



**CHURCH HOUSE BARN, SOUTH ROAD,
BRETHERTON, PR26 9AJ**

**Angela Burnett & Company
12 New Street
Mawdesley
Lancashire
L40 2QP
01704 821393**

CHURCH HOUSE BARN, SOUTH ROAD, BRETHERTON, PR26 9AJ

PRICE ON APPLICATION

A five bedroom barn set along a private lane off South Road, exuding character and charm with delightful private rear gardens and views over farmland. Three receptions, farmhouse kitchen and stunning oak framed garden room. Cobbled courtyard frontage providing parking space and leading to the double garage and store.

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Church House Barn truly is one of the finest properties of its kind. Offered for sale for the first time in almost 40 years, and converted by the current owners from a large barn, this 5 bedroom country home has charm and character around every corner. Through the use of reclaimed materials, this home has been crafted and lovingly extended over the years into a truly impressive home, steeped in local history.

Nestled at the end of a private lane off South Road, this beautiful family home exudes character and charm from every angle. This home of distinction impresses from the off, with full height, pitch pine, glazed leaded arched windows, in place of the original barn doors. The cobblestone courtyard frontage graciously worn by the horses and carts of yesteryear now provide ample parking space and lead to the double garage with attached boiler room/workshop.

An oak arched entrance door with pull down bell encourages a glimpse of what lays within. From the pitch pine floor and handmade staircase, vaulted ceiling, exposed brickwork and beams, this entrancing double height reception hall impresses every time.

The wonderful features to all the ground floor rooms, briefly comprising formal lounge, dining room and spacious office. The formal lounge is warmed by a wood burning stove, and the exposed brickwork and oak beams, which interestingly are made from reclaimed ships timbers, create a relaxing aura.

A country style farmhouse kitchen is home to the four oven cream AGA and cleverly disguised doors give access to the second kitchen/utility room. From here a glazed breakfast area leads through to the incredibly stunning oak framed dining/sitting/garden room with stone flag flooring (having underfloor heating), two Kings Truss beams and full length glazing providing views over the garden. An inglenook fireplace with stone hearth has an open fire facility for when the sun goes down and evening warmth is required.

To the first floor a galleried landing overlooks the entrance hall with pitched pine handmade balustrade. All bedrooms are south facing, and the master bedroom has an en-suite shower room. There are four further double bedrooms, plus a delightful family bathroom with a claw foot bath.

Access can be gained to the two separate access attic areas which are boarded and have light.

With a story to tell at every turn, a special kind of care and attention has been truly thought through and invested into this wonderful property, with each item leaving its mark in time.

Having south facing gardens with extensive countryside beyond, the gardens provide a haven to flowers and fauna. There are well stocked beds, evergreen shrubs and mature trees with extensive lawns. Care and dedication have formed the foundations of this well established true English country garden.

A special home with a magical feel rivalled by very few properties available to the discerning purchaser.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

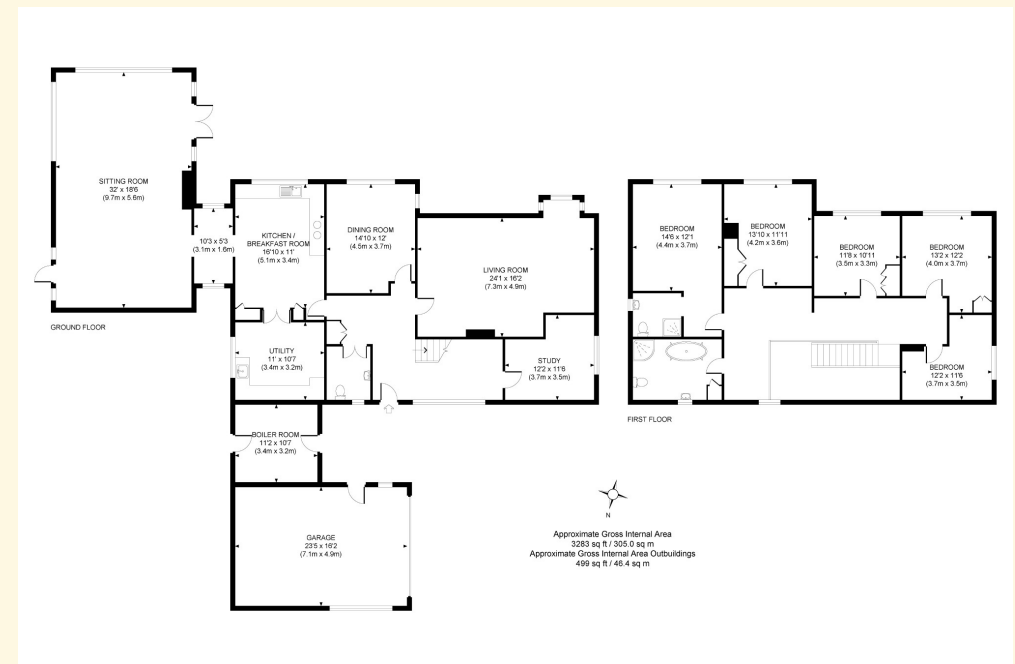
CLOAKROOM/W.C.

STUDY 3.7m x 3.5m (12'2" x 11'6")

FORMAL LOUNGE 7.3m x 4.9m (23'11" x 16'1")

DINING ROOM 4.5m x 3.7m (14'9" x 12'2")

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BREAKFAST KITCHEN 5.1m x 3.4m (16'9" x 11'2")

UTILITY ROOM 3.4m x 3.2m (11'2" x 10'6")

BREAKFAST AREA 3.1m x 5.3m (10'2" x 17'5")

GARDEN ROOM 9.7m x 5.6m (31'10" x 18'4")

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING

MASTER BEDROOM 4.4m x 3.7m (14'5" x 12'2")

Measurements exclude en-suite.

EN-SUITE SHOWER ROOM

BEDROOM 2 4.2m x 3.6m (13'9" x 11'10")

BEDROOM 3 4.0m x 3.7m (13'1" x 12'2")

BEDROOM 4 3.7m x 3.5m (12'2" x 11'6")

BEDROOM 5 3.5m x 3.3m (11'6" x 10'10")

FAMILY BATHROOM

OUTSIDE:

GARAGE 7.1m x 4.9m (23'4" x 16'1")

BOILER ROOM 3.4m x 3.2m (11'2" x 10'6")

TENURE We are informed by the Vendor that the tenure of the property is Freehold

This information has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own solicitor for verification.

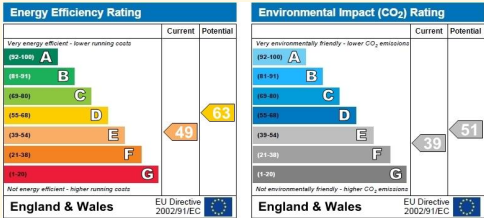
VIEWING Strictly by appointment through this office.

PRICE GUIDE Price on application

NOTES:

These notes should be referred to before making an offer on a property.

- Some of the information given in this brochure has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own Solicitor/Surveyor for verification.
- All room measurements are approximate and before ordering carpets and furniture, etc, prospective purchasers are advised to take their own measurements.
- Items such as central heating systems, boilers, gas fires, wall heaters and showers, etc should be checked by a registered service company on behalf of the prospective purchaser as Angela Burnett & Co cannot be held responsible for items found not to be working after purchase.
- If land measurement is specified this is an approximate measurement and usually supplied by the vendor. Verification of actual land size should be confirmed with prospective purchaser's solicitor/surveyor.



Viewing by appointment only through Angela Burnett Property Services - please contact the office.

We always strive to make our sales details accurate and reliable.

If there is any point which is of particular importance to you, please contact our office, we will be pleased to check the information for you.



