



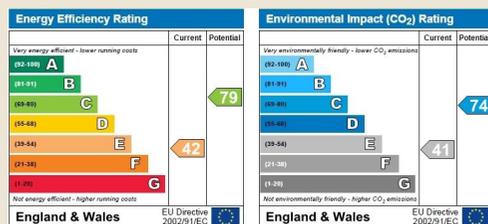
Deer Barn, Stonyhurst

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- Detached Barn Conversion
- Recently Converted
- Versatile Layout
- Immaculately Presented
- Breathtaking Views
- Bespoke Kitchens
- Underfloor Heating
- Four Bedrooms
- Two Contemporary Bathrooms
- One Acre Gardens with Adjoining Paddock
- Off Road Parking

Viewing: By appointment via the agent:

01200 422824



Introduction

Deer Barn is an truly exquisite and unique property boasting an abundance of sophistication and class, apparent through the use of sleek modern decor, yet retaining the properties gorgeous character and attention to detail, including under floor heating, high quality lighting, solid wood flooring and a Bespoke fitted kitchen and is located in its own grounds of approximately one acre.

This luxurious family home is prestigiously located on an elevated position in the highly desirable village of Hurst Green and boasts uninterrupted views over Whalley, Preston, Langho and Winter Hill. Internally this elegant home briefly comprises:

Ground floor: a welcoming entrance hallway leading to a guest WC, utility room and spectacular open plan kitchen-diner with stairs to the first floor and door leading to the snug. The versatile utility room also provides amenities for a study area with fitted work surface and also has a door leading to the snug. The snug is beautifully presented and provides access via double doors to a superb lounge area featuring a multi fuel burning stove and a second staircase to the first floor. The stair case to the first floor boasts recently fitted shelving with feature lighting. To the first floor two landings lead to four double bedrooms, with the master showcasing an impressive mezzanine level. The first floor also provides two contemporary family bathrooms, both with double walk in showers.

Externally the property lies in approximately one acre of garden and adjoining paddock with Indian stone flagged pathways and large Indian stone patio taking advantage of the 180 degree views of the surrounding Ribble Valley. There is parking to one side of the property for up to five vehicles and to the other elevation an additional three vehicles. There is also a summer house, separate storage shed and storage tank. LED lighting surrounds the property with outside water supply.

This captivating home is a rare opportunity for anyone looking for a quality, versatile property in a much sought after location!

Ground Floor

Entrance Hall

Hardwood front entrance door, wood framed double glazed window, spotlights, slate tiled flooring with under floor heating, alarm box, door to the WC, kitchen/diner/lounge and utility room.

WC

White two piece suite comprising: low suite WC, wall hung wash basin, vanity unit with white tiled splashbacks, slate tiled flooring with underfloor heating and an extractor fan.

Kitchen/Diner/Lounge

8.20m x 4.88m (26'11 x 16') Wood framed double glazed window, grey wall and base units with solid wood worktops and white brick effect tiled splashbacks, inset Belfast sink, integrated four ring induction hob with extractor hood, wall mounted double electric self cleaning oven, built in fridge freezer and dishwasher, breakfast bar, space for dining table, spotlights, wood effect flooring with underfloor heating, living area with a centrepiece cast iron multi fuel stove with a tiled surround, television point, staircase to the first floor landing two, picture window, door to the side and double glazed rear entrance door, door leading to the snug.

Utility Room

4.19m x 1.60m (13'9 x 5'3) Light wood effect worktops, plumbing for washing machine, spotlights, built in storage, desk space, tiled flooring with under floor heating and doors to the dining kitchen.

Snug

4.98m x 3.61m (16'4 x 11'10) Two wood framed double glazed windows, spotlights, wood effect flooring with underfloor heating, double glazed rear entrance door, door to the WC, double doors leading to the lounge.

Lounge

9.47m x 3.63m (31'1 x 11'11) Two wood framed double glazed windows, spotlights, smoke alarm, centrepiece cast iron multi fuel stove with an exposed stone surround, television point, under stairs storage, wood effect flooring with under floor heating, staircase to the first floor landing one with fitted shelving and feature lighting, half glazed stable door to the side and double glazed French rear entrance doors.

WC

White two piece suite comprising: low suite WC, wall hung wash basin with a dark wood effect vanity unit, white tiled splashbacks, spotlights, extractor fan and slate tiled flooring with under floor heating.

First Floor

First Landing

Smoke alarm, spotlights, central heating radiator, loft access point and doors to two bedrooms and the bathroom.

Bedroom One

4.93m x 4.27m (16'2 x 14') Velux window, wood framed double glazed window, mezzanine to the lounge with a glass balustrade, built in storage, central heating radiator, two wall light facilities, spotlights and a walk in wardrobe.

Bedroom Two

3.35m x 3.02m (11' x 9'11) Wood framed double glazed window, Velux window, spotlights, central heating radiator and a door to bedroom three.

Bathroom One

3.00m x 2.36m (9'10 x 7'9) White four piece suite comprising: low suite WC, counter top wash basin with a wooden vanity unit, free standing double ended bath with a shower/mixer tap, double walk in shower with a direct feed shower and rainfall shower head, part white tiled elevations, spotlights, extractor fan, slate tiled flooring, chrome heated towel rail and a Velux window.

Bedroom Three

4.24m x 3.35m (13'11 x 11') Wood framed double glazed window, Velux window, central heating radiator, wood effect flooring and a door to the landing two.

Second Landing

Smoke alarm, spotlights, central heating radiator and doors to bedroom four and the bathroom.

Bedroom Four

4.55m x 3.99m (14'11 x 13'1) Wood framed double glazed window, spotlights, central heating radiator, fitted mirrored wardrobes, television point and wood effect flooring.

Bathroom Two

3.10m x 2.18m (10'2 x 7'2) White four piece suite comprising: low suite WC, counter top wash basin with a wooden vanity unit, double ended tiled panel bath with a shower/mixer tap, double walk in shower with a direct feed shower and rainfall shower head, part tiled elevations, spotlights, extractor fan, slate tiled flooring, chrome heated towel rail and a Velux window.

External

Approximately one acre of garden and adjoining paddock with Indian stone flagged pathways and large Indian stone patio taking advantage of the 180 degree views of the surrounding Ribbles Valley. There is parking to one side of the property for up to five vehicles and to the other elevation an additional three vehicles. There is also a summer house, separate storage shed and storage tank. LED lighting surrounds the property with outside water supply.

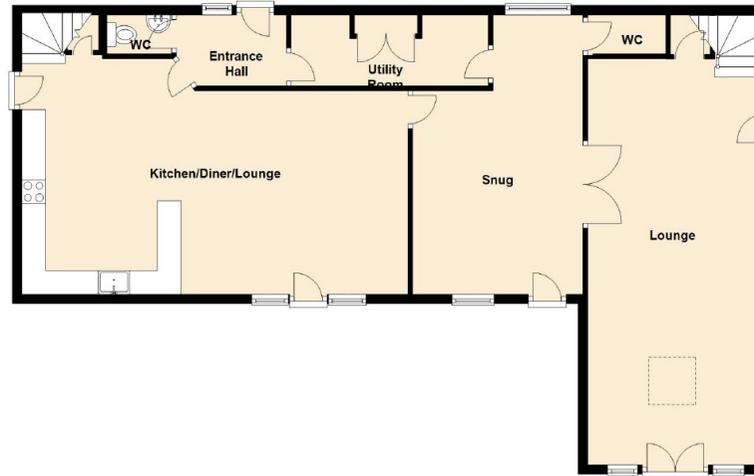
Agents Note

Council Tax band G.

The property has oil fired central heating and an external boiler.



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



