Maria B Evans Estate Agents Limited

Marl Barn, Parr Lane, Eccleston PR7 5RL

Offers in the region of £950,000



- Homestead-style, link-detached property
- Approached via a private driveway off Parr Lane
- Welcoming and spacious entrance hall
- Stunning living-dining-kitchen to the rear with rural views
- Matthew Marsden appointed kitchen with Neff appliances
- Complementary utility and boot room
- Dual-aspect reception room with multi-fuel burner
- Spacious landing with area for a home office
- Spectacular master suite with four-piece en suite
- Two further bedrooms both with three-piece en suite facilities
- Landscaped gardens to the rear with versatile timber outbuilding

At home in the countryside…

Turning off Parr Lane in Eccleston, a private Tarmacadam driveway guides down to the property passing open fields to either side where sheep graze and wander across the surrounding pastures. The driveway transitions into an attractive cobbled courtyard, where an exclusive collection of just eight rural properties are arranged around a central lawn.





Occupying a position in the left-hand corner, Marl Barn is approached over a paved pathway framed by well-established planted beds. Subtle external lighting illuminates the approach as evening falls, providing a warm welcome home.

A substantial composite door is flanked by glazed panels and opens into a spacious entrance hall. Oak flooring extends through the space, complemented by an oak staircase rising to the first floor with integrated storage beneath and a cloakroom equipped with grey tiled flooring, a back-to-wall w.c., vanity wash hand basin and an opaque window.

A dining area has been arranged to the left of the hallway, although this versatile space would lend itself equally well to a home study, with fitted shelving occupying two walls and a further run of cabinetry sitting beneath a window to the side. Pendant and wall lighting complete this inviting space.





Where everyday living happens…

Moving towards the rear of the property, the accommodation opens into a spectacular kitchen, dining and living space, undoubtedly the heart of Marl Barn. Boasting an abundance of light, this rooms holds three sets of sliding patio doors (two to the side

and one across the rear) which immediately draw the eye towards the countryside beyond, showcasing an uninterrupted landscape of rolling fields and mature trees and bringing a remarkable sense of calm to the contemporary interior.

The kitchen has been appointed with an array of Matthew Marsden units, finished in a contrasting mix of light grey and navy. A substantial run of cabinetry to one wall is topped with black marble and incorporates a full-height integrated refrigerator, undercounter freezer, generous larder cupboard, a Neff induction hob with concealed extractor above and twin electric ovens. Two windows to the side introduce further natural light, whilst cleverly designed bi-folding doors open to reveal additional shelving and an integrated Neff microwave, allowing the more practical elements of the kitchen to be neatly concealed when not in use.





Taking centre stage, the island is topped with white marble and incorporates a twin porcelain sink with an etched drainer, integrated dishwasher, bin storage, spice rack and drinks chiller. Breakfast bar seating extends along one side, providing an informal place to gather, whilst a thoughtfully designed curved booth cuts into the end of the island. This sociable arrangement allows for cooking, conversation and dining to take place together.





The light grey floor tiling continues into the living area where a matching drinks and storage cabinet sits amongst ample space for the arrangement of comfortable seating. Pendant and recessed downlighting allows a seamless transition from bright, relaxed daytime living to a cosier atmosphere in the evening.

Adjoining the kitchen, the utility room continues the same considered finish, with light grey cabinetry providing generous storage alongside plumbing for an automatic washing machine, space for a tumble dryer and a porcelain sink unit. A fitted bench seat and coat hooks introduce a practical boot-room element, particularly welcome

after a walk through the surrounding countryside, whilst an external door provides convenient access to the side of the property.



A room to retreat to…

The elegantly finished reception room provides a calming setting in which to unwind with a charming multifuel stove set within an exposed brick chimney breast and resting upon a substantial stone hearth. Decorative wall panelling extends to either side, creating another attractive feature within the room which is finished with a window overlooking the rear and an elongated glazed panel to the front, whilst a combination of pendant and wall lighting brings a further feeling of warmth to the room.





And so, to bed…

Ascending to the first-floor, the landing at Marl Barn redefines a space that is often disregarded as a simple passageway between rooms, becoming a delightful and considered space in its own right. Fitted shelving extends across one wall, whilst the generous proportions allow ample room for a desk and seating, creating an ideal study area or quiet reading corner away from the main living accommodation. A large window overlooks the front aspect.




A master suite to behold…

The principal bedroom has an immediate sense of comfort, beginning with fitted wardrobes and shelving that create a walk-through dressing area before the room then opens up to the expansive main space. Here, a vaulted ceiling enhances the sense of height and space, whilst a striking apex window stretches across the rear elevation framing uninterrupted views. Fitted plantation-style shutters offer privacy, with an additional Velux /window combination to the side. Two pendant lights descend elegantly from the vaulted ceiling, complemented by wall lighting for a softer ambience.




The principle en suite bathroom holds marble floor tiling which continues into the generous double shower enclosure, complete with a glazed screen to the side, rainfall showerhead and additional handheld attachment. Soft grey panelling wraps around the rest of the suite to dado height, incorporating a practical ledge which runs alongside the freestanding bathtub, back-to-wall w.c. and vanity wash hand basin with a heated, illuminated mirror above. A chrome heated towel rail, Velux rooflight and recessed downlighting complete this stylish and well-appointed space.




The second bedroom is a comfortable double room, enjoying a window overlooking the rear garden, a pendant and generous proportions allowing flexibility for the arrangement of bedroom furniture. The en suite features stone-effect tiling across the floor and within the shower enclosure, which has a glazed screen, rainfall showerhead and additional handheld attachment. Grey panelling adorns the remaining walls, whilst a substantial vanity wash-hand basin with illuminated mirror above, back-to-wall w.c. and chrome heated towel rail complete the suite.





The third bedroom is similarly generous in size, enjoying a window to the front aspect, ample space for a double bed and furniture. This room also benefits from its own contemporary en suite, finished with grey marble-effect tiling to the floor and a shower enclosure with glazed sliding doors, a rainfall showerhead and additional handheld attachment. A vanity wash-hand basin with illuminated mirror above and back-to-wall w.c. are also set upon elegant grey panelling.





Through landscaped gardens to open views…

Stepping outside, the rear garden is as thoughtfully arranged as the interior, firstly beginning with an attractive stone patio offering the perfect space for outdoor furniture with a log store positioned to one side. Beyond the patio, the garden unfolds into lawn split by a central shale pathway with lattice-style decorative paving, creating an attractive centrepiece to the garden and lined with neatly clipped box hedging.




At the end of the garden, the space makes the most of its wonderful rural position, with a further Indian stone terrace occupying a particularly appealing spot. Here, a substantial timber outbuilding offers immense versatility with an overhang sheltering brick-tiled flooring to create an inviting covered seating area. From here, a door with glazed insets opens into a delightful summerhouse, complete with power and water, windows to the side, a Velux above and a door to the rear.

An additional room offers a more private retreat finished with the same tiled flooring, decorative wall panelling and wall lighting. With lovely views extending across the pond and countryside beyond, this would make a particularly inspiring home office, creative studio or simply a second sitting room in which to escape for a little peace and quiet.




The garden is finished with a shale area to one side with a water tap and access to the parking available at the side of the property whilst to the other side, the garden has more shale which is set alongside established hydrangeas and planting beds offering colour and seasonal interest. Timber fencing and growing trees define the boundaries and will provide an increasingly leafy backdrop as they mature.




Round and about…

Woodend Farm is set within the desirable rural village of Eccleston, offering an appealing balance of village life and easy access to wider amenities. Local services include primary healthcare at Eccleston Health Centre and reputable schools such as Eccleston St. Mary's Church of England Primary just under a mile away, with further secondary education options nearby. The village itself provides a selection of independent shops, traditional pubs and eateries, while the nearby towns of Chorley and Leyland offer broader retail, dining and leisure facilities just a short drive away.

Commuters benefit from excellent transport links, with easy access to the M6 and M61 motorways and regular rail services from Chorley and Buckshaw Parkway stations connecting to Preston and Manchester. For outdoor enthusiasts, extensive countryside walks and bridleways surround the area, reflecting the picturesque rural setting that defines the area.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is G

The property is served by septic tank

Please note:
Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.