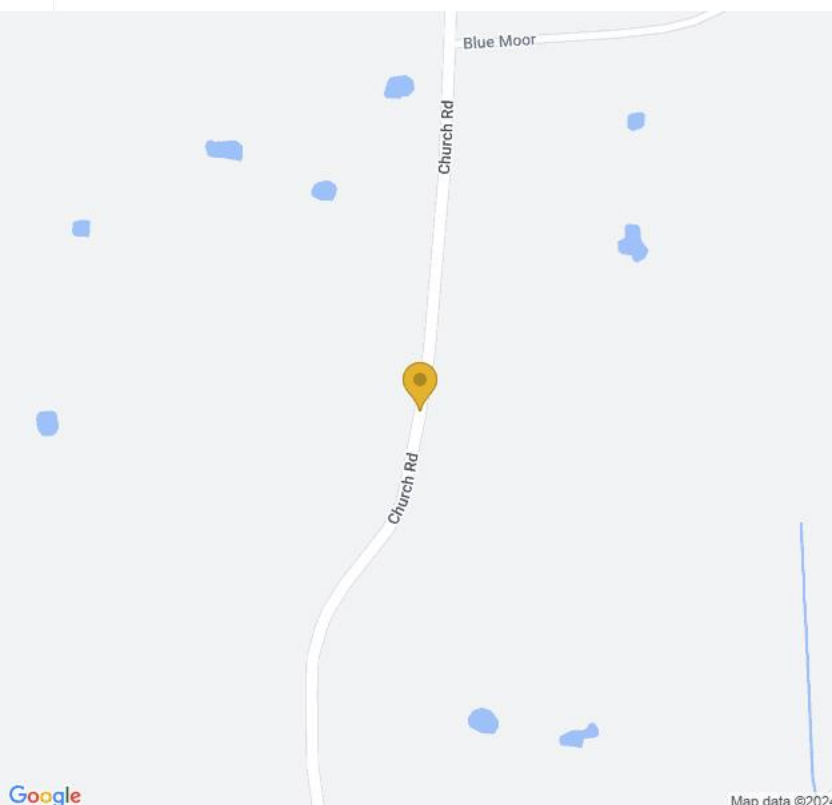
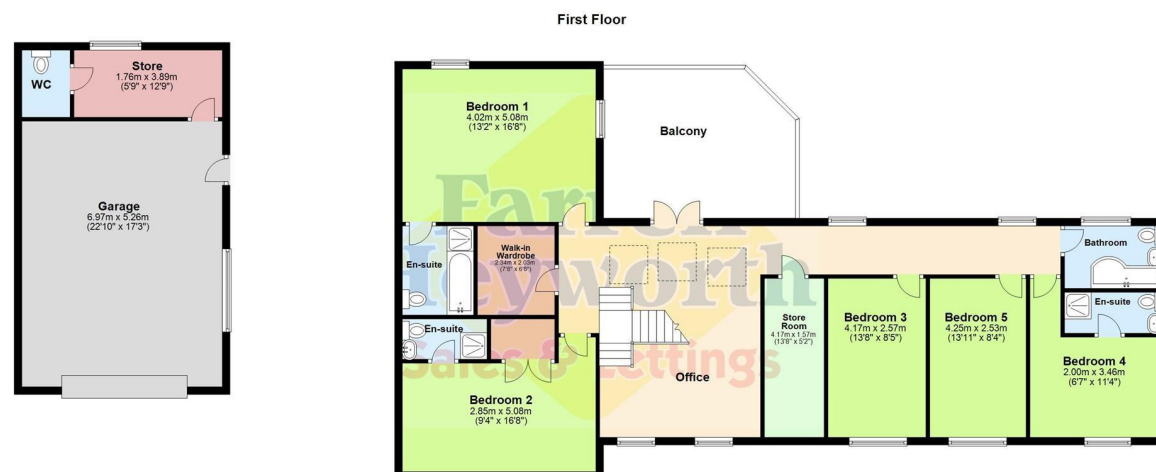
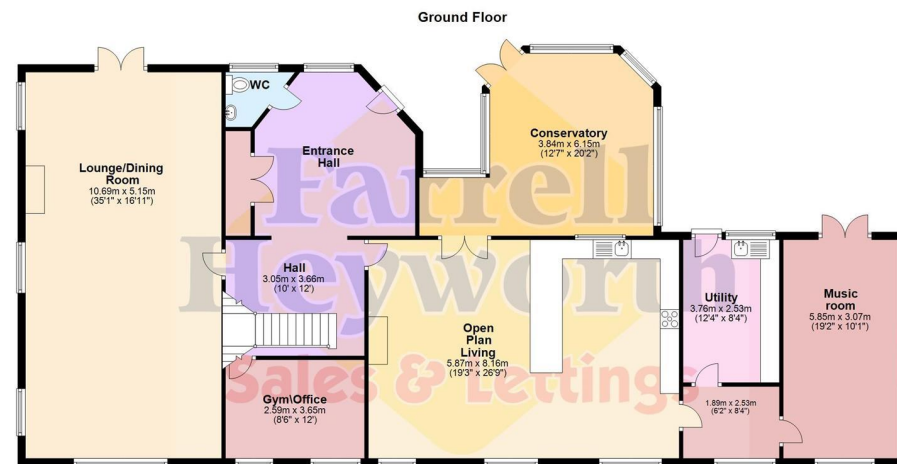
Church Road, Treales,  
Preston PR4



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Stunning Five Bedroom Detached Home In Fantastic Location.**
- **Great Size Lounge, Open Plan Kitchen and Dining, Conservatory.**
- **Home Office, Music Room, Garage, Stunning Landscape Gardens.**
- **Woodland Area, Alfresco Dining Area, A Must See Property!**

**EPC F**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



**Farrell  
Heyworth**  
Sales & Lettings

**St Annes  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 720500  
Email: [stannes@farrellheyworth.co.uk](mailto:stannes@farrellheyworth.co.uk)  
[https://www.farrellheyworth.co.uk/st\\_annes](https://www.farrellheyworth.co.uk/st_annes)**

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

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.





Welcome to Carrsfield Barn. A truly exceptional stand alone property featuring fine craftsmanship. Carrsfield Barn oozes charm and character that runs seamlessly into contemporary living accommodation which is a real credit to its current owners.

This magnificent property is located in this very popular rural location of Treales village and is set in approx. one acre of land with breath taking landscape gardens, alfresco dining area, water feature and its very own woodlands.

Internally the property comprises entrance hall, great size main lounge with feature fireplace and windows to front and rear, open plan kitchen family room with feature beams, feature island, integrated appliances double oven and wine cooler. Further to the ground floor there is a second reception that is currently being used as a music studio, a utility room, conservatory, further reception room, WC and the added advantage of a lift to the first floor.

To the first floor there is an outstanding size landing that has far reaching views and is ideal for home office plus there is double glazed patio doors that lead out the roof terrace that over looks the rear garden. Further to the first floor there are five great size bedrooms with walk-in wardrobes and en-suite to the master bedroom, en-suites to bedroom two and three, plus a family bathroom. Please note that the loft is boarded and has a pull down ladder.

Externally there ample driveway parking and a double detached garage.

Viewing is highly recommended to appreciate the size and quality that Carrsfield Barn has to offer.

