

Total area: approx. 158.5 sq. metres (1705.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

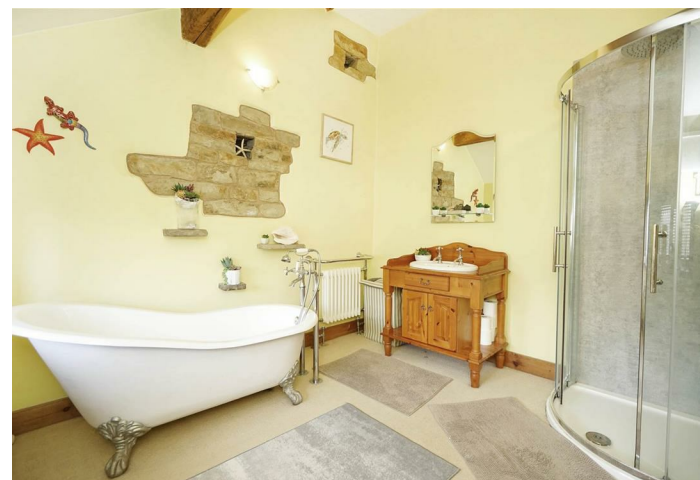
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Higher Makinson Farm, Sandringham Road, Horwich, Bolton, BL6 6NX**

Superb detached farmhouse, built in the 1800'S, situated on a generous plot with the potential for expansion or development (Subject to relevant planning) Offering superb accommodation throughout the property exudes charm and character features and has been sympathetically renovated by the current owners but keeping traditional values with exposed stone walls and feature beamed ceilings combining with modern facilities to provide a stunning family home. Only with internal viewing can the standard of presentation be truly appreciated. Externally there are spacious gardens with large lawn and patio areas to the rear and extensive driveway parking to the front and side and an EV charger, Two large reception rooms, spacious entrance hall, fitted kitchen, utility area / downstairs shower room. four generous bedrooms and four piece bathroom with roll top bath and separate shower. Competitively priced to induce early sale. Viewing is essential to appreciate all that is on offer.

**Offers Over £480,000**





Welcome to Higher Makinson Farm, Horwich, a charming farmhouse property from the 1800s that exudes character and warmth. This detached house boasts a generous plot, offering ample space for your family to thrive. As you step into this delightful property, you are greeted by superb reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. With four generous bedrooms, there is plenty of room for everyone to have their own space and unwind in comfort. The property features a stunning bathroom with roll top bath and separate shower, ideal for meeting the needs of your family. The spacious layout ensures that there is room for everyone to move around freely and enjoy the unique charm that this farmhouse exudes. Situated on a generous plot, with potential for expansion or indeed a full new build subject to planning this property offers endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air. The character of this 1800s farmhouse shines through, making it a truly special place to call home. Don't miss out on the opportunity to own a piece of history in this tranquil setting. Embrace the spaciousness and charm of this farmhouse property - your perfect retreat away from the hustle and bustle of everyday life. Competitively priced to induce early sale

**Porch**

Hardwood double glazed leaded window to front, hardwood double glazed leaded window to side, stone flagged flooring, double glazed composite entrance door, door to:

**Entrance Hall**

Built-in storage cupboard, Storage cupboard, double radiator, stone flagged flooring with recessed spotlights, stairs, door to:

**Kitchen**

13'5" x 10'9" (4.10m x 3.28m) Fitted with a matching range of black base units with contrasting black wood and granite worktops, china butler style sink unit with mixer tap, plumbing for dishwasher, built-in range, five ring gas hob with extractor hood over, hardwood double glazed leaded window to front, twodouble glazed velux skylight to side, double radiator, ceramic tiled flooring, sloping ceiling with exposed beams, door to:

**Utility / Shower Room**

11'11" x 10'9" (3.63m x 3.28m) With oak worktop space, space for tumble dryer, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, ceramic tiled flooring, fitted with three piece suite comprising double shower / bath enclosure with body jets

jacuzzi style jets and seat, inset wash hand basin in vanity unit with drawers and mixer tap, double glazed composite door to garden, door to:

**WC**

Low-level WC.

**Lounge**

16'7" x 15'2" (5.05m x 4.62m) Hardwood double glazed leaded window to rear, feature fireplace with flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, double radiator, karndeian flooring, two wall lights, ceiling with feature beams, part glazed stable door, door to:

**Dining Room**

16'1" x 10'5" (4.90m x 3.17m) Hardwood double glazed leaded window to rear, fireplace with feature stone surround and flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, lime-washed stone flagged flooring, two wall lights with feature beams.

**Bedroom 4 / Office**

9'11" x 10'5" (3.03m x 3.17m) Hardwood double glazed leaded window to front, double radiator, ceiling with feature beams.

**Bedroom 1**

16'7" x 15'2" (5.05m x 4.62m) Double glazed leaded window to rear,



feature fireplace set in stone surround, double radiator, exposed wooden flooring, sloping ceiling with feature beams and recessed spotlights, door to:

**Landing**

Hardwood double glazed leaded window to front, exposed wooden flooring, sloping ceiling with feature beams, door to:

**Bedroom 2**

16'2" x 10'5" (4.93m x 3.17m) Double glazed leaded window to rear, ornamental feature fireplace set in stone surround, double radiator, exposed wooden flooring, sloping ceiling with feature beams and recessed spotlights, door to:

**Bedroom 3**

9'11" x 10'5" (3.03m x 3.17m) Hardwood double glazed leaded window to front, double radiator, exposed wooden flooring, sloping ceiling with feature beams and recessed spotlights, door to:

**Bathroom**

Fitted with four piece suite comprising roll top bath with ornamental feet, hand shower attachment over and matching telephone style mixer tap, inset wash hand basin in vanity unit with cupboards under and drawers, shower area enclosure with wet wall panelling and high-level flush WC, double radiator, sloping ceiling with feature beams.

**Outside**

Front - Gravelled driveway to the front offers extensive parking for up to 5 vehicles and includes an EV charging point. Rear - Superbly proportioned private gardens with extensive lawned areas melding with York stone patio area. well stocked flower and shrub bed and borders and a large dog pen. Side - The property benefits from a large area to the side that has the potential to be developed subject to the relevant planning.