



**Carrfield, Carr Lane, Bryning,  
PR4 1TL**



**Guide price £2,500,000**

**Residential Property Specification**



Lytham Estate Agents  
2a Clifton Square Lytham Lancashire FY8 5JP  
Tel 01253 796996  
E-mail [info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)

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

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## Ground Floor

Reception hall, drawing room, dining hall, garden room, kitchen, breakfast room, sitting room.

## Lower Ground Floor

Entertainment room, bar, cinema room, gymnasium, study, laundry room.

## First Floor

Master bedroom with en suite two storey bathroom, bedroom five/dressing room, three further bedrooms (one en suite), family bathroom.

## Outside

Ancillary detached three bed guest house annexe (approx 1600 sq ft), detached triple garage block with gym attached, swimming pool and leisure area, bar and BBQ, large lake, ornamental pond, surrounded by open countryside, in all approximately 4 ¼ acres.

