



Iron Barn Farm South Road, Bretherton, Leyland PR26 9AJ

Price Guide £850,000



Privately nestled within a corner plot in the sought after location of South Road, Bretherton, we are delighted to bring to the market this four reception, four bedroom Grade II listed farmhouse. Retaining original features and exuding charm and character throughout, this lovely family home also benefits from extensive gardens and ample parking space for family and visiting guests.



Dating back in parts to c.1600, Iron Barn Farm is a Grade II listed four bedroom detached property retaining a wealth of original features throughout the generously proportioned rooms. Approached via electronically operated wrought iron gates on to a Tarmac driveway providing parking for several cars and use of the electric charging points. The car port can be used to house your vehicle, however it doubles up as a handy undercover area to enjoy a barbecue in the fresh air even on a rainy day.

The formal entrance to the house is along a paved and gravelled path taking in the extensive and stunning front garden having extensive lawns, pergola covered decked area, paved seating/entertaining area and raised brick built firepit. The porch entrance has a stone paved floor, and an original solid wood door welcomes you into the homely lounge with double glazed window to front and double glazed French doors to the side leading to a raised paved patio with water feature. The Lounge is warmed by a cast iron wood burning stove set on a raised hearth within an exposed brick inglenook fireplace. A spindle staircase ascends to the first floor accommodation.

There are two further receptions rooms, a Snug with inglenook exposed brick fireplace and wood burning stove, and a Study with double glazed French doors to the front gardens, both rooms of good proportions and exposed original features.

From the Lounge, an arched doorway leads to the Farmhouse style kitchen with cream wall and base units having Granite work surfaces and incorporating inset one and half bowl sink unit. Space for Range style oven with extractor hood over, and integrated dishwasher. Open plan to the Garden Room.

Double French doors overlook decked sun terrace with Zen garden and stream. The room is laid with parquet flooring and doubles up as a spacious dining area, perfect for entertaining.

Beyond the Garden Room is a Utility Room which could also work as a prepping area with ample work space and built wall and base units. There are additional floor to ceiling storage cupboards too, and facilities for washing machine and tumble dryer and space for American styte fridge freezer. An exit door leads to the outdoor covered area to the side of the property.

From the Utility Room there is also access to the storage room with electronically operated roller shutter door.

The first floor accommodation offers three double bedrooms, one single bedroom and a spacious family bathroom having a Jacuzzi bath and wet room shower area. The main bedroom has a built in vanity unit with drawer, and fitted wardrobes to one wall providing ample clothing storage space. Bedrooms are light and airy and provide comfortable areas for rest and relaxation.

Iron Barn Farm is an historic Grade II listed farmhouse, exuding charm and character throughout. However, this stunning property also benefits from todays technology to include solar panels producing 4000kwh hours per annum, SMART home capability controlling heating, lighting internally and externally, SONOS music system to all rooms, car charging, and other integrated appliances.

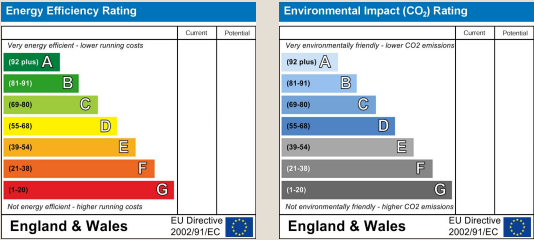
Area Map



Floor Plans



Energy Efficiency Graph



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