

Crawshaw Fold Barn, The Common, Adlington, PR7 4DU

Offers In Region Of £899,950







Crawshaw Fold Barn, The Common, Adlington PR7 4DU

O.I.R.O £899,950

3 Bedrooms

2 Bathrooms

- Impressive character barn conversion with exposed beams
- Approximately 6.4 acres of land with beautiful views
- Excellent equestrian facilities including six stables, tack room and covered working areas
- Fenced turnout areas and private riding tracks within the grounds
- Three bedrooms, spacious open-plan living areas and dedicated home office
- Gated development with detached double garage and ample parking







Situated within a beautiful countryside setting close to Adlington, Crawshaw Fold Barn is an impressive stone barn conversion offering an exceptional combination of traditional character, spacious family accommodation and extensive equestrian facilities. Set within approximately 6.4 acres, the property enjoys a wonderfully peaceful position surrounded by open fields, mature woodland and far-reaching rural views. Believed to form part of a historic farmstead dating back to the 16th century, the home retains an abundance of period charm, with exposed wooden beams, attractive brickwork and natural stone features throughout, creating a distinctive home perfectly suited to those seeking a rural lifestyle.

Despite its idyllic countryside surroundings, the property remains conveniently positioned for access to Adlington, where a range of local shops, everyday amenities and schools can be found. Adlington railway station provides connections towards Bolton, Manchester and Preston, while the nearby M61 motorway network offers convenient access to Chorley and the wider North West. The surrounding countryside provides excellent opportunities for walking, cycling and horse riding, with Worthington Lakes and Rivington Country Park also within easy reach, making this an appealing location for families and outdoor enthusiasts alike.

Approached through electronically operated gates serving an exclusive development of just eight properties, Crawshaw Fold Barn occupies an attractive position amongst a collection of traditional stone buildings. A spacious gravelled courtyard provides ample parking and access to the detached double garage, while the impressive full height glazed entrance creates a striking first impression. This architectural feature allows natural light to flood into the property, beautifully highlighting the exposed timbers and original character of the barn.







The ground floor accommodation is centred around a magnificent open plan living and dining room, offering a superb space for both everyday family life and entertaining. Exposed structural beams, natural wooden flooring and attractive brickwork create a warm and inviting atmosphere, while the generous proportions allow for clearly defined seating and dining areas. Full-height glazing enhances the sense of space and provides a wonderful connection with the surrounding courtyard and gardens, making this an impressive setting for gatherings with family and friends.

The spacious kitchen, dining and sitting area forms another welcoming part of the home, thoughtfully arranged to accommodate modern family living while retaining the charm of the original building. Traditional cream cabinetry provides extensive storage, complemented by warm-toned work surfaces, tiled splashbacks, a classic Belfast-style sink and a practical peninsula breakfast bar.

The adjoining sitting area is particularly characterful, featuring a vaulted ceiling, exposed wooden beams and an impressive brick chimney breast, creating a cosy and comfortable space to relax. A separate utility room provides additional practicality, while a ground-floor WC and dedicated home office offer further convenience. A versatile third bedroom completes the accommodation on this level, providing an ideal arrangement for visiting guests, multigenerational living or those requiring ground-floor sleeping accommodation.





A versatile third bedroom completes the accommodation on the ground floor level, providing an ideal arrangement for visiting guests, multigenerational living or those requiring ground-floor sleeping accommodation.

The first floor is accessed via a characterful galleried landing overlooking the impressive glazed entrance, further showcasing the property's unique architectural features.



Two well-proportioned bedrooms occupy this level, with the principal bedroom offering particularly generous accommodation and ample space for freestanding furniture alongside a separate dressing or seating area. Both bedrooms benefit from the warmth and individuality associated with a traditional barn conversion, while a family bathroom and separate shower room provide excellent convenience. Additional loft storage adds further practicality to the accommodation.


BATH TIME
BATH TIME





Outside, Crawshaw Fold Barn truly comes into its own, offering an outstanding opportunity for equestrian enthusiasts seeking the space and convenience of keeping horses within their own grounds. Extending to approximately 6.4 acres and surrounded by beautiful Lancashire countryside, the grounds are perfect for everyday horse care and management.

The equestrian facilities comprise six individual stables, providing dedicated housing for multiple horses, together with a substantial tack room and covered working areas. Fenced turnout areas are positioned alongside the stable building, providing accessible outdoor space for horses and allowing owners to manage their daily routines within the holding. A particularly attractive feature is the provision of private riding tracks or bridleways within the holding, allowing owners to exercise their horses without having to begin every ride on public roads.

The extensive gravelled driveway offers generous parking along with a detached double garage providing additional secure parking and useful storage, while a small tractor may also be available by separate negotiation. Away from the equestrian areas, the property enjoys attractive private gardens designed to make the most of its beautiful rural surroundings.

Further enhancing the appeal of this distinctive rural home, the current owner advises that the property benefits from fishing rights on the River Douglas, offering another opportunity to enjoy the surrounding natural environment. The precise extent and transferability of these rights would be subject to confirmation through the purchaser's solicitor.



General Remarks

Services: The property has the benefit of mains water, electricity and drainage. Heating is by way of LPG gas central heating.

Parking allocated and number of spaces : Driveway parking for multiple vehicles. Detached double garage.

Construction Type : Standard construction.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way :

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard broadband available in the area

Mobile signal: Good outdoor and limited home signal available in the area

The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with common managed areas. Vacant possession upon completion.

Local Authority: Chorley Borough Council **Council Tax: Band:** E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Bretherton. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : stones.glaze.budgeted

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage
adviser earning commission from them, for recommending you to them.

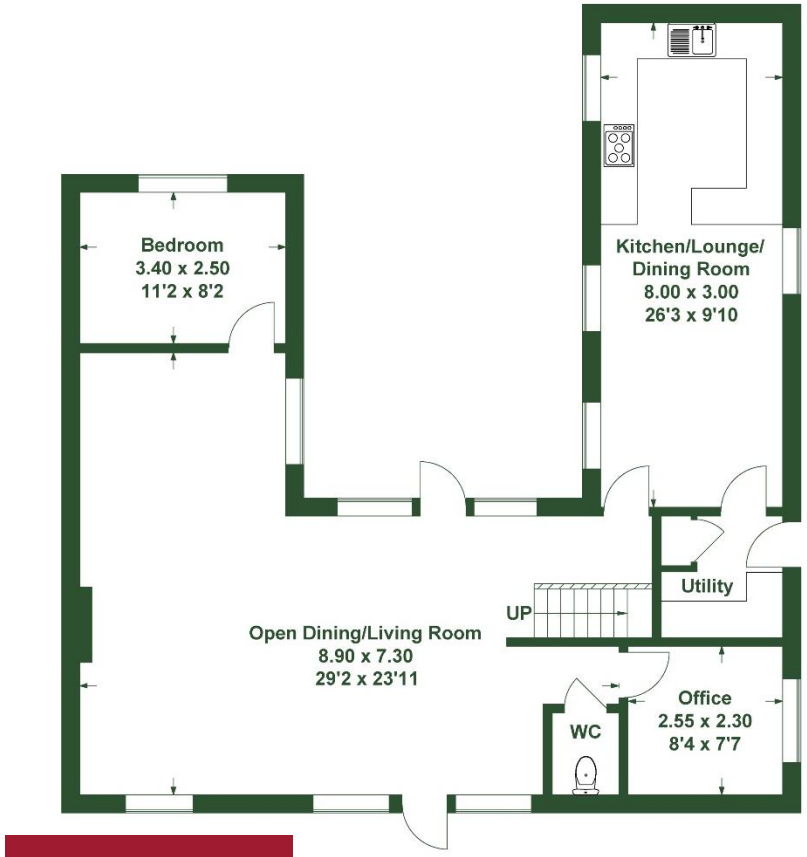
Method of Sale: The property is for sale by Private Treaty.
If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

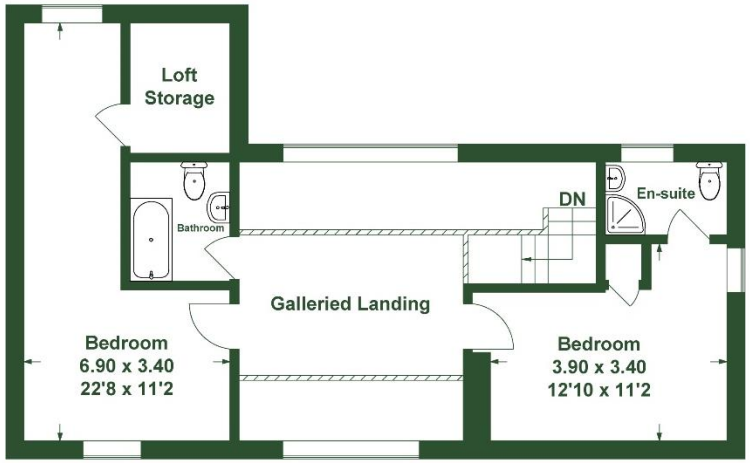
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead.
We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Date photographs taken : October 2026

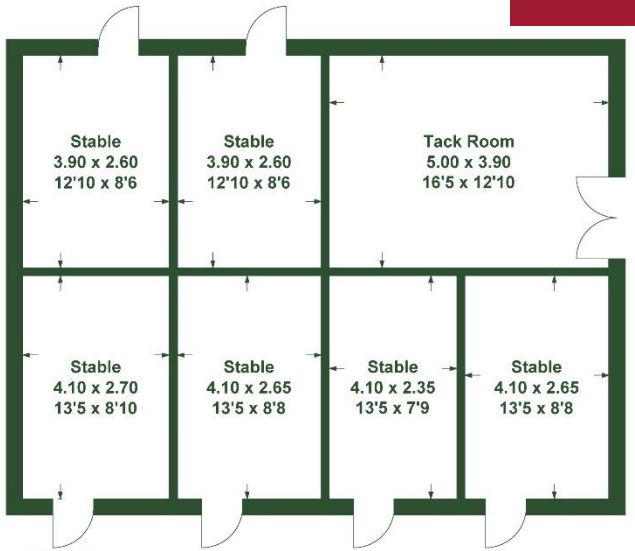
Approximate Gross Internal Area : 152.86 sq m / 1645 sq ft
Garage : 33.00 sq m / 355 sq ft
Outbuilding : 88.02 sq m / 947 sq ft
Total : 273.88 sq m / 2947 sq ft



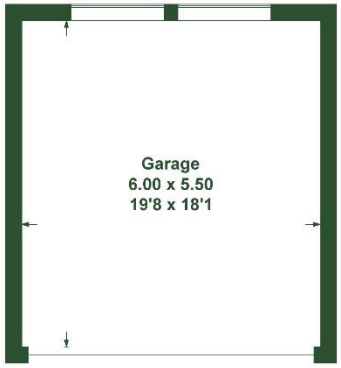
Ground Floor



First Floor



Stable Block



Garage



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





North Lancashire
Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk