

FOR SALE

Cranes Hall Barn, Cranes Lane, Lathom, L40 5UJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Cranes Hall Barn, Cranes Lane, Lathom, L40 5UJ

Historic barn conversion with double garage and stables providing an astonishing 4274 SQ.FT.

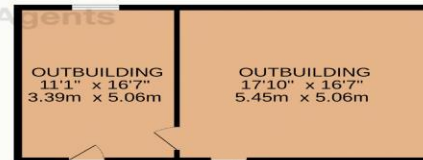
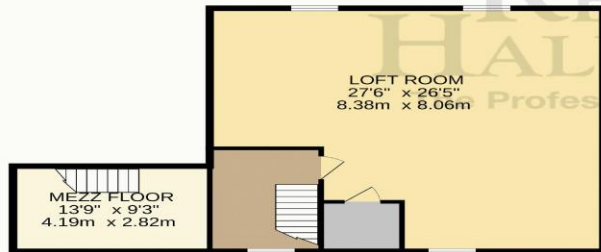
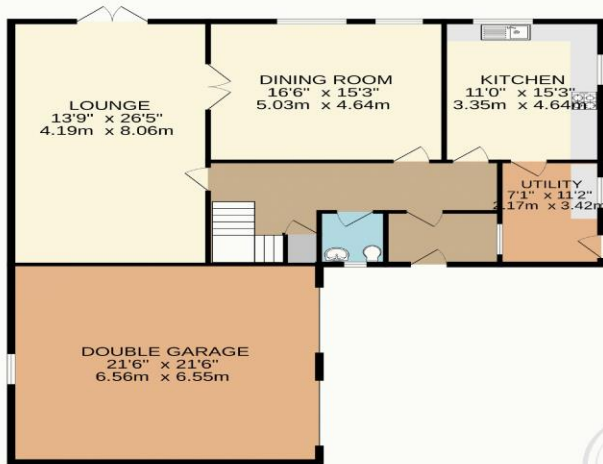


- Historic converted barn
- Over 1/2 acre of mature gardens
- Large double garage
- Central heating / Double glazing
- Prime semi rural location
- Countryside views to front & rear
- Brick built stables/coach house
- 4274 SQ.FT.

Regan & Hallworth proudly presents this substantial barn conversion in a prime location adjacent to the historic Cranes Hall, originally occupied by the 3rd Earl of Lathom. The building, believed to date back to the 17th century, boasts a sturdy construction of brick and stone, crowned by a restored weather vane atop its stone slate roof. Inside, the property has a modern layout and aesthetic that will undoubtedly appeal to today's discerning buyers with spacious interiors featuring high ceilings and character features. Abundant large windows flood the accommodation with natural light, creating a bright and airy atmosphere. The layout spans three floors with much of the accommodation on the first two floors making it highly practical for families. The top floor features a unique and versatile open-plan design. Nestled along one of the region's most exclusive lanes, which is home to some of the area's most prestigious private residences, the barn enjoys total privacy. Its long private driveway leads to the property, and the gardens and grounds extend to 0.54 acres. These outdoor spaces are not overlooked and offer picturesque countryside views both to the front and rear. Within the grounds, you'll find a large double garage attached to the front of the barn. A gated private courtyard at the rear leads to the original stables. These stables exude character and untapped potential. With a generous footprint and a loft room, they offer an exciting opportunity for development, potentially providing approximately 700 square feet of additional living or annex space. Whilst the decor could benefit from some modernisation, it has been immaculately maintained and is family-ready. Furthermore, there is scope for further extension or redevelopment should a buyer desire. In summary, this is a home of true distinction that truly must be seen to be fully appreciated.





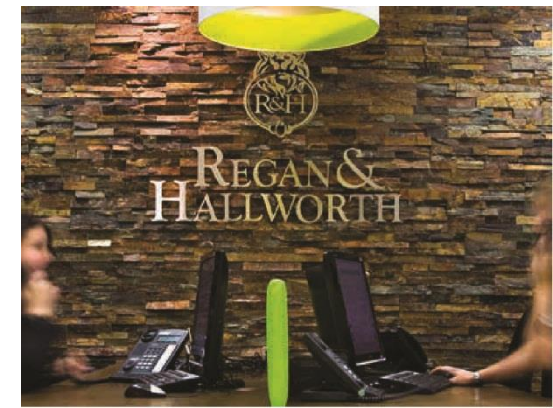


REGAN & HALLWORTH
 Professional Estate Agents

TOTAL FLOOR AREA : 4274 sq.ft. (397.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



WIGAN OFFICE
 4-6 Library Street, Wigan
 Lancashire WN1 1NN
 01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
 8 High Street, Standish
 Wigan WN6 0HL
 01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
 5-7 Station Road, Parbold Village
 Lancashire WN8 7NU
 01257 464644
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

www.reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.