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The Estate Agents

**Tabbys Nook**  
Newburgh, Lancashire, WN8 7LN

**Asking Price Of £579,950**

- DETACHED LISTED FARMHOUSE
- CHARMING CHARACTER PROPERTY
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN & DINING ROOM
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM & ENSUITE
- UTILITY/CLOAKROOM/WC/CONSERVATORY
- LOVELY GARDENS & COUNTRY LOCATION







## Property Description

### SUMMARY

A charming grade II listed stone built detached former farmhouse dating back to the 16th century located in the sought after picturesque village of Newburgh. This delightful property has been recently renovated to a very high standard and offers living space full of charm and character with many original period features. The farmhouse is set within a spacious private plot with well established mature gardens. Viewing is highly recommended to appreciate what this accommodation has to offer.

### FRONT DOOR

Bespoke timber door.

### ENTRANCE HALL

Window to the side aspect. Wood wall panelling and traditional stone flooring.





#### LIVING ROOM

27' 10" x 14' 04" (8.48m x 4.37m) Window to the front aspect, floor to ceiling window to the side aspect and patio doors, offering wrap around views of the lovely cottage garden. A wonderful classical stone fireplace housing an inset multi fuel cast iron burner on a flagged hearth.

#### DINING ROOM

16' 00" x 13' 02" (4.88m x 4.01m) Windows to the side and front aspect. Character beamed ceiling, stone flagged flooring.

#### KITCHEN

14' 08" x 14' 07" (4.47m x 4.44m) Windows to the sides aspects. A lovely open plan country style kitchen with character beamed ceilings. Modern shaker style painted kitchen with granite work tops over, inset Belfast sink with period style mixer taps, Range master stove. A central island with wood worktops over, integrated appliances include two fridges, wine cooler, recycling unit and sliding vegetable racks. Stone flagged flooring.

#### CLOAKROOM

External door to side aspect, stone flagged flooring.

#### UTILITY ROOM

11' 04" x 8' 07" (3.45m x 2.62m) Window to the side aspect. Fitted wall and base units with laminate worktop over, stainless steel sink. Space for washing machine, dryer and fridge freezer, stone flagged flooring.



#### DOWNSTAIRS WC

WC & pedestal wash basin.

#### CONSERVATORY

14' 01" x 12' 09" (4.29m x 3.89m) Spacious and bright with fantastic views of the garden, feature decorative windows, stone flagged flooring

#### STAIRS & LANDING

Window to the front aspect, large landing with storage cupboards.



#### BEDROOM ONE

14' 07" x 14' 10" (4.44m x 4.52m) Windows to the side aspects, feature floor to ceiling window over looking the garden.

#### DRESSING ROOM

9' 11" x 8' 07" (3.02m x 2.62m) Window to the side aspect. Fitted wardrobes.

#### ENSUITE

12' 02" x 6' 11" (3.71m x 2.11m) Window to the side aspect. Modern suite comprising large shower cubicle, WC, pedestal sink unit, part tiled, mosaic tiled splash back.







#### **BEDROOM TWO**

15' 11" x 11' 00" (4.85m x 3.35m) Window to front aspect, feature floor to ceiling window overlooking the garden. Fitted wardrobes.

#### **BEDROOM THREE**

12' 05" x 8' 02" (3.78m x 2.49m) Window to the side aspect. Fitted wardrobes, wooden flooring.

#### **BEDROOM FOUR**

11' 10" x 9' 11" (3.61m x 3.02m) Window to the front aspect. Wooden flooring



#### **FAMILY BATHROOM**

Period bathroom suite comprising a freestanding cast iron bath with claw feet, corner shower cubicle, pedestal sink and WC. Medium oak flooring, recessed lighting.

#### **OUTSIDE**

##### **FRONT GARDEN**

Gated access, York stone paved, mature trees and shrubbery, gated driveway access with ample parking and turn around. York paved path around the perimeter of the property fence and hedge boundaries.

##### **REAR & SIDE GARDEN**

Extensive cottage garden with lawn area, York stone patio seating area, well stocked shrubs and flower borders, mature trees, fence and hedge boundaries. Outside lighting and water supply.



#### **ADDITIONAL INFORMATION**

The property has a gas central heating system and double glazing.

#### **LOCAL AUTHORITY**

West Lancashire Borough Council, Council Tax - Band G

#### **SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

#### **VIEWING**

Viewing strictly by appointment through the Agents.









This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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 energy efficient - higher running costs		
	<b>60</b>	<b>81</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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>53</b>	<b>78</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements