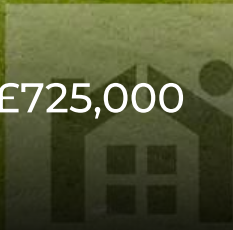




Runshaw Lane, Euxton

PR7 6HB

£725,000







Wonderfully spacious and beautiful four bedroom barn conversion with exposed beams, log burning stove, imposing entrance hallway and having c 3,000 square feet of accommodation to offer. Available with no upward chain. Tucked away, just off Runshaw Lane the property has a detached double garage and off road parking for several vehicles with a private seating area to the side. Stroll past the front and side gardens to the main entrance and step into the welcoming hallway, which can also make a glorious formal dining room, with galleried landing, exposed beams and wooden flooring. The living room is both spacious and cosy and benefits from a log burning stove set in a brick hearth. To the opposite side of the property is the study with a range of fitted office furniture just right for those who need to work from home and cloakroom comprising wash hand basin and wc. To the rear is the heart of the house in the form of a snug, dining area and kitchen comprising a range of wall and base units with granite work surfaces and breakfast bar, kickboard lighting and integrated appliances including dishwasher, electric oven and multi oven, induction hob and space, power and plumbing for an American style fridge freezer. Adjacent is an internal hallway with second cloakroom comprising wash hand basin and wc, and leading to the boot room with tiled flooring, Belfast sink, Vaillant combi boiler, space, power and plumbing for additional appliances – an excellent space to dry off muddy pets and children.

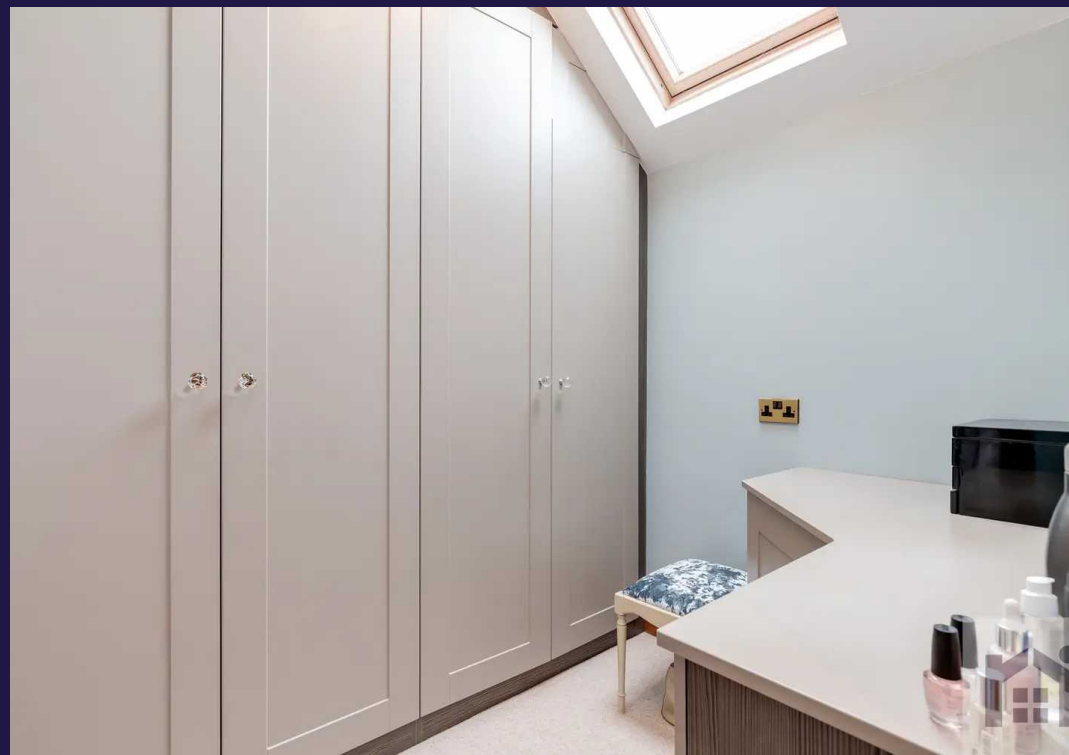






Externally the rear garden is lovely and private with a large lawn bordered by mature hedging and secure fencing with views from one of the seating areas over fields and trees. With a sun terrace accessed from the house through double doors this is the perfect place to relax and entertain. To the first floor the galleried landing overlooks the hallway and gives on to all rooms. Bedroom one has plenty of natural light from windows to two elevations, built in wardrobes, dressing room and en suite comprising bath, wash hand basin, wc and rainfall shower in cubicle. Bedrooms two and three also have built in wardrobes and bedroom four is currently used as an additional home office. The family bathroom comprises bath, wash hand basin, wc and mixer shower in cubicle. The landing also has ladder access to the large loft room, which is boarded, carpeted and benefits from power, light and heating with natural light from a Velux style window. Within easy reach of Worden Park, Leyland town centre, primary transport routes, a number of schools and Runshaw College this is a first class family home.















Wonderfully spacious and beautiful four bedroom barn conversion with exposed beams, log burning stove, imposing entrance hallway and having c 3,000 square feet of accommodation to offer. Available with no upward chain. Council Tax band: G

Tenure: Freehold

- Beautiful barn conversion
- Four bedrooms
- 3,000 square feet of accommodation
- Detached double garage
- Video tour
- No upward chain



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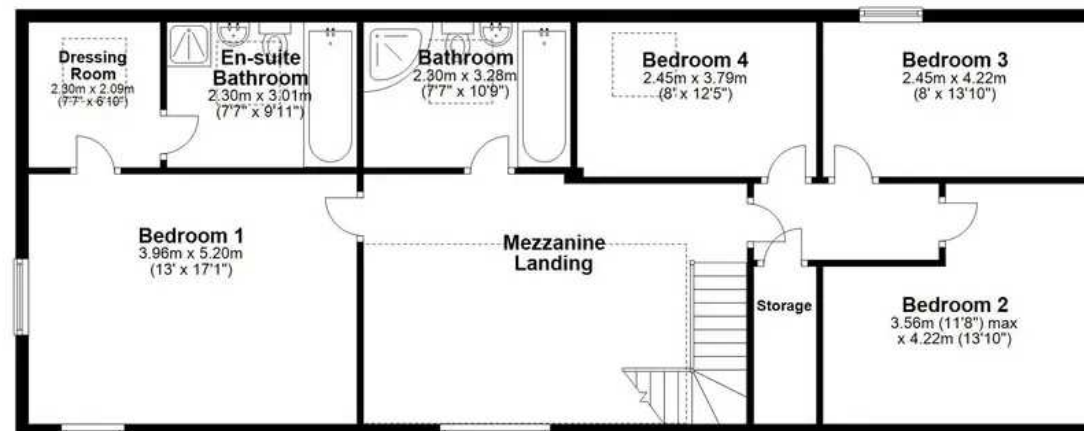
## Ground Floor

Approx. 172.9 sq. metres (1861.3 sq. feet)



## First Floor

Approx. 106.7 sq. metres (1148.8 sq. feet)



Total area: approx. 279.6 sq. metres (3010.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.