



Jennetts Lane, Glazebury, WA3 5QF

£899,950

FARM, EQUESTRIAN, STABLES & ARENA WITH PLANNING PERMISSION FOR 2 STOREY EXTENSION AND GARAGE/STORE CONVERSION. PART EXCHANGE CONSIDERED. We are delighted to offer for sale this substantial double fronted, three/four bed detached family home. Set in an idyllic peaceful location, yet within close proximity to major transport links, Windy Gates Farm offers the best of both worlds. With 8 stables, 6 acres of grazing land, riding arena, barns, feed stores, tack rooms, workshops, outside storage and fabulous off road hacking, this property is an equestrian lovers dream. Planning permission has also been approved for a 2-storey extension on the house and to convert the garage into living quarters. The property itself offers entrance, ground floor WC, lounge, family/kitchen/dining room, utility room, fourth bedroom/2nd reception/study to the ground floor and to the first floor are three bedrooms and family bathroom. Externally there is a parking area, sheds to the front of the house, garden to the front, driveway leading to triple garage and rear garden. Windy Gates Farm is nestled in the centre of Windy Bank Woods in Glazebury and is close to a wide range of amenities; shops, schools and transport links such as the East Lancashire Road (A580) which in turn gives access to North West's motorway network of M6, M60, M61 & M62. The planning permission gives scope for an en-suite, extra bedroom and living area. The garage conversion will enable you to have a utility room/bathroom, lounge/kitchenette and bathroom. - Just perfect for visitors in a self-contained unit. The rear gardens offers patio areas, green house, pond, and its very own spring water supply through its own bore hole. There is a Summer House with seating and bar facilities, perfect for entertaining!!!

Idyllic location, close to major transport links

3/4 bedrooms (4th Bedroom is downstairs and currently used as an office)

Large open plan kitchen/diner which offer fabulous view of the farmland.

6 Acres (approx.)

8 Stables with excellent equestrian facilities.

Riding arena

Off road hacking and bridle paths on the doorstep.

Very large Koi pond.

Summer House

Own water supply via bore hole (no water bills)

Planning permission granted for 2 storey extension and converting garage into living area.

Entrance

Via a UPVC double glazed frosted door to the side elevation into hall.

Ground Floor WC

Low coupled WC and vanity unit, tiled floor, ceiling light point and hidden electric meters.

Hall

Two UPVC double glazed windows to the side elevation, tiled floor, two ceiling light points, wall mounted radiator, under stairs storage, stairs to first floor, laminate floor and doors to other rooms.

Lounge

18' 5" x 12' 9" (5.62m x 3.88m) UPVC double glazed bay window to the front elevation, Floor to ceiling UPVC double glazed window to the side elevation, Floor to ceiling UPVC double glazed window to kitchen/diner, log burner incorporated in a feature fire surround, two wall light points and three wall mounted radiators to the front and sides.

Kitchen/Diner/Family Room

25' 3" x 16' 7" Max (7.70m x 5.06m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation and UPVC double glazed French doors to the side elevation, two wall mounted radiators, inset spot lights, two ceiling light points, laminate floor, fully fitted units incorporating breakfast bar/island, integrated fridge freezer, integrated dishwasher, double oven, integrated microwave and induction hob.

Bedroom Four/Study/Reception

14' 1" x 11' 10" (4.30m x 3.60m) UPVC double glazed Georgian windows to the front and side, UPVC double glazed split stable door to the side elevation, two ceiling light points, wall mounted radiator, laminate floor and door to utility.

Utility Room

Ceiling light point, laminate floor, shelving, Baxi combi-boiler, plumbing for washing machine and space for tumble dryer.

First Floor

Landing

Loft access, wall mounted radiator and ceiling light point.

Bedroom One

16' 0" x 12' 6" (4.87m x 3.81m) UPVC Georgian double glazed windows front, side and rear, two wall mounted radiators, built-in storage, wardrobes, drawers and ceiling light point.

Bedroom Two

15' 4" x 9' 5" (4.68m x 2.88m) UPVC double glazed Georgian window to the front elevation, wall mounted radiator, built-in storage, wardrobes, drawers and ceiling light point.



Bedroom Three

12' 0" x 10' 4" (3.66m x 3.14m) UPVC double glazed Georgian window to the rear elevation, wall mounted radiators, built in storage, wardrobes, drawers and ceiling light point.

Bathroom

10' 11" x 7' 3" (3.34m x 2.21m) UPVC double glazed frosted Georgian window to the rear elevation, three-piece suite with mains shower, wall mounted radiator, tiled walls and inset spot lighting.

Externally

To the front is a parking area. Garden to the front, driveway leading to garage 12'1" x 22' - Light, power, window and door to the side with a self contained workshop at the rear. Formal garden to the rear offers patio area's, vegetable patch, parking, garaging, kennels, Koi lake and own bore hole for water supply. Kennel to Rear - 12' x 11'9" - Power, light, door and window to the side. Summer House - 9'7" x 11'6" plus 11'6" x 4'11 both with light and power. Eight individual stables for horses, newly built riding arena, additional storage facilities and two barns. This property has LPG, septic tank & solid fuel heating through a wood burner fire.

Equestrian

The farm benefits from 8 stables. There is ample room for trailer and hay storage, along with two tack rooms, feed store and covered parking for any farm vehicles/trailer, including a roller deck quad bike garage. The main barn, incorporating the new stables, also has a mezzanine floor for extra storage and a covered grooming area. All buildings benefit from electric lighting and power sockets.

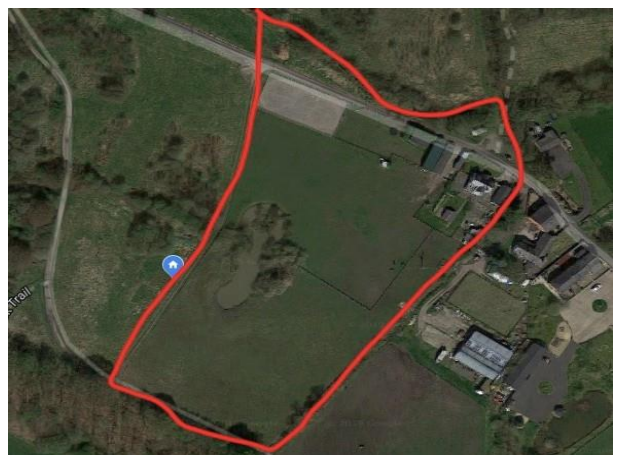
Council Tax Band

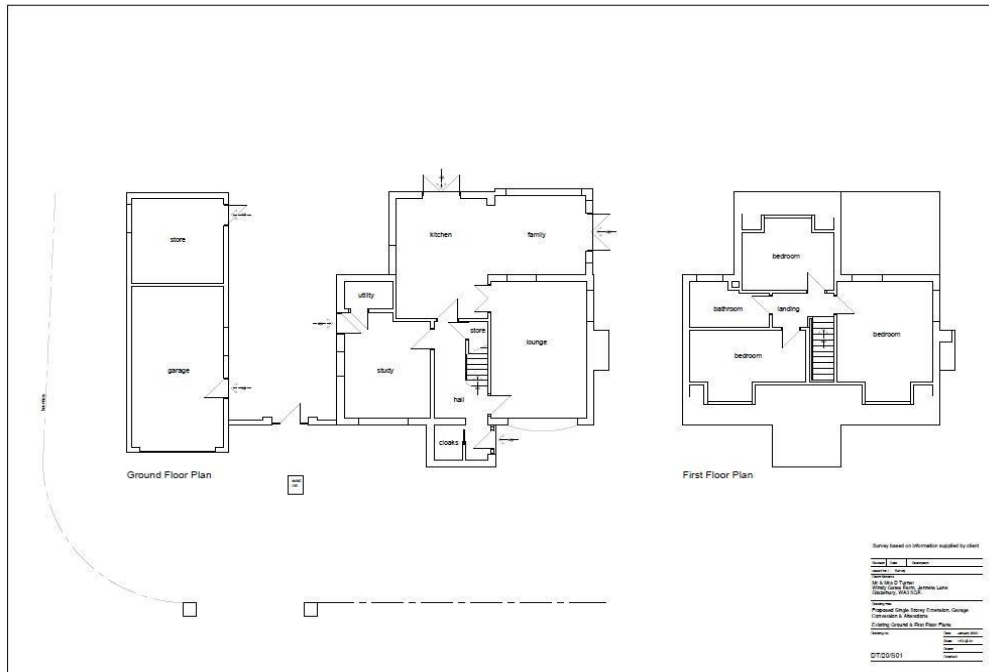
D.

Tenure

Freehold.

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agent's; this is the responsibility of the buyer.





Energy Performance Certificate

HM Government

Windy Gates Farm, Jennetts Lane, Glazebury, WARRINGTON, WA3 5QF

Dwelling type: Detached house Reference number: 8805-5010-1829-4127-1473
 Date of assessment: 29 April 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 May 2013 Total floor area: 111 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,538
Over 3 years you could save	£ 837

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 174 over 3 years	<div>You could save £ 837 over 3 years</div>
Heating	£ 3,723 over 3 years	£ 3,465 over 3 years	
Hot Water	£ 1,479 over 3 years	£ 1,062 over 3 years	
Totals	£ 5,538	£ 4,701	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

36

56

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 402
2 Low energy lighting for all fixed outlets	£70	£ 114
3 Solar water heating	£4,000 - £6,000	£ 321

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Vendor approvalDate.....