



Wood Lane

Heskin, PR7 5NU



PRICE OFFERS IN EXCESS OF £575,000



A stunning period property with views out over mature woodland, on a substantial plot with easy access to primary transport routes, countryside walks on the doorstep and in the catchment area for excellent schools. The oldest parts of High Barn Cottage are believed to date back to the mid 1600s with exposed beams bringing plenty of character and history and blending in very well with the modern aspects of the property. Pull into the entrance where electric gates open to the sweeping driveway surrounded by mature hedging towards ample parking and the main entrance. Step into the welcoming hallway with the sitting room having striking exposed beams and multifuel stove in imposing hearth. Further along the spacious family room has plenty of space for dining and comfortable furniture and overlooks the garden as well as having French windows opening to the sun terrace. The kitchen comprises a range of wall and base units with twin electric ovens, kickboard lighting, five ring ceramic hob, wine cooler and space, power and plumbing for other appliances. Leading off is the delightful garden room which lives up to its name and would also make an excellent home office. Completing the ground floor is the rear porch with utility room leading off with wc and space, power and plumbing for additional appliances and to the other side, the boot cupboard which also houses the Ideal combi boiler. Externally the gardens are delightful, and the large lawn gives ample space for families to play, with several terraces placed to take advantage of the sun at different times of the day and overlooking the garden as it slopes down to the bridle path and Syd Brook. The large outbuilding gives plenty of storage and has power, light and a built in dog run. Back inside, carpeted stairs lead to the first floor landing with access to the loft and all rooms. Bedroom one has exposed beams and en suite comprising tiled flooring and elevations, wash hand basin, wc and p shaped bath with screen and rainfall shower over. Bedrooms two and three are equally impressive sized doubles with the latter benefiting from views over woodland. The stunning bathroom comprises a very sociable double ended bath, wash hand basin, wc and electric shower in cubicle. This beautiful property has so much to offer and is ready to move into so do give us a call to arrange a viewing and make it yours. Council tax C, EPC C, Freehold.



- Stunning period cottage
- Three double bedrooms
- Spacious family rooms

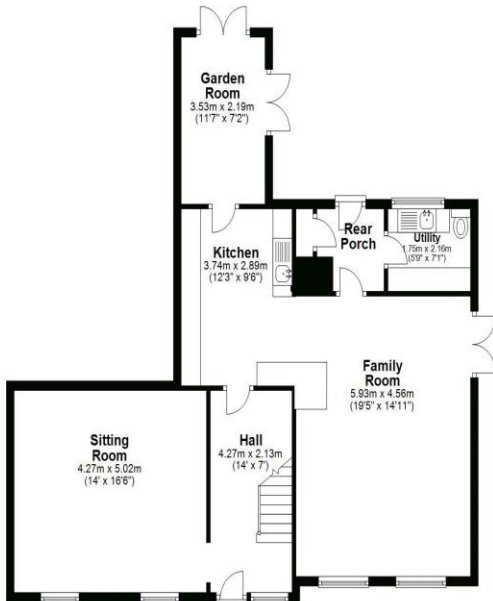
- Exposed beams
- Substantial plot
- Video tour

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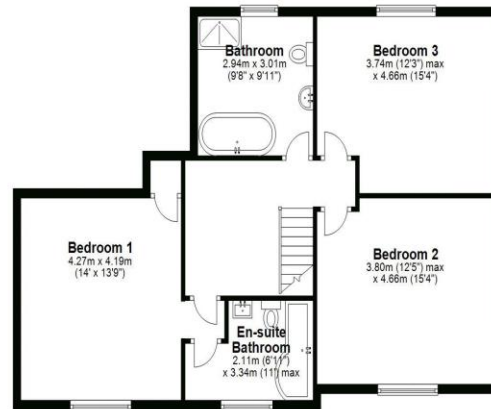
Email: office@hometruthslancs.co.uk



Ground Floor
Approx. 121.1 sq. metres (1303.9 sq. feet)



First Floor
Approx. 82.2 sq. metres (884.6 sq. feet)



Total area: approx. 203.3 sq. metres (2188.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Wood Lane



Ecclestone

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Coppull

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