



## The Square, Walton-Le-Dale, Preston

**Offers Over £775,000**

Ben Rose Estate Agents are pleased to present to market this truly stunning five bedroom detached barn conversion, beautifully positioned within a desirable semi-rural setting in Walton-Le-Dale, Lancashire. Offering an exceptional blend of character, space and modern family living, this impressive home delivers a lifestyle that perfectly balances countryside tranquillity with everyday convenience. Families will love the easy access to excellent local schools, shops, supermarkets and leisure facilities, while commuters benefit from superb transport connections via nearby bus routes, Preston and Lostock Hall train stations, and the M6, M61 and M65 motorways, providing straightforward travel to Manchester, Liverpool and beyond. Preston city centre is only a short drive away, offering a vibrant mix of shopping, dining and entertainment, making this an idyllic long-term family home in a wonderfully connected yet peaceful location.

Stepping inside, you are immediately welcomed by a grand reception hall with a striking oak staircase rising to a mezzanine landing, creating an unforgettable first impression and setting the tone for the generous proportions found throughout. The ground floor has been designed with family life and entertaining in mind, beginning with a versatile games room with integrated storage – perfect as a playroom, cinema room or hobby space. To the rear, the warm and inviting lounge provides the perfect place to unwind, with two sets of bi-folding doors opening onto the raised patio and effortlessly bringing the outside in. At the heart of the home sits the spectacular open plan kitchen/breakfast room, a true social hub featuring exposed wooden beams, high quality integrated appliances and a substantial central island ideal for both cooking and casual dining. A cosy sitting area adjoins the kitchen and also opens onto the patio, creating a seamless space for gatherings, summer evenings and relaxed family living. A practical utility room and convenient WC complete the ground floor.

Upstairs, the home continues to impress with five beautifully proportioned and versatile bedrooms, four of which are generous doubles, offering flexibility for growing families, guests or home working. The luxurious master suite provides a peaceful retreat, complete with a Juliette balcony and a stylish four piece en-suite bathroom. Bedrooms two and three share a modern Jack & Jill en-suite shower room, while the remaining bedrooms are served by a stunning four piece family bathroom featuring a freestanding bath, perfect for relaxing at the end of the day.

Externally, the property is approached through electronic gates onto a substantial driveway with space for up to eight vehicles, along with a useful storage outbuilding and adjoining office space – ideal for those working from home. To the rear lies a spectacular adventure garden that stretches back to the tree line, offering endless space for children to play and for family gatherings to unfold. A large decked patio sits directly off the home, creating the perfect setting for outdoor dining, entertaining and enjoying the peaceful surroundings. This exceptional barn conversion offers not just a beautiful home, but a lifestyle defined by space, comfort and countryside charm.

















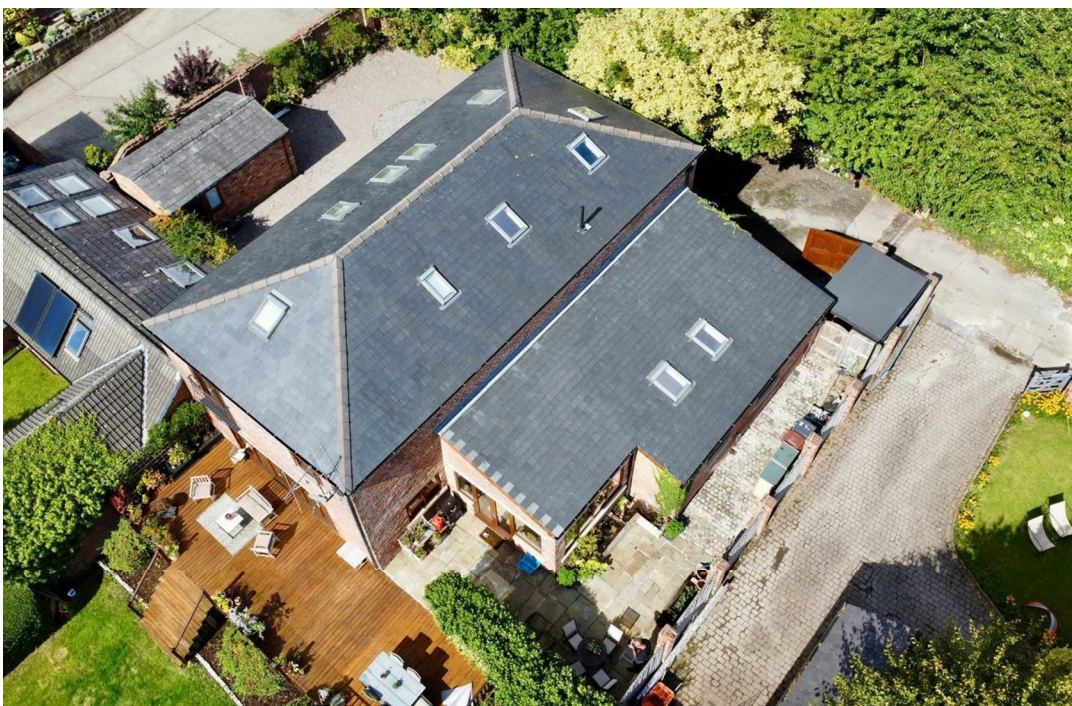
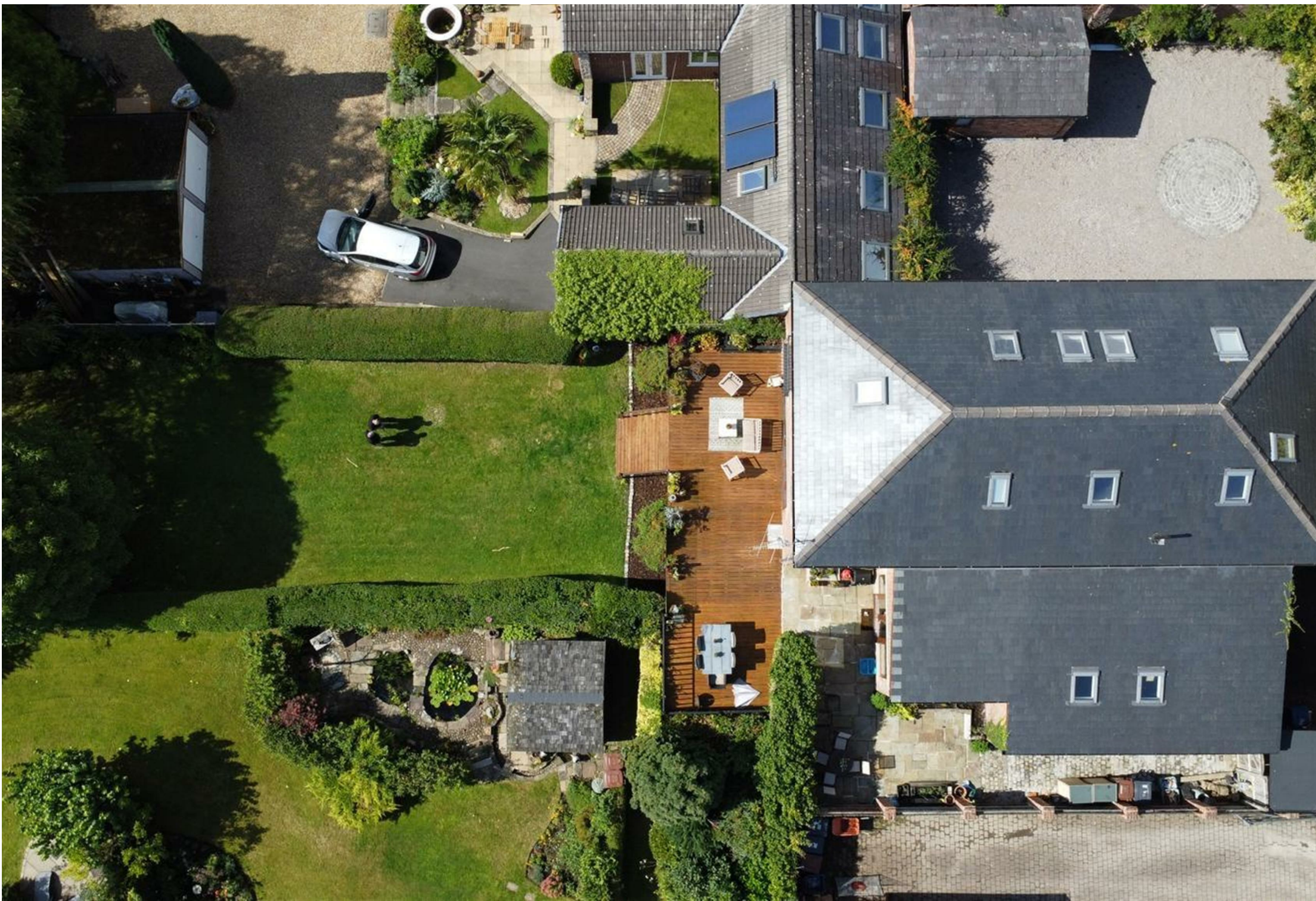




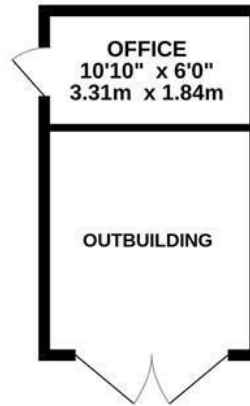
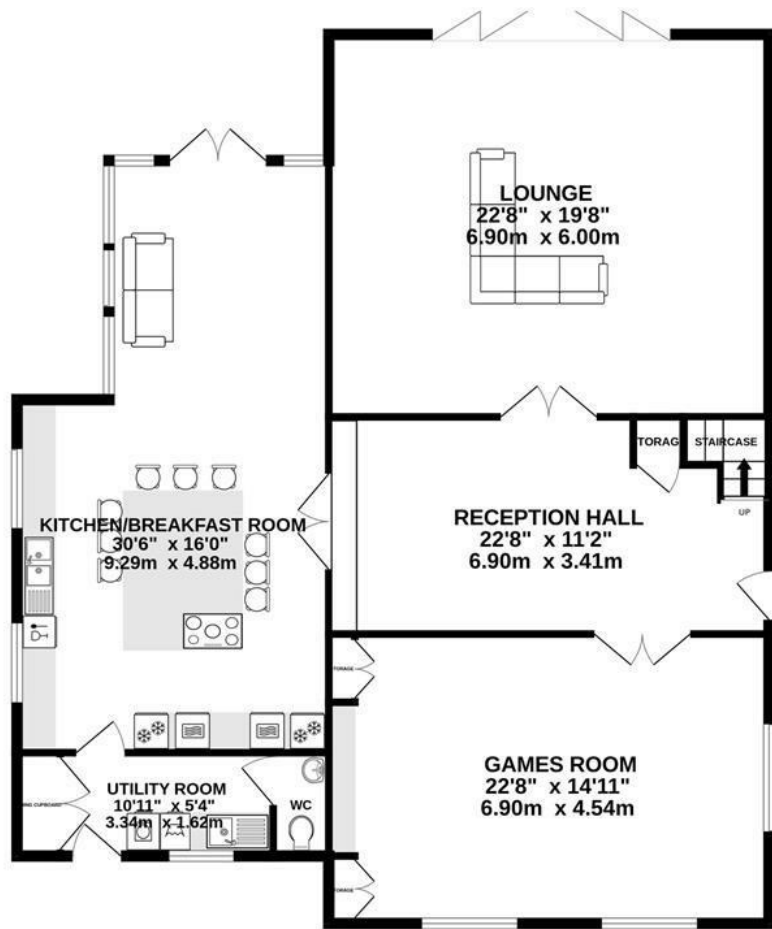




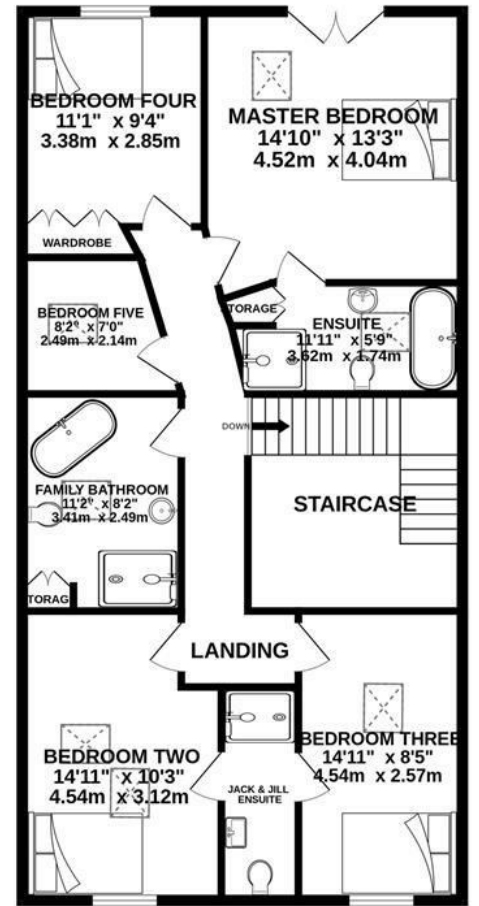




GROUND FLOOR  
1743 sq.ft. (162.0 sq.m.) approx.



1ST FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.

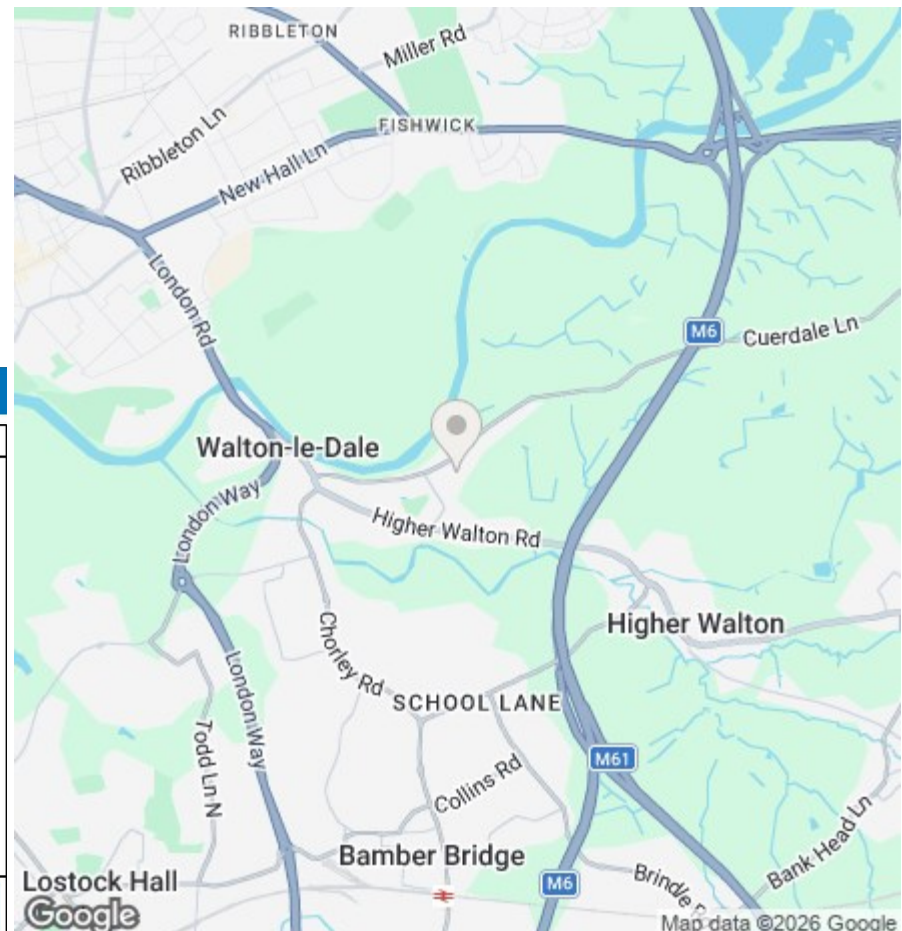


TOTAL FLOOR AREA : 2779 sq.ft. (258.2 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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