



Barn Hey Drive, Farington Moss, Leyland

Offers Over £375,000

Ben Rose Estate Agents are delighted to bring to market this beautifully extended four-bedroom detached home, perfectly situated in the heart of Farington Moss, Leyland. Offering a generous layout with spacious and versatile living areas throughout, this property would make a superb family residence. Its prime location ensures easy access to well-regarded schools, convenient supermarkets, and a range of local dining options. Commuters will appreciate its proximity to Leyland train station, as well as excellent transport links via the M6, M61, and M65 motorways, making travel to nearby towns and cities both quick and convenient.

Upon entering, you are welcomed into a bright and spacious reception hall that provides access to the majority of the ground floor rooms. To the front of the home, a good-sized, adaptable room currently serves as a sitting room, though it could just as easily be transformed into a dining area or playroom, depending on your needs. Moving further through the house, the main lounge presents a generous living space, featuring an electric fireplace as its focal point and a large south-facing window that floods the room with natural light. There's ample space here for a full-sized sofa set, making it ideal for relaxation and family time.

The heart of the home is the modern kitchen and breakfast room, fitted with a wide array of wall and base units for storage, an integrated hob and oven, a wine fridge, and space for additional freestanding appliances. A breakfast bar comfortably seats three, creating a casual dining spot for busy mornings or informal gatherings. Off the kitchen is a large utility room, complete with further worktops, a sink, a spacious airing cupboard, and internal access to the double garage and the side of the property. The garage, currently used for storage, offers potential for off-road parking or even conversion, subject to the necessary planning permissions.

From the kitchen, you also have access to a bright, sun-filled conservatory. This versatile room enjoys lovely views of the rear garden and opens out onto it, offering a relaxing retreat that can be enjoyed all year round. Completing the ground floor is a conveniently located WC accessed from the hallway.

Upstairs, the home continues to impress with four well-proportioned bedrooms. Three are generous doubles, all featuring fitted wardrobes for ample storage, while the fourth is a comfortable single room. The master also benefits from its own three piece ensuite/shower room. The spacious landing has been cleverly repurposed as a home office space, benefitting from dual aspect windows that let in plenty of natural light. The family bathroom is finished to a high standard and includes a four-piece suite with a corner shower and a separate bath. Additional integrated storage can be found off the landing, enhancing the practicality of the upper floor.

Outside, the rear garden is both private and substantial, offering a lawned area, large decked section, and patio, all enjoying a sunny south-facing aspect. There is also side access to the front of the home. At the front, the property boasts a gated entrance, a sizeable lawn, and a driveway that accommodates two vehicles, leading up to the double garage. For those needing additional parking, the drive can be extended further into the lawn area if desired.

This is a spacious and adaptable home in a sought-after location, ready to welcome its next family.























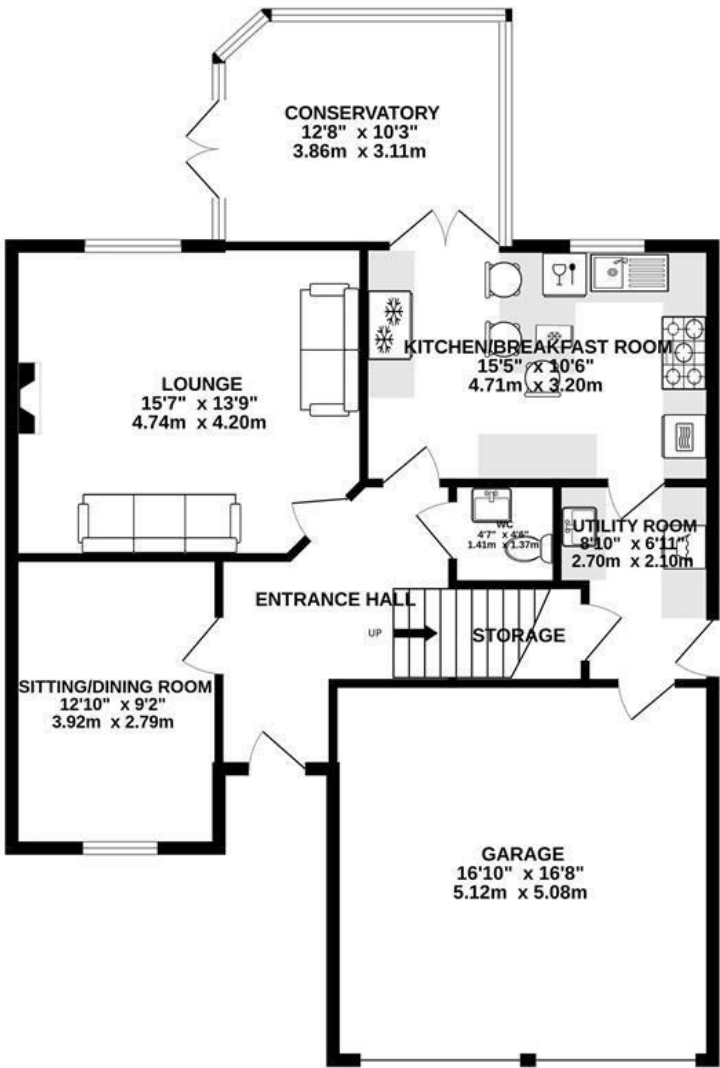






BEN ROSE

GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

