

Syd Brook Lane, Mawdesley, Lancashire, L40 2RD

Price: Offers Over £750,000





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3/4 Bedrooms | 2 Bathrooms | Attractive Gardens

- Attractive 18th-century barn conversion.
- Renovated to a high standard by current vendors.
- Over 2,000 sq ft of accommodation.
- 3/4 bedrooms with flexible layout.
- Spacious kitchen, dining room & lounge.
- Separate utility and study/home office.
- Charming stone courtyard setting.
- Garden and detached yoga studio/outbuilding.







Set behind a charming stone courtyard, this exceptional 18th-century barn conversion seamlessly blends historic character with modern comfort. Thoughtfully renovated by our current vendors, the property offers deceptively spacious and versatile accommodation extending to over 2,000 sq ft - ideal for both family living and entertaining.

The ground floor welcomes you with an impressive and spacious entrance hall providing access to all ground floor rooms. There are 2/3 excellent reception rooms to include a generously proportioned lounge which is rich in character and natural light. The lounge offers the best of both worlds, with a stunning woodburning stove housed within an exposed brick surround which is contrasted by wide bi-fold doors which serve to bring the outdoors in. There is a substantial dining room with brick pillars and spot lighting - perfect for both family meals and for hosting.

The well-appointed kitchen/breakfast room provides a stylish and functional space featuring wraparound shaker style units with a solid wood worktop. The kitchen is a bright and airy space with ample windows and skylights filling the room with natural light. The kitchen is complemented by a separate utility room accessed from the hallway providing space for a washer and dryer.

A versatile study/home office can be found to the front of the property which adds flexibility for home working along with reconfiguration for an optional fourth bedroom which could be served by the ground floor WC.


NINJA





Upstairs, the property features three well-proportioned bedrooms and a family bathroom.

The principal bedroom is an impressive and well proportioned space featuring dual aspect windows with a vaulted ceiling and exposed timber beams. There is a dressing area to one side with two large opposing fitted wardrobes. The principal bedroom boasts a well appointed split ensuite with a WC and wash hand basin to one side, with a shower and freestanding bath to the opposite side.

The two remaining bedrooms are again both well sized and double in nature, retaining character features and ample storage space.

The contemporary family bathroom boasts a three piece suite to include a glass corner electric shower, freestanding pedestal sink and a WC

Externally, the home is approached to the front via a delightful gated cobble stone courtyard which serves to offer an excellent first impression of the character and quality awaiting inside. The property also benefits from a separate driveway providing access to the rear of the property where there is ample parking for multiple vehicles. The rear garden is a private and picturesque setting ideal for outdoor relaxation, entertaining and al fresco dining on the York stone patio which is framed by delightful floral borders. Immediately to the rear can be found a single garage and garden room which is currently used as a yoga studio - perfect for a home gym, office, or creative space.











General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an LPG central heating system. Drainage is by way of a shared septic tank system.

Parking allocated and number of spaces : Driveway parking to front and rear with detached garage.

Construction Type : Brick/stone under slate.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Property benefits from a right of way over driveway to the rear.

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 : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Superfast broadband available in the area
Mobile signal: Good outdoor/variable in 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 against this property.

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 vacant possession upon completion.

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

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 : occupiers.nods.reverses

Date of photographs : March 2026

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.

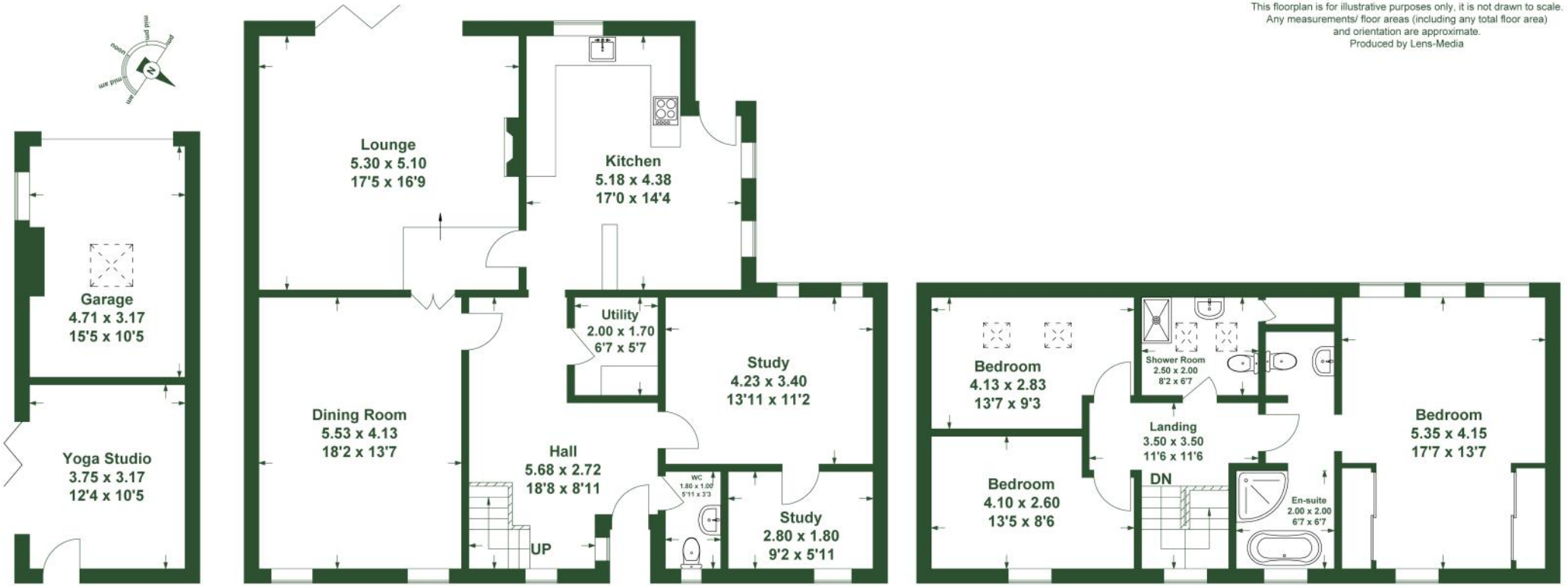
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

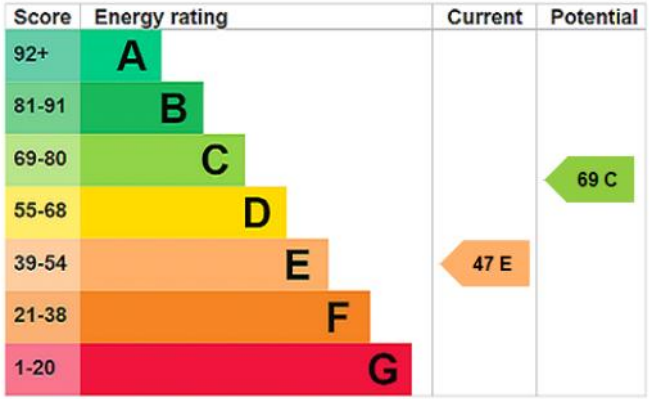
Approximate Gross Internal Area : 187.15 sq m / 2014 sq ft
Garage : 27.29 sq m / 294 sq ft
Total : 214.44 sq m / 2308 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



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