



Friars Nook Tannersmith Lane, Mawdesley, Ormskirk L40 2RA

Price Guide £795,000



Situated along a sought after country lane twixt Mawdesley and Eccleston, a four bedroom detached residence plus barn within the grounds, which has full planning permission for a separate dwelling. The house offers spacious accommodation with three receptions, farmhouse style kitchen, utility and en-suite facilities to main bedroom. Open views over farmland.



ACCOMMODATION COMPRISES:
Double glazed entrance door to:

ENTRANCE PORCH
Double glazed windows to front and side. Panelled glazed door to:

ENTRANCE HALL
Radiator. Doors to Snug/Sitting Room and Dining Room.

SNUG/SITTING ROOM
Double glazed square bay window to front. Radiator. This room could also be utilised as a ground floor bedroom.

DINING ROOM
Double glazed square bay window to front. Radiator.

INNER HALLWAY
Open access to the staircase to first floor with boot storage and cloaks hanging area. Radiator.

LOUNGE
Double glazed square bay window to front and double glazed French doors to rear. Stone fireplace with stone hearth housing wood burning stove. with feature stained decorative windows to chimney alcoves. Two radiators.

STUDY
Double glazed window to rear. Radiator. This room could also be utilised as a ground floor bedroom.

W.C./CLOAKROOM
Double glazed opaque window to side. Fitted with a two piece suite comprising pedestal wash hand basin and low level w.c. Radiator.

UTILITY ROOM
Double glazed window and exit door to side. Fitted with wall and base units, space for under counter fridge or freezer, plumbed for automatic washing machine and space for dryer. Belfast sink. Wall mounted Worcester boiler. Walk in storage cupboard. Radiator. Karndean flooring.

DINING KITCHEN
Double glazed exit door to side, French doors to rear and double glazed windows to side and rear. Fitted with a farmhouse stye kitchen with wall and base units with work surfaces over incorporating ceramic sink unit with mixer tap. Built in Belling eye level oven. Two oven Rayburn. Walls tiled to splashback. Karndean flooring.

FIRST FLOOR ACCOMMODATION
Spindle staircase to half landing with feature window to rear.

LANDING
Spindle balustrade. Walk in airing cupboard with shelving.

SHOWER ROOM
Double glazed window to rear. Fitted with a corner shower cubicle, vanity wash hand basin with storage beneath and low level w.c. Heated towel rail. Walls part panelled to dado height. REadiator. Door to:

MAIN BEDROOM
Dual aspect double glazed windows to front and rear. Built in wardrobes and eaves storage. Radiator.

BEDROOM 2
Two double glazed Velux windows and a feature circular window to rear. Radiator.

BEDROOM 3
Double glazed window to front with open views, and high level window to side. Radiator.

BEDROOM 4
Double glazed window to front. Built in wardrobes/storage to eaves. Radiator.

BATHROOM
Double glazed Velux window. Fitted with a panelled bath with shower over, pedestal wash hand basin and low level w.c. part panelled walls and tiled to shower area. Laminate flooring. Radiator.

GARDENS
The front garden has a hedged boundary and mainly laid to lawn with shrub borders. The property is approached via a side driveway leading to the parking area. Access to the rear garden via stone pathway with gravelled borders to the sides. The rear garden enjoys open views over farmland and is mainly lawned. Storage shed.

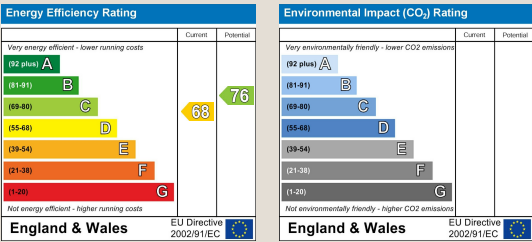
BARN
The barn has full planning permission for a separate dwelling, or could be used as ancillar accommodation. Briefly comprising open plan kitchen/dining/living area, lounge, snug, utility, cloakroom, three first floor bedrooms, en-suite facilities to main bedroom plus family bathroom. Site plan, elevations, etc, can be viewed at our office in Mawdesley, or on the Chorley Planning Portal under ref: 24/00221/FUL.



Floor Plans



Energy Efficiency Graph



Property Specialists

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