GUILDHALL
SALES & LETTINGS



Brock Mill Barn Brock Mill Lane

Claughton-On-Brock, Preston, PR3 0PP

Offers In The Region Of £695,000

3 1 2 E

Nestled in the picturesque setting of Brock Mill Lane, Claughton-On-Brock, this beautifully appointed barn conversion offers a unique blend of rustic charm and modern living. With two spacious bedrooms and a well-designed bathroom, this property is perfect for those seeking a tranquil retreat in the countryside.

The heart of the home is undoubtedly the stunning kitchen and dining area, which provides an ideal space for entertaining family and friends. The property boasts two inviting reception rooms, allowing for versatile living arrangements and the opportunity to create cosy nooks for relaxation or study.

Outside, the property is surrounded by beautifully maintained gardens, offering a serene environment to unwind and enjoy the natural beauty of the area. An outhouse and garage provide additional storage solutions, while the ample parking space for up to seven vehicles ensures convenience for both residents and guests.

Situated in a sought-after rural location, this barn conversion is perfect for those who appreciate the peace and quiet of country living, while still being within easy reach of local amenities. This property truly represents







Entrance Hall 16'5" x 11'5" (5.01 x 3.48)

Open Plan Kitchen/ Dining Room 26'11" x 16'0" (8.21 x 4.9)

Utility Room 9'9" 6'6" (2.98 1.99)

WC 6'3" x 3'1" (1.91 x 0.96)

Snug Room / Guest Bedroom 10'11" x 10'2" (3.33m x 3.11m)

Lounge 15'1" x 12'9" (4.62 x 3.91)

Main Bedroom 15'3" x 12'9" (4.66 x 3.89)

Bathroom 10'8" x 6'4" (3.27m x 1.95)

Bedroom 2 14'7" x 13'6" (4.45 x 4.13)

Garage 24'1" x 14'0" (7.36 x 4.28)

Tool/ Garden Store 24'1" x 6'0" (7.36 x 1.84)

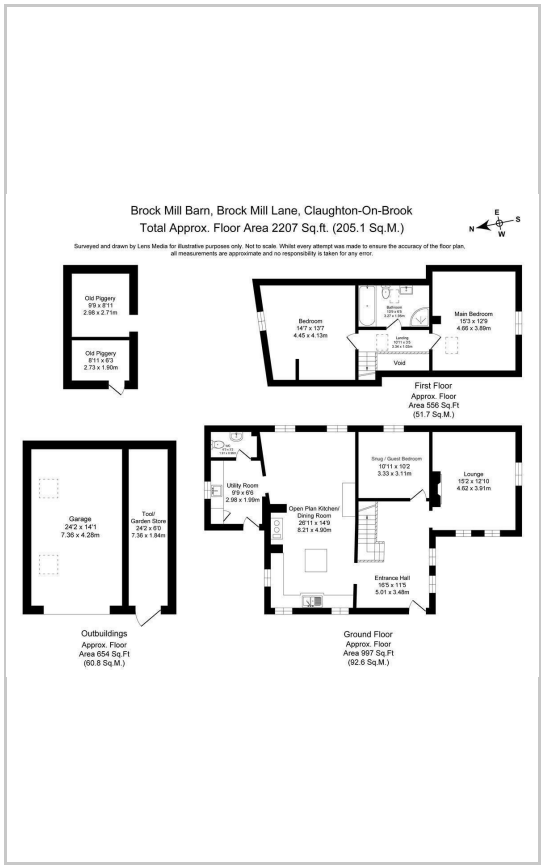
Old Piggery 1 9'9" x 8'10" (2.98 x 2.71)

Old Piggery 2 8'11" x 6'2" (2.73 x 1.9)

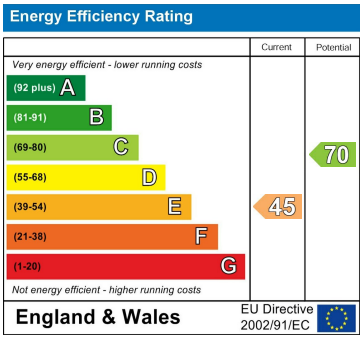
Area Map



Floor Plans



Energy Efficiency Graph



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