



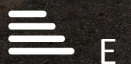
JONES POTTS TAYLOR



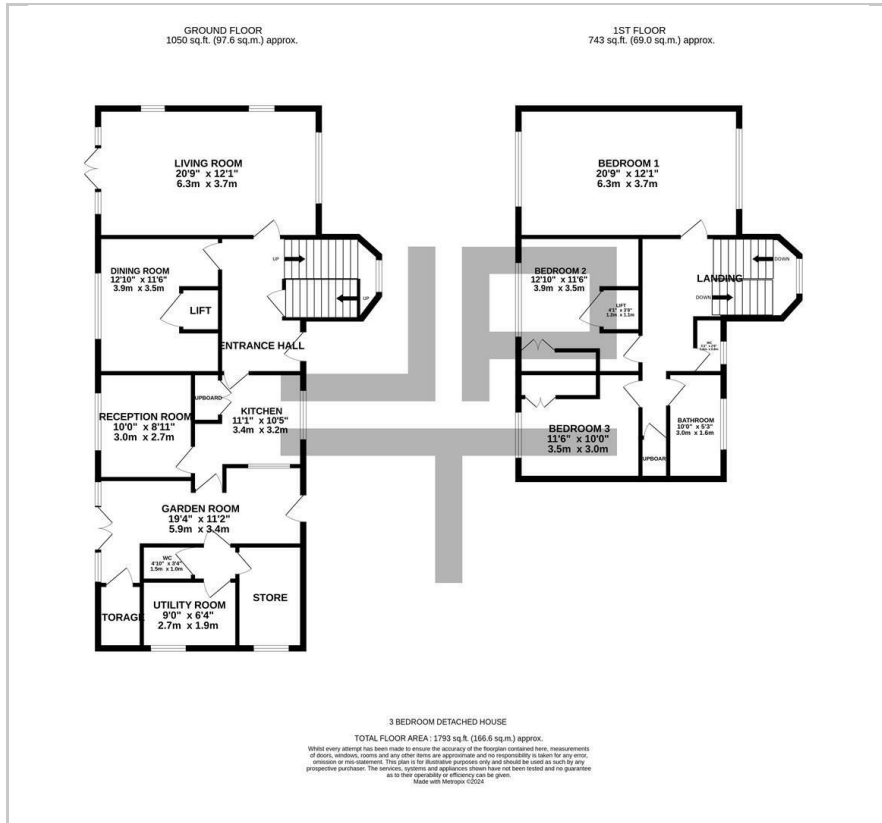
## Withins Farm East Lancashire Road

Glazebury, Warrington, WA3 4AR

Price guide £1,500,000



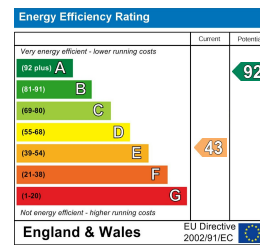
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Rare Opportunity
- Plot Of Land In Excess Of 20 Acres
- Two Detached Family Homes
- Two Barns And Garage / Workshop
- Semi Rural Location
- No Onward Chain



JonesPottsTaylor are proud to welcome to the market FOR SALE this unique opportunity of TWO three bedroom detached family properties that offer exceptionally well-proportioned living space, coupled with private gardens, TWO barns and surrounded by in excess of TWENTY acres of AGRICULTURAL LAND. Standing within a fabulous mature gated plot, 'WITHINS FARM' is a picturesque semi-rural delight that provides the perfect balance of tradition and high level privacy that simply must be seen in person to be fully appreciated. This charming property has been lovingly cared for by the same family for over six decades and offers the potential to be extended and upgraded into something spectacular.

Open access is from the East Lancashire Road with two gated driveways, separating the two properties, which both lead to the rear courtyard area offering additional parking. The well-proportioned and highly versatile accommodation of WITHINS HOUSE in brief comprises of; hallway, living room, dining room benefiting from an eight person lift, kitchen, reception room, an additional entrance room, utility, store room, W.C and cellar. To the first floor are three bedrooms, bathroom and sperate W.C. WITHINS COTTAGE comprises in brief of, hallway, living room, kitchen / dining room, conservatory and downstairs bathroom. To the first floor are three bedrooms. Both properties have spacious loft rooms showcasing the potential development growth.

Positioned to the rear of the courtyard are two separate, two storey barns, one benefiting from an integral garage and two workshops. The properties are surrounded by manicured gardens providing a private, pleasant and tranquil setting and 20.97 acres of land. Whilst the location benefits from the feeling of semi-rural seclusion, it is in fact within easy access to a host of amenities, as well as being well-placed for the motorway network.

Rarely do homes of this size and calibre come to the market in such idyllic locations.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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