



**GASCOIGNE
HALMAN**

OAKTREE FARM, BENT LANE, CROWTON

THE AREAS LEADING ESTATE AGENT



OAKTREE FARM, BENT LANE, CROWTON

With up to six acres available by separate negotiation and ideally located on a tranquil lane, a rare opportunity to acquire a detached residence of substantial space, with full residential consent.

Directions

From Tarporley take the A49 towards Warrington. Go through Cotebrook and straight ahead at the traffic lights just beyond the Garden Centre (junction with the A54). Continue on the A49 going straight on at the next two sets of traffic lights (junction with the A556 and Norley Road respectively). At the Weaverham Roundabout take the second exit and bear left into West Road. After about one third of a mile, turn left beside the Hanging Gate Pub, towards Acton Bridge. Shortly after the 30mph sign (with The Hazel Pear Pub straight in front of you) turn left and go over the railway bridge. Continue along this road into Crowton. After the Church and shortly before reaching the pub take a left turn onto Bent Lane. The property will be located on the left hand side clearly identified by a Gascoigne Halman For Sale board.





COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN

This is a unique buying opportunity in an amazing semi rural location, with ample parking to the front, a good size garden area to the rear and with the option to purchase up to six acres to the rear.

The property comprises a substantial building of circa 1851 square feet of internal space which is presently configured into a luxurious open plan style arrangement with extensive reception and living space and two double bedrooms, each with en suite. A future purchaser could easily adapt the layout to suit individual requirements.

The property was previously a live work unit but the status was changed to a residential unit on 30 May 2023 with consent granted by CWAC under reference 22/02342/FUL.

The property enjoys excellent views to the rear over fields and for those looking to acquire additional land, up to six acres of this field is available by separate negotiation.

The tranquility of the location on a country lane is notable and yet it lies within walking distance of Crowton village centre.

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarporley office.

ACCOMMODATION AND DIMENSIONS

Entrance Hall 11'06" x 13'11"

Kitchen/Dining Room 23'05" x 13'09"

Utility Room 8'00" x 5'09"

W.C. 4'06" x 5'09"

Open Plan Living 27'11" x 19'00"

Store Room One 8'07" x 13'08"

Store Room Two 8'07" x 13'08"

Master Bedroom 13'05" x 14'08"

Master En-suite 7'08" x 11'00"

Bedroom Two 11'00" x 13'08"

En-suite Two 3'01" x 7'07"

Mezzanine 11'07" x 25'03"

Storage Room / Potential bedroom 24'11" x 7'09"

Store Room / Potential bedroom 24'11" x 7'09"



Total floor area 172.0 sq. m. (1,851 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

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