

GUILDHALL

SALES & LETTINGS



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Broad Oak Farm Long Lane

, Heath Charnock, PR6 9EQ

£1,750,000



BROAD OAK FARM - AN EXQUISITE DETACHED PROPERTY ON A SUBSTANTIAL PLOT WITH 17.5 ACRES.

Coming to the market for the first time in some 41 years, Broad Oak Farm is nestled in the sought after Heath Charnock, looking directly at Rivington Pike.

This spectacular detached house is a true gem. Approached from Long Lane through secure electric gates onto a private driveway, the property is ring-fenced by its own land and stunning wraparound gardens, offering total privacy for a discerning buyer.

The property also benefits from extensive stabling, outbuildings and barns offering a multitude of other possibilities. Those could include a world class private equestrian facility, many commercial possibilities or subject to the relevant planning permissions, residential development for multi-generational living or further housing.



Ground Floor

Entrance Porch 5'8" x 5'6" (1.73m x 1.68m)

UPVC double glazed frosted front door, quarry tiled flooring and hardwood door to hallway.

Hallway 13'1" x 12'0" (3.99m x 3.66m)

Central heating radiator, feature wall lights, doors leading to WC, sitting room, living room, dining room, kitchen, understairs storage and handmade solid wood staircase to first floor.

WC 6'0" x 4'9" (1.83m x 1.45m)

UPVC double glazed window, central heating radiator, Villeroy & Boch WC, vanity top wash basin with mixer tap and part tiled elevations.

Sitting Room 15'1" x 9'8" (4.62m x 2.97m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving to ceiling, two feature wall lights, television point and exposed brick fireplace with tiled hearth and wooden mantel.

Living Room 20'0" x 15'1" (6.10m x 4.62m)

UPVC double glazed window, central heating radiator, coving to ceiling, two feature wall lights, gas fire with hand carved stone fireplace, oak flooring, UPVC double glazed French doors to side elevation and double doors to dining room.

Dining Room 15'8" x 10'11" (4.80m x 3.33m)

Central heating radiator, coving to ceiling, two feature wall lights, picture rail, oak flooring and open access to conservatory.

Conservatory 13'3" x 12'5" (4.04m x 3.81m)

UPVC double glazed windows, oak flooring and UPVC double glazed French doors to rear.

Kitchen 24'4" x 16'2" (7.42m x 4.93m)

Two UPVC double glazed windows, range of wall and base units with Travertine worktops and upstands, double Belfast sink with mixer tap and Quooker instant boiling tap, gas Aga, integrated Neff combi oven and microwave, space for American-style fridge freezer, central island with Labrador antique granite worktop, bespoke fitted pantry, baking cupboard, spotlights, integrated seating, tiled flooring, timber bi-folding doors to patio and door to second entrance hall.

Entrance Hall Two 7'10" x 3'8" (2.39m x 1.14m)

UPVC double glazed front door, storage cupboard and open access to boot room.

Boot Room 12'0" x 9'1" (3.68m x 2.79m)

UPVC double glazed window, central heating boiler and radiator, base unit with laminate worktop, tiled flooring, doors leading to laundry room, office and reading room.

Laundry Room 9'1" x 7'10" (2.79m x 2.39m)

Central heating radiator, base units with laminate worktops, stainless steel sink and drainer, storage cupboard and tiled flooring.

Office 10'0" x 7'10" (3.07m x 2.39m)

Two UPVC double glazed windows and central heating radiator.

Reading Room 11'10" x 10'0" (3.61m x 3.07m)

Two UPVC double glazed windows, central heating radiator and door to pool room.

Pool Room 57'4" x 32'6" (17.50m x 9.91m)

UPVC double glazed windows, double glazed Velux windows, wooden doors to garden room, William Taylor swimming pool, tiled flooring, access to steam room, changing room, two WC's and plant room for main controls on swimming pool and steam room.

Garden Room 40'5" x 15'7" (12.34m x 4.75m)

Two sets of UPVC French doors to patios outside, multifuel log burner, ceiling fan, tiled flooring and doors to pool room.

First Floor

Landing 12'11" x 11'10" (3.96m x 3.61m)

UPVC double glazed window, loft access, coving to ceiling, doors leading to five bedrooms, family bathroom and linen cupboard.

Bedroom One 20'4" x 18'0" (6.20m x 5.51m)

Four UPVC double glazed windows, central heating radiator, coving to ceiling, feature wall light, fitted wardrobes and door to en suite.

En Sulte 6'11" x 6'9" (2.13m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, flush handle WC, direct feed shower enclosed, fully tiled elevations, extractor fan and tiled flooring.

Bedroom Two 15'7" x 13'10" (4.75m x 4.24m)

Two UPVC double glazed windows, central heating radiator, coving to ceiling, fitted wardrobes, oak flooring and door to Jack and Jill en suite.

Jack & Jill En Suite 8'9" x 6'5" (2.67m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, Villeroy & Boch suite comprising of wall mounted vanity top wash basin with mixer tap, dual flush WC, walk-in direct feed rainfall shower with rinse head, fully tiled elevations, extractor fan and door to bedroom three.

Bedroom Three 15'7" x 11'10" (4.75m x 3.63m)

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes and oak flooring.

Bedroom Four 14'0" x 11'6" (4.27m x 3.53m)

Two UPVC double glazed windows, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom Five 14'0" x 7'8" (4.27m x 2.34m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

Family Bathroom 11'10" x 8'11" (3.61m x 2.74m)

Two UPVC double glazed frosted windows, two central heated towel rails, dual flush WC, two vanity top wash basins with mixer taps, direct feed shower enclosed, jacuzzi Airbath bath with mixer tap and rinse head, fully tiled elevations, spotlights and tiled flooring.

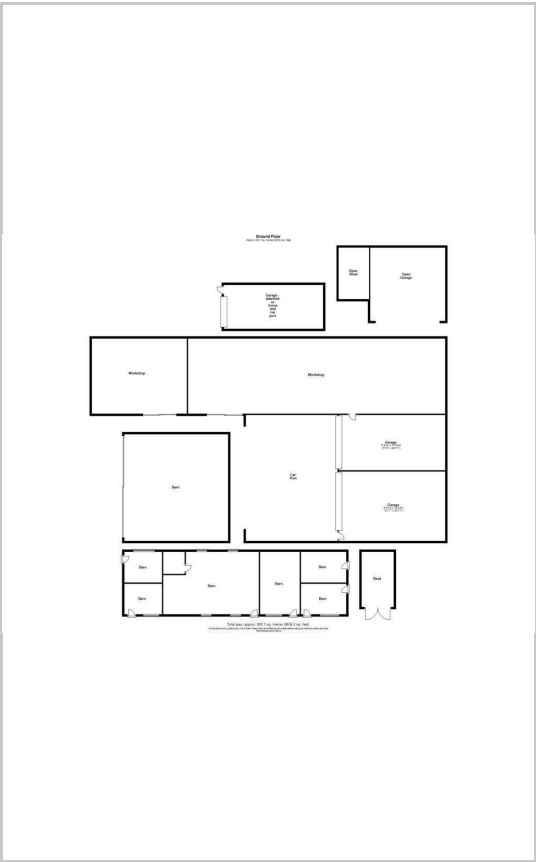
Exterior

Extensive plot featuring laid to lawn gardens, mature shrubbery, trees and lake, access to multiple barns, outbuildings and ample off road parking for numerous vehicles. In excess of 15 acres of grazing land.

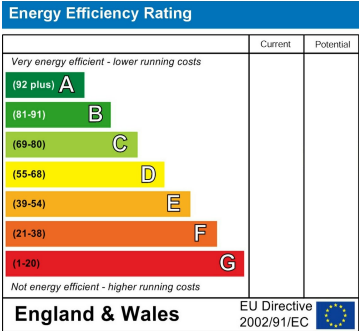
Area Map



Floor Plans



Energy Efficiency Graph



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