



The Square, Walton-Le-Dale, Preston, PR5 4BN

£750,000







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5 Bedrooms



3 Bedrooms

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- Exceptional five-bedroom detached barn conversion.
 - Desirable semi-rural setting in Walton-le-Dale.
 - Impressive open-plan kitchen/breakfast room with central island.
 - Luxurious principal bedroom with Juliette balcony and en-suite.
 - Large rear garden with decked patio and countryside outlook.
 - Electric gated driveway with parking for up to eight vehicles and home office.





Positioned within an attractive semi-rural setting in Walton-le-Dale, this exceptional detached barn conversion offers an enviable combination of character, space and contemporary family living. Surrounded by the peaceful Lancashire countryside, the property enjoys a wonderfully private feel while remaining exceptionally well connected to everyday amenities and the wider North West. Local schools, shops, supermarkets and leisure facilities are all within easy reach, making the location particularly appealing to families.

For commuters, the property is ideally placed for access to Preston and the surrounding areas, with nearby bus routes and rail services from Preston and Lostock Hall providing convenient connections further afield. The M6, M61 and M65 motorway networks are also readily accessible, offering straightforward journeys towards Manchester, Liverpool and beyond.



Preston city centre is just a short drive away, providing an excellent selection of shopping, restaurants, bars and entertainment. The result is a location that combines the calm of a rural setting with the convenience of excellent transport links and amenities.





From the moment you step inside, the impressive reception hall creates an immediate sense of scale and character. A beautiful oak staircase rises towards the mezzanine landing, forming a striking focal point and introducing the generous proportions found throughout the home.

The ground floor has been thoughtfully arranged to accommodate both relaxed family life and entertaining. A versatile games room with integrated storage provides a flexible space that could be adapted to suit a variety of needs, whether used as a playroom, cinema room, hobby space or additional reception room. The main lounge is warm and inviting, with two sets of bi-folding doors opening directly onto the raised patio. This creates a natural connection between the interior and garden, allowing the space to be opened up during warmer months.



At the centre of the home is the impressive open-plan kitchen and breakfast room, creating a superb setting for both everyday living and entertaining. Exposed wooden beams add warmth and character, complemented by high-quality integrated appliances and a substantial central island that provides an ideal space for food preparation, informal dining and socialising. An adjoining sitting area creates an additional cosy space within the room, while further doors open onto the patio, making this a particularly versatile part of the home for family gatherings and summer entertaining.

A separate utility room and ground-floor WC add further practicality to the accommodation.





The first floor provides five well-proportioned bedrooms, offering an exceptional degree of flexibility for modern family life. Four of the bedrooms are generous doubles, providing ample accommodation for family members and guests while also offering the opportunity for dedicated home-working or hobby spaces.

The principal bedroom provides a luxurious and peaceful retreat, enhanced by a Juliette balcony and a beautifully appointed four-piece en-suite bathroom. Bedrooms two and three are connected by a stylish Jack & Jill shower room, providing an ideal arrangement for family members or guests. The remaining bedrooms are served by an impressive four-piece family bathroom, complete with a freestanding bath that creates a relaxing focal point.



Outside, the property is approached through electronically operated gates, opening onto a substantial driveway with parking for up to eight vehicles. A useful outbuilding provides additional storage, while an adjoining office creates an ideal dedicated workspace for those working from home.





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The rear garden is a particularly impressive feature, extending generously towards the tree line and creating an expansive outdoor environment for children, entertaining and family activities. A large decked patio sits immediately outside the house, providing an excellent area for outdoor dining, entertaining or simply enjoying the peaceful surroundings. The garden's generous proportions and semi-rural outlook give the property a wonderful sense of space and privacy.



Combining the character and architectural appeal of a traditional barn conversion with the space and functionality expected of a modern family home, this outstanding property offers an exceptional standard of living. From its impressive reception spaces and sociable open-plan kitchen to its versatile bedrooms, extensive parking and spectacular garden, every aspect has been designed to provide comfort, flexibility and an enviable lifestyle in one of Lancashire's well-connected semi-rural locations.



General Remarks

Services: The property has the benefit of mains water, electricity, drainage and gas. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Driveway parking for multiple vehicles

Construction Type : Standard construction.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There is right of access over the neighbouring driveway to access the driveway to Walton Lodge Barn

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Not within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultra broadband available in the area

Mobile signal: Good outdoor and limited home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: South Ribble Borough Council **Council Tax: Band:** F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Bretherton. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : exams.wasp.feared

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty.
If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

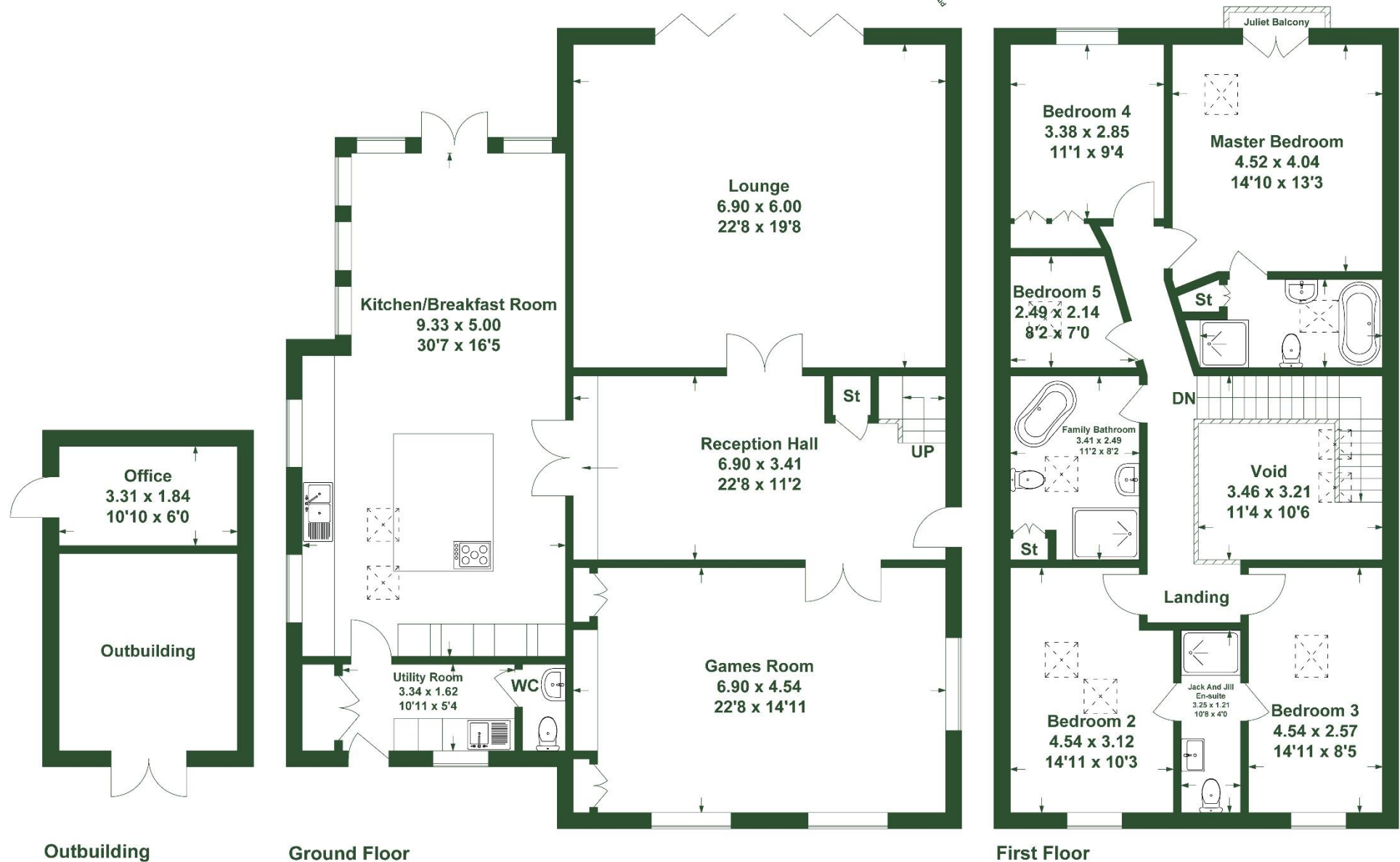
Date photographs taken : September 2026



Approximate Gross Internal Area : 248.97 sq m / 2680 sq ft
 Outbuilding : 6.09 sq m / 66 sq ft
 Total : 255.06 sq m / 2746 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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