

# SHP

Smith Hodgkinson Pickervance

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**WEST BARN  
OFF BURY LANE  
WITHNELL  
NR CHORLEY  
PR6 8SD**

**Asking Price £ 695,000**

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB  
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## Description

West Barn is an impressive spacious barn conversion which is immaculately presented, has an excellent layout also with the benefit of extensive private gardens, a recently constructed double garage and a grazing paddock opposite extending to 1.40 acres or thereabouts.

Forming a one-off conversion of two individual attached rural dwellings and located in an exclusive countryside setting between Withnell and Brinscall villages in the county of Lancashire, situated overlooking the valley and open countryside beyond, West Barn has excellent access to local schools and amenities and is within a short distance of M61 junc.8 and M65 junc.3

The property is built of local stone under pitch slate roof with five good size double bedrooms, four receptions, breakfast kitchen, family bathroom, ensuite bathroom, as follows;

**Accommodation** *(All dimensions are approximate)*

### Entrance Hall 3.37m x 2.27m

An open entrance hall with solid pitch pine external entrance doors, tile floor, exposed oak beam ceiling, spindled staircase leading into the lounge. Stairs to first floor.

### Office 3.29m x 3.23m (max)

Exposed oak beam ceiling, open under stairs storage, tile floor, BT point, wall shelving, window to front elevation.



### Lounge 6.77m (max) x 7.59

A spacious family lounge with 'Clearview' cast iron multi-fuel stove in stone surround and flagged hearth, French doors leading on to rear patio and gardens with valley views of open countryside. Exposed oak beam ceiling. Wall lighting. BT point, TV point. Spindled staircase leading up to dining room.



**Dining / Entertaining Room 4.58m x 4.62m**

Perfect for entertaining this stylish dining room offers feature living flame cast iron gas stove on stone flagged hearth, exposed oak beam ceiling, covered radiator, inset ceiling dimmer spotlighting, views across open fields to Brinscall Village.

**Breakfast Room 4.23m x 3.84m**

A casual dining room with exposed oak beam ceiling, tile floor, TV point, feature stone flagged hearth, views of the garden and open countryside.



**Kitchen 3.32m x 6.27m**

Bespoke fitted farmhouse style kitchen in French oak by 'Arthur Bonnet' with under spotlighting to wall units and complimentary solid quartz cream worktops, 1½ bowl inset sink unit, Cannon range gas cooker with extractor hood over, electric cooker point, integral fridge, plumbed for automatic washing machine and dishwasher, solid stone flag floor, BT point. Exposed oak beam and purlin ceiling. Inset ceiling spotlights. Hand made shaker style egg shell hand made providing further storage cupboards housing wall mounted Vaillant combi-gas boiler. Light oak side entrance door. Louvre covered radiator.

**Downstairs WC / Cloaks 1.91m x 1.19m**

Recently fitted Jacuzzi low flush WC and wash hand basin. Cloaks rack, tile floor, extractor fan.

**First Floor****Landing 2.34m x 7.28m**

Split level landing. Loft hatch leading to expansive loft area which has majority boarded with velux roof light.

**Master Bedroom 4.63m x 4.57m**

A spacious master bedroom with side and front aspects with views of open countryside, exposed beam ceiling.

**Bedroom 2 5.19m x 3.57m**

Spacious light and airy with a vaulted ceiling this double bedroom has views to the side across open fields to Brinscall Village, aswell as a velux window to the rear with views of open countryside. Eaves storage,exposed beam ceiling.



**Family Bathroom 3.84m x 4.21m**

Newly fitted bespoke white bathroom suite by Kohler comprising a central feature contemporary stand alone bath with chrome mixer stand taps and shower attachment, Matki double walk-in shower cubicle with deluge shower head & hand held shower attachment, bidet, low level flush WC, modern wash hand basin with LCD lighted vanity mirror & storage unit. Fitted Bespoke bathroom storage cupboard by Kohler. Inset ceiling spot lighting, extractor fan. Eaves storage, Velux window, 2 x chrome heated towel rails. Underfloor heating.



**Bedroom 3 5.42m x 3.90m**

Another spacious double bedroom with ensuite, eaves storage, two velux windows with views of open countryside.



**En-Suite Bathroom 2.18m (max) x 2.26m (max)**

Contemporary Bespoke white ensuite range by Jacuzzi featuring low flush WC, wash hand basin. Walk-in shower cubicle by Matki, modern wall mounted vanity unit. Slate effect tile floor, contemporary tile walls, chrome heated towel rail, extractor fan. Underfloor heating.



**Bedroom 4 3.36m (max) x 3.68m**

Double bedroom, full length picture window to front, vaulted ceiling with velux roof light.

**Bedroom 5 3.30m x 3.27m**

Double bedroom currently used as study, window to front, BT point.



### **Garage & Gardens**

There is an expansive private rear garden with a raised patio leading from the lounge. Steps leading down to the lower lawned and bordered garden and private hardstand areas for parking and/or caravan storage. The gardens are enclosed with a solid stone wall with mature tree borders with stunning views of open countryside including Darwen Tower and Winter Hill.



### **Double Garage**

Recently built detached double garage 7.2m x 6.9m, several electric points, strip lighting and overhead storage with twin electric up and over doors, built of stone facing walls under pitch tile roof.



### **Grazing Land**

There are approximately 1.40 acres of grazing land opposite the property with good access via a private track.



### **SERVICES**

Mains water, electricity and gas. Shared septic tank drainage. Gas fired central heating system. Double glazing throughout.

### **COUNCIL TAX**

Chorley Borough Council tax band 'F'

### **TENURE**

We are advised that the property is held freehold with vacant possession available.

### **ASKING PRICE**

£695,000

### **VIEWING**

Viewing is essential to appreciate the standard and spaciousness of accommodation. Strictly by appointment through our Preston Office. 01772 555403

**DIRECTIONS**

From M65 junc.3 head south along Chorley Road (A674). Turn left after 600m into Bury Lane and into Withnell village. West Barn is located along a private track on the right immediately before a row of cottages, opposite the church. The property is located on the left, denoted by our 'For Sale' board.

**FINANCE**

SHP VALUERS are able to provide introductions to lending institutions specialising in rural land and property finance.