



## Church House Barn Preston Road, Grimsargh, Preston, PR2 5SD

£695,000

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Stunning Detached Barn Conversion in the Heart of Grimsargh

Nestled in the charming village of Grimsargh, this beautifully converted detached barn offers an exceptional blend of modern living and semi-rural tranquility. With four generously sized bedrooms and three stylish bathrooms, this home is perfectly suited to families seeking both comfort and elegance.

Upon entering, you're welcomed into a spacious hallway that leads into the heart of the home—a contemporary open-plan kitchen, dining, and living space. Designed with family life and entertaining in mind, this area offers a seamless flow, ideal for both everyday living and social gatherings. To the rear, a warm and inviting lounge opens onto a large, beautifully maintained garden—perfect for summer entertaining or cosy evenings by the log burner.

Also on the ground floor is a versatile second reception room, currently used as a home office or snug. Throughout the property, large windows flood the interiors with natural light and offer stunning views of the surrounding countryside.

Externally, the property boasts a generous private garden, ideal for outdoor activities, along with gated access and ample off-road parking. Additionally, planning permission is in place for the construction of a double garage with an office above—an excellent opportunity for those working from home or in need of extra space.

Finished to a high specification throughout, this exceptional barn conversion offers not just a home, but a lifestyle—combining the peace of rural living with convenient access to local amenities. Whether you're seeking a spacious family residence or a peaceful retreat, this property is sure to impress.

Don't miss the chance to make this unique home your own.



























## Road Map



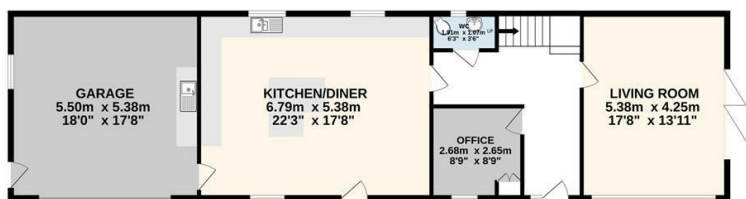
## Hybrid Map



## Terrain Map



GROUND FLOOR  
112.6 sq.m. (1212 sq.ft.) approx.



1ST FLOOR  
83.0 sq.m. (893 sq.ft.) approx.



TOTAL FLOOR AREA: 195.6 sq.m. (2105 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

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