



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Four/Five Bed Detached Farmhouse
- Breath-Taking Rural Location
- Circa 2,781 Square Feet in Total
- Three/Four Reception Rooms
- 23' Country Kitchen Plus Utility Room
- Three Bath/Shower Rooms
- Stunning Plot Exceeding Two Acres

TRIGG LANE,
HEAPEY

£1,250,000



Trigg Lane, Heapey



Trigg Lane, Heapey



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Trigg Lane, Heapey



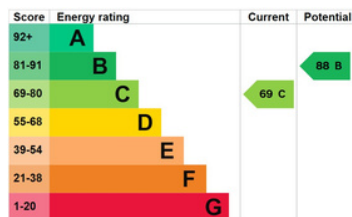
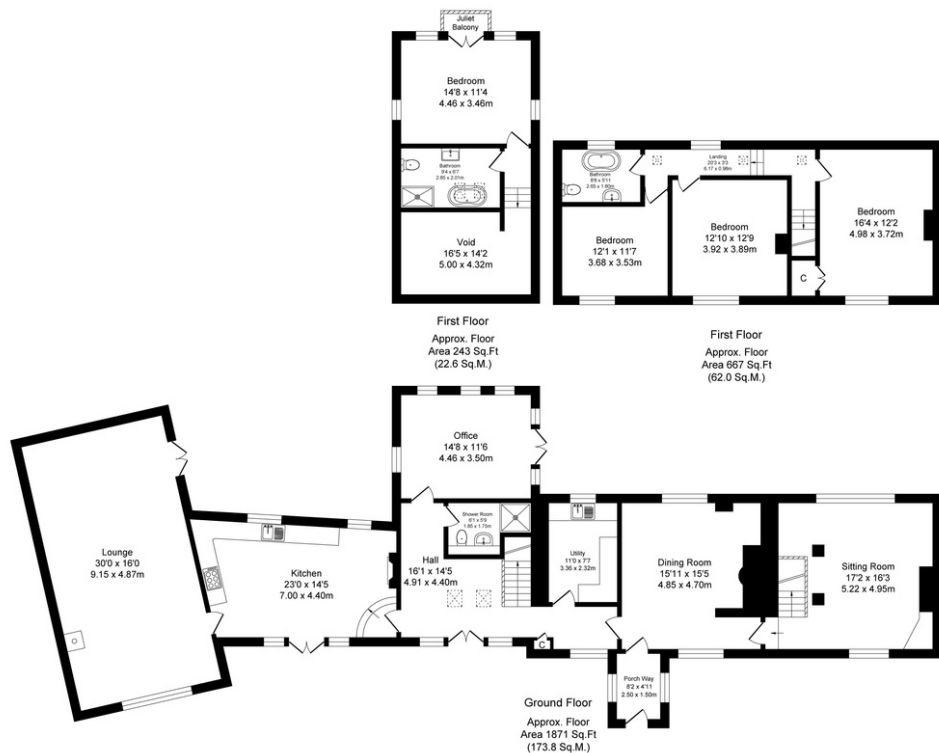
Trigg Lane, Heapey



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Total Approx. Floor Area 2781 Sq.ft. (258.4 Sq.M.)(Excluding Void)

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All too infrequently, the market is graced with something that is quite unique; a true home of distinction that is almost without compare in terms of its individuality and character. Old Withnells Farmhouse is one such property, a magnificent detached country home whose oldest elements date back as far as the 17th century, having evolved with the passage of time into the breath-taking residence we see today.

Having no doubt been cast many wistful glances from admiring passers-by, its chocolate box exterior exudes personality and charm from every crevice of its rustic faÇade, however beauty here is far from skin deep, with our clients having lovingly restored and enhanced this historic home to its former glory in recent years with a comprehensive renovation of its living spaces, to include major building works as well as aesthetic enhancements, offering all the modern appointments required in the 21st century, blended seamlessly with the gorgeous character features one would expect and demand of a home of this era.

Having been a real labour of love, it is plain to see the exacting standards and keen eye for detail which have been applied throughout, with the considered selection of fixtures, fittings and décor resulting in the creation of a supremely elegant and tasteful property. The substantial extension is perhaps the biggest triumph here, however, thoughtfully moulded around the original accommodation and providing a perfect lesson in how to blend the old with the contemporary effortlessly through architectural flair.

Nestled within a commanding plot exceeding two acres and enjoying breath-taking open views, this quintessential dream home integrates seamlessly with its rural surroundings, secreted away along a private lane in the foothills of the West Pennine Moors at the heart of the Lancashire countryside, affording its occupants a high degree of privacy and seclusion. The pretty village of Heapey is extremely well regarded, renowned for its pleasing blend of prestige and character homes. Whilst the spectacular scenery offers a genuine feeling of rural living, in truth, this idyllic setting is far from remote, being very conveniently situated only a short drive out of the bustling market town of Chorley, where one will discover a host of shops and amenities at hand. For the youngest members of the family, excellent schools at both primary and secondary level are within easy reach and, for the grown-ups with a commute to consider, one can be assured of ease of access throughout the North-West and beyond, with the M6, M61 and M65 reachable in mere minutes, ensuring major commercial centres such as Manchester, Bolton, Preston and Blackburn are all easily accessible.

This handsome property enchants the heart, the mesmerizing feeling only increasing as one crosses the threshold, the fabulous interior warming the soul and extending to in excess of 2,780 square feet in total, to include three/four reception rooms, four/five double bedrooms and three bath/shower rooms. One enters via the imposing reception hallway with its Oak spindled staircase and vaulted ceiling and immediately remarks upon the abundance of natural light afforded by the Velux windows. The gorgeous stone flagged floor leads through into the 23' kitchen/diner, linking the spaces perfectly, where one will behold a true hub of the home feel, again bathed in light via the plethora of windows and a perfect spot in which the family can gather together for dinner to share stories of the day, soothed by the crackling tones of the log burner: fitted with a range of Oak wall and base units with contrasting granite work surfaces, incorporating a traditional Belfast sink and equipped with a number of integrated appliances, including Rangemaster-style cooker with extractor hood and dishwasher.

The 30' main lounge cannot fail to impress with its feature windows and epic proportions, yet still manages to infuse that warm and inviting ambience which is perfectly conducive to a night of relaxation, aided in no small part by the all-important rustic log burner, conjuring images of frosty winter evenings huddled around a crackling fire. Two further charming reception rooms offer superb flexibility of use but are currently utilised as a 17' sitting room and a 15' formal dining room, both of which enjoy beautiful feature stone fireplaces. There is also a sizeable 14' home office, however this could be easily repurposed as a fifth bedroom, if desired, and would prove a particularly useful commodity should one be looking to accommodation an elderly or disabled relative, particularly given the proximity to the adjacent three-piece shower room. The ground floor is completed by a front porch, which is currently used as a storage area, and the 11' utility room – a handy space in which to keep the laundry out of view of unexpected visitors.

The first floor is accessed via two separate staircases, a delightful quirk of the building distinguishing between the old and the new, with the thoughtful placement of the primary bedroom suite providing a much-needed retreat for the adults and more than a touch of romance. This 14' haven boasts a dreamy 'Juliet' balcony, its floor to ceiling glazing framing the awe-inspiring view flawlessly, whilst the adjacent four-piece bathroom is en-suite in all but name. At the other side of the property, one will discover the remaining three double bedrooms, as well as the main family bathroom, which is well-appointed and fitted with a three-piece suite in classic white, comprising of WC, vanity wash hand basin and free-standing roll-top bath.

Externally, the substantial plot comprises of a number of elements, not least the immaculately tended formal gardens and orchard, but also designated areas for all the family to enjoy. The youngsters can burn off their energy on the substantial grass paddock area, perhaps with a few games of football, whilst the adults are very well catered for with a host of features to create a fabulous space for entertaining late into the evening, perhaps enjoying a glass of bubbly within the all-important hot tub. When the weather is less favourable, one can retire to the summerhouse, which incorporates a bar, or perhaps the Scandinavian inspired barbecue hut, which would not look out of place within a fairytale. Off-road parking facilities are provided for a large volume of vehicles on the shingled and stone cobbled driveway, whilst there are ample storage facilities provided within the workshop/shed.

Available with the additional benefit of no onward chain, we are confident that any viewer cannot fail to be impressed by the size, flexibility and quality of the accommodation on display, as well as the beauty of the location, all of which can only be appreciated by an internal inspection of this quite exceptional home.



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