



## Barrons Mews, Tarleton

**Offers Over £569,950**

Ben Rose Estate Agents are pleased to present to market this truly immaculate five-bedroom detached home, nestled within an exclusive development in the highly sought-after village of Tarleton. This luxurious family property boasts high-end fixtures and fittings throughout, offering the perfect blend of style, space, and practicality. Set within a quiet residential area, the home is ideal for families looking to enjoy village life while still benefiting from excellent travel links. Tarleton provides a selection of local shops, cafes, and reputable schools, while also offering easy access to the nearby towns of Southport, Ormskirk, and Preston. Excellent transport connections are close at hand with strong bus links and convenient access to the M6 and M65 motorways, making commuting across the North West seamless.

As you step through the front door, you're welcomed into a bright and spacious reception hall, beautifully finished with Amtico flooring and warmed by underfloor heating that flows throughout the entire ground floor. A stunning wooden staircase with a glass balustrade leads to the upper level, creating a striking first impression. To the front of the home lies the generously sized lounge, complete with an electric fireplace and large window that fills the room with natural light—ideal for relaxing evenings with the family. To the rear, the heart of the home unfolds into a remarkable open-plan kitchen, dining, and snug area that spans the width of the property. The bespoke kitchen features sleek cabinetry, integrated appliances, and a distinctive curved worktop that doubles as a breakfast bar. The dining area is framed by bi-folding doors that open out to the rear garden, while the adjoining snug offers the perfect spot for informal gatherings or a quiet retreat. A downstairs WC and internal access to the integrated garage complete this well-designed ground floor layout.

Moving upstairs, you're greeted by an open gallery landing, showcasing a floor-to-ceiling window with a striking view over the front of the home. This level houses five generously proportioned bedrooms, offering ample flexibility for modern family living. The master bedroom is a peaceful sanctuary with fitted wardrobes and a sleek three-piece en-suite, while the second bedroom also benefits from its private own en-suite facilities. Bedrooms four and five are currently utilised as a dressing room and a home office respectively, but can be effortlessly reverted to traditional bedrooms. The modern four-piece family bathroom is beautifully appointed, featuring a separate bath and walk-in shower to accommodate the needs of a growing family.

Externally, the property is equally impressive. A double driveway provides off-road parking for two vehicles and leads up to the integrated garage, which features an electric roller shutter door for added convenience. The front garden is neatly maintained and offers excellent kerb appeal. To the rear, the landscaped garden is a private oasis, with a paved patio area ideal for outdoor dining and entertaining, along with a well-kept lawn bordered by attractive planted beds.

This stunning home truly has it all—space, style, and a prime location—making it the perfect setting for family life in one of Lancashire's most desirable village communities.



















































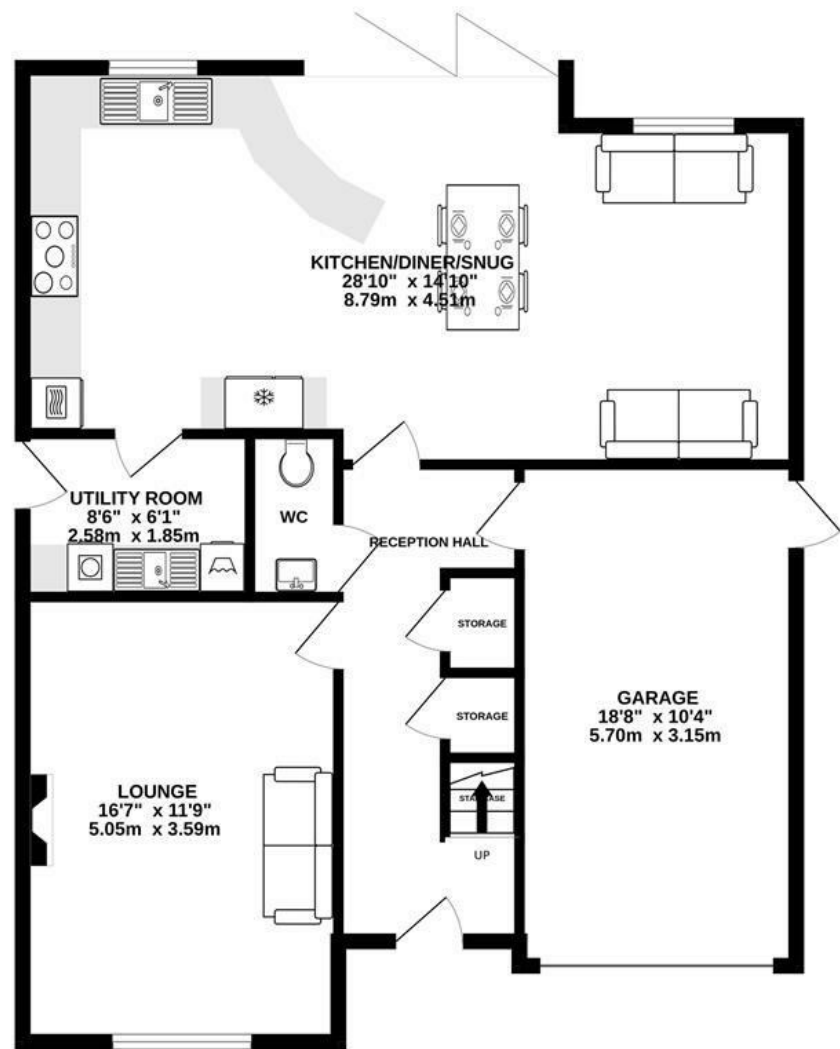




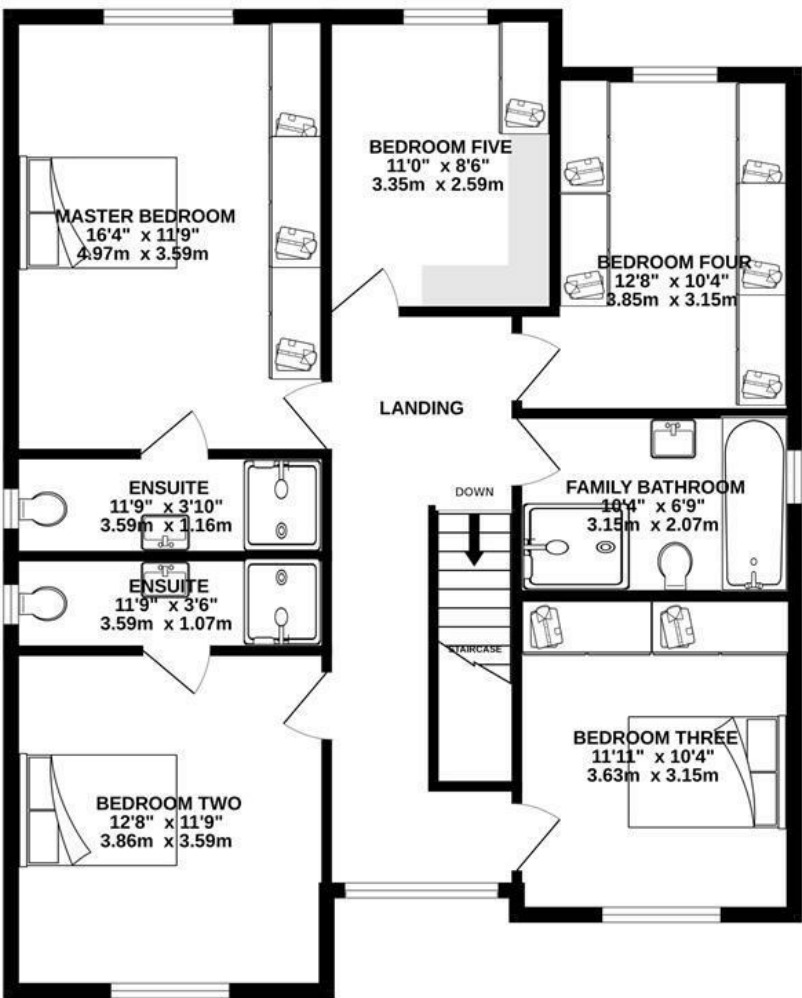




GROUND FLOOR  
971 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.




TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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>		
(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>84</b>	<b>91</b>
England & Wales	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		
England & Wales	EU Directive 2002/91/EC 