



Dawbers Lane, Euxton, Chorley

Offers Over £949,995

Ben Rose Estate Agents are pleased to present to market this incredible opportunity to acquire this stunning detached home sat on circa 1 acre of land with picturesque surroundings. The home offers traditional features throughout and even has its own indoor pool with mezzanine surrounding. This would be an ideal home for families and is situated near to the towns of Chorley and Leyland with the addition of local villages right on the doorstep. The location boasts excellent travel links, providing easy access to nearby towns and cities. Furthermore, residents will enjoy a host of amenities including shops, restaurants, schools, and recreational facilities within close proximity, making it a convenient and desirable place to live.

As you step through the welcoming entrance hall, you'll be greeted by a grand reception hall with a mezzanine landing, setting the tone for the elegance that awaits. The ground floor boasts a formal lounge exuding charm, featuring a beautiful fireplace and beamed ceilings, creating a cozy atmosphere. The main dining room is conveniently located adjacent to a charming porch, providing a delightful space for family gatherings and entertaining guests. The country-styled kitchen/diner offers both integrated and freestanding appliances while providing delightful views of the rear gardens, adding a touch of tranquility to every meal. Continuing your journey through the property, you'll find a snug as well as a spacious second lounge that boasts an inviting ambiance with its feature fireplace, open staircase, and patio doors leading to the rear garden. The highlight of this home's ground floor is undoubtedly the spectacular pool room, complete with its own shower room and a mezzanine overlooking the pool from the first floor. Adding to its allure, a stunning arched window with captivating stained glass artwork further enhances the appeal of this remarkable space.

Ascending the main staircase from the reception hall, you'll be greeted by an open landing that provides access to four double bedrooms, two of which have en-suite facilities. The master bedroom is a true retreat, featuring a dressing area for added convenience and style. The rooms located at the rear of the property offer beautiful views of the surrounding gardens, creating a serene and peaceful atmosphere. Completing the first floor, you'll find a four-piece family bathroom with a bidet and a corner bath, offering a relaxing escape from the stresses of everyday life.

Moving to the second half of the home, you'll enter a mezzanine that overlooks the pool, showcasing a pitched roof that accentuates the sense of height. The original wood beams from the original barn add to the beauty and charm of this space. Additionally, two office spaces are located just off the mezzanine, providing inspiring views of the garden and the pool, making them perfect areas for work or leisure.

The exterior of this magnificent home is equally impressive, starting with a sweeping driveway via the electric gate that can accommodate multiple vehicles, ensuring parking is never a concern. For those with a passion for cars or hobbies, there is a double integrated garage and original stables that currently serve as storage but offer the option to be used as a workshop, catering to various needs.

Surrounded by farmers' fields, this property enjoys an added sense of privacy and tranquility, making it a truly special retreat. The incredible open gardens offer ample space for relaxation, play, and entertaining, providing an oasis of greenery and beauty. To top it all off, the rear garden offers a haven for outdoor enjoyment and relaxation.

In summary, this exceptional home offers a rare blend of traditional charm, modern amenities, and ample space both indoors and outdoors. With its unique indoor pool and captivating mezzanine, this property is an absolute gem for families seeking comfort, style, and privacy. Don't miss the opportunity to make this idyllic dream home yours!



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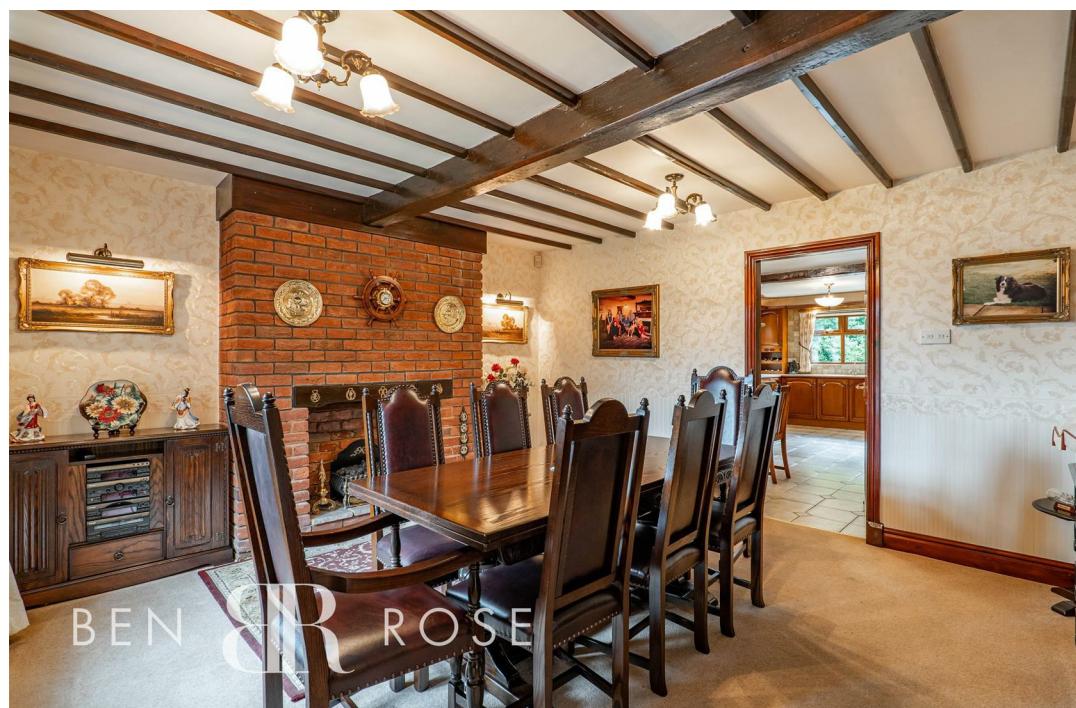
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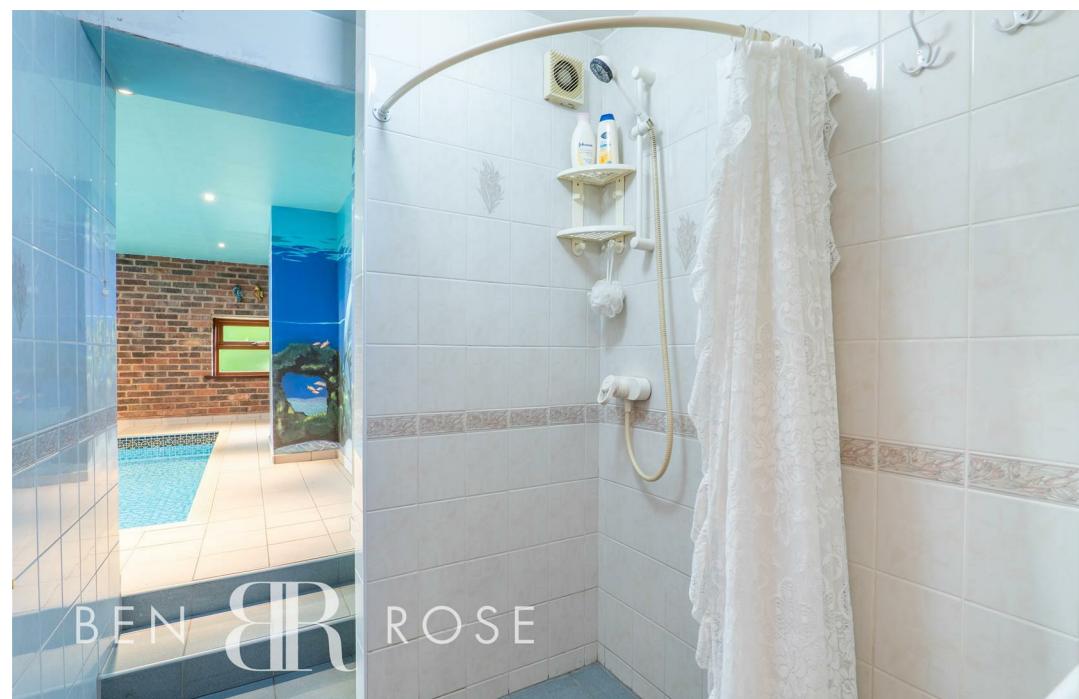
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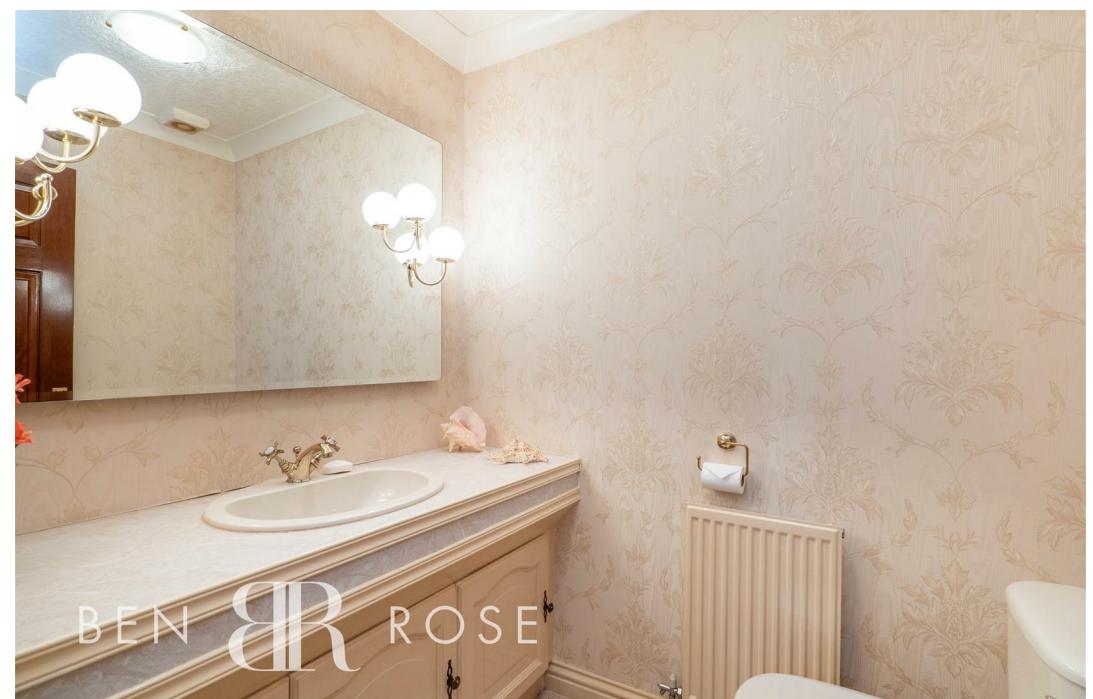
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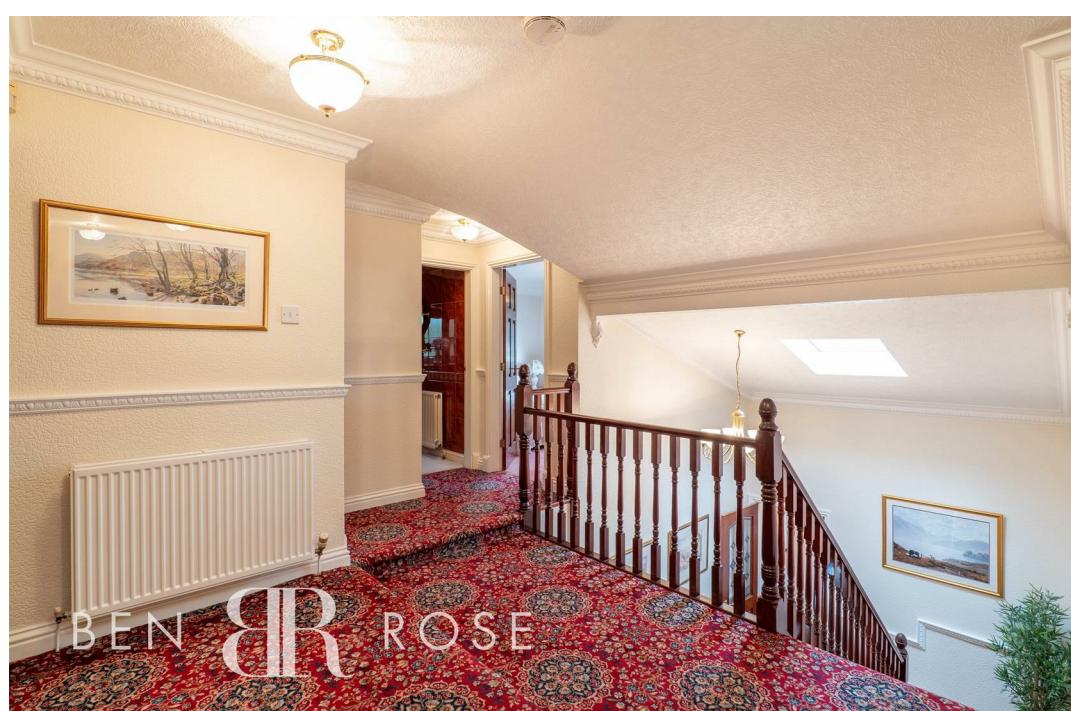
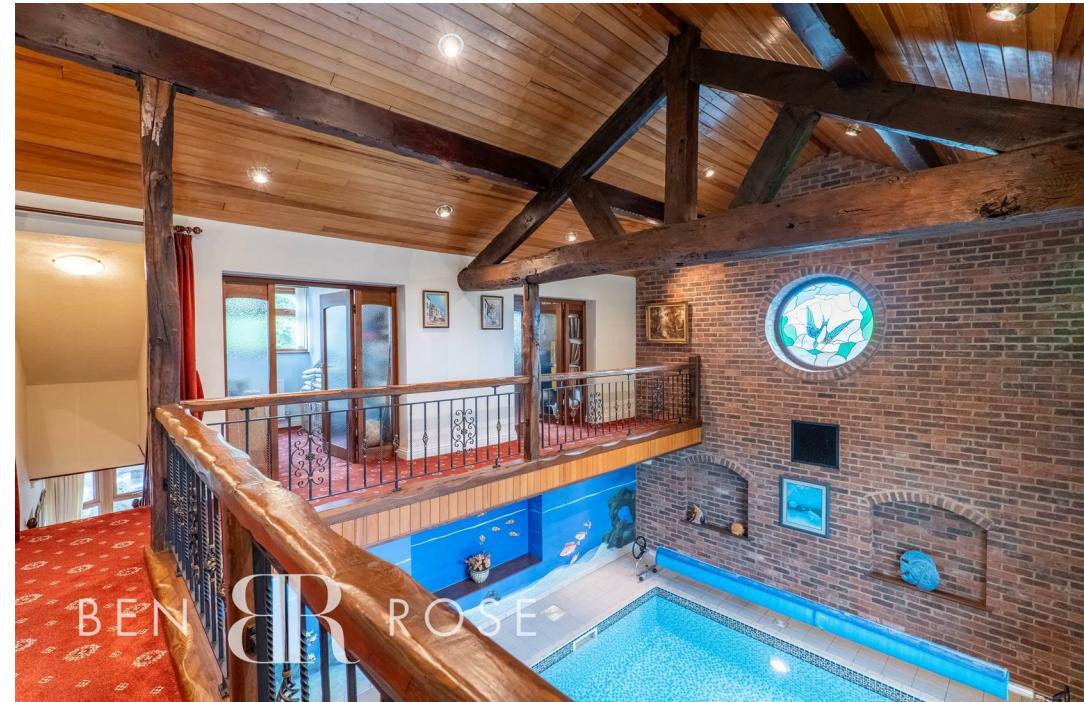
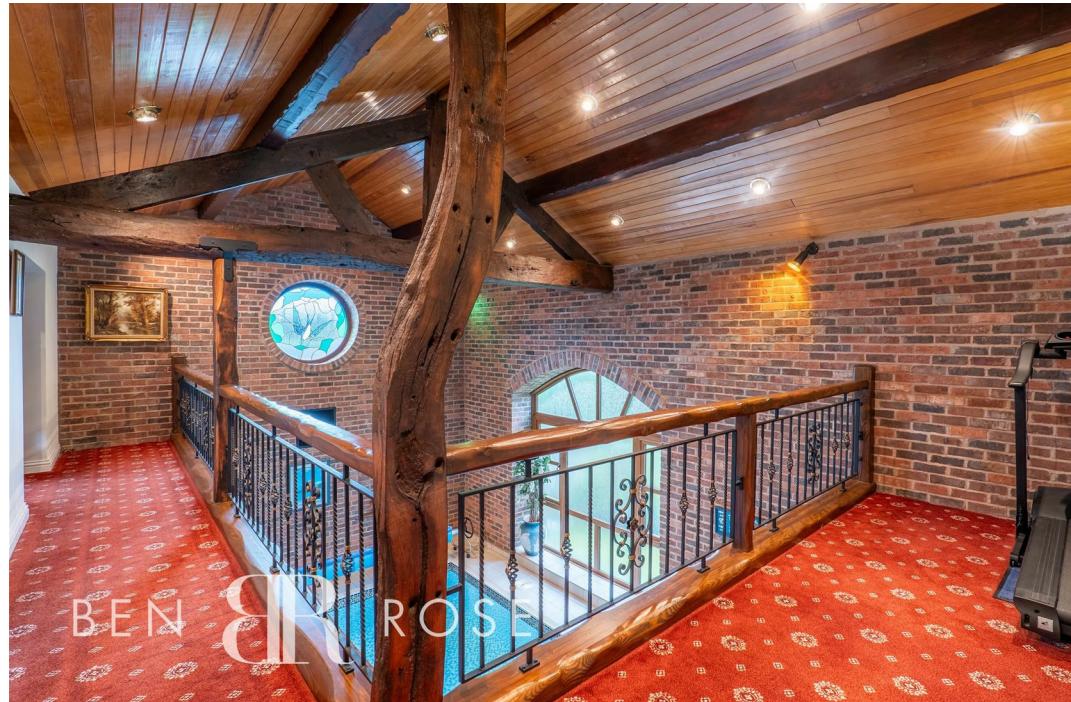
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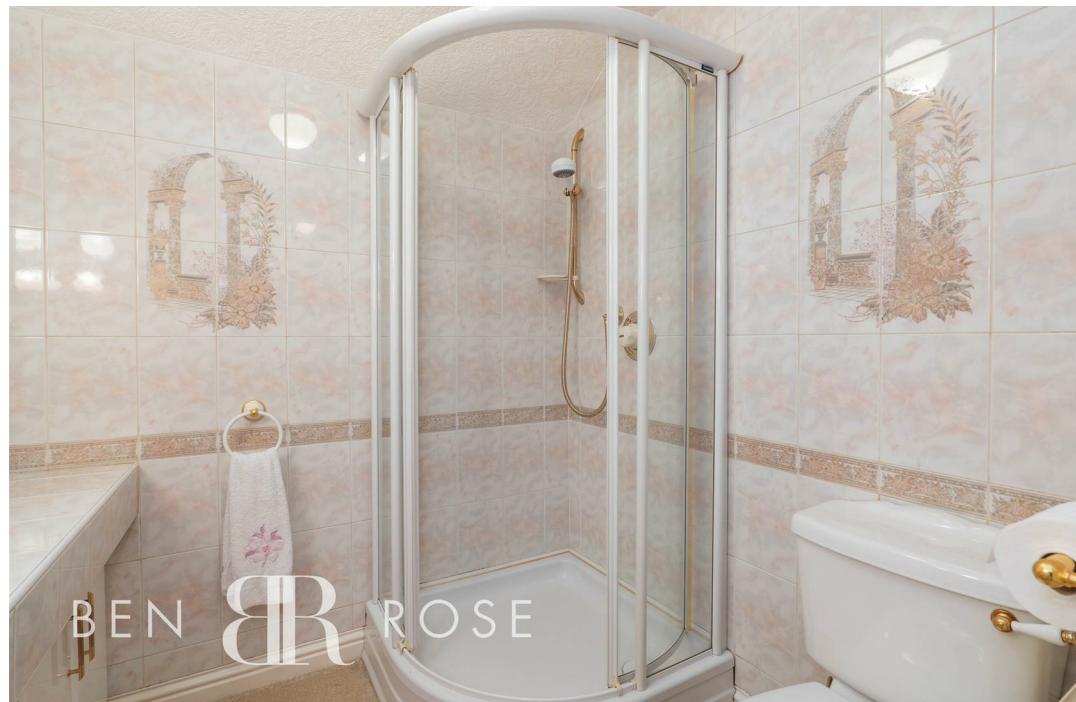


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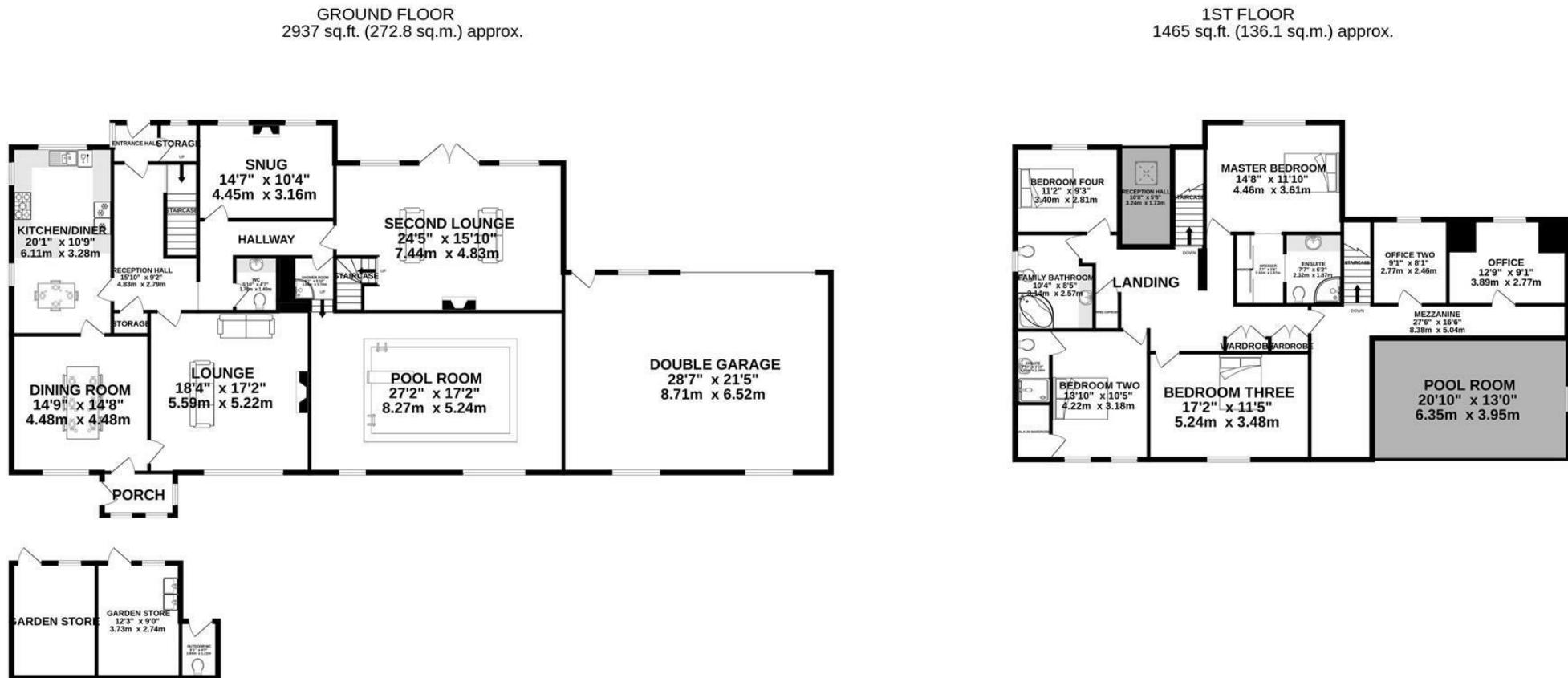
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TOTAL FLOOR AREA: 4402 sq.ft. (409.0 sq.m.) approx.

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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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) | 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 | | | |
| 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 | | |
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