

FOR SALE

The Old Mission Church, Crawford Road, Crawford Village, WN8 9QP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



The Old Mission Church, Crawford Road, Crawford Village, WN8 9QP

Unique 19th Century renovated Church & School House with stunning bespoke annexe.



- Unique renovated Church House
- Expertly restored & extended
- Stunning plot & gardens
- Picturesque rural location
- 4 bedrooms / 4 reception rooms
- Bespoke, high quality workmanship
- Luxury detached annexe building
- 3641 SQFT/ NO CHAIN

Resting within a beautiful landscaped plot & enviably located in the highly coveted village of Crawford - The Old Mission Church is a property of genuine distinction & simply must be viewed to be fully appreciated. Steeped in local history, this totally unique, 19th Century detached family home was formerly a school, then subsequently a church & enjoys considerable eye-catching kerb appeal. Expertly renovated by the current owners who have lovingly restored the property throughout, taking great care to retain much of the property's history and period detail, coupled some clever contemporary touches & a stunning rear extension too. Totalling an astonishing 3641 square feet of living space, the home offers a well planned & flexible layout that in brief comprises; a wonderful entrance hallway with elegant stained glass door, stone floor & pretty panelled walls. Off the hallway is a cosy guest room with en-suite, a study / home office, plus a wc / cloaks. To the rear is a substantial main lounge with superb feature fireplace & gas log burner and then the quality fitted kitchen. The kitchen itself is finished with solid oak units, granite worktops, a Belfast sink plus quality AGA. The kitchen enjoys a lovely feature vaulted ceiling plus a wonderful arched original stained glass window. Beyond the kitchen is a stylish L shaped extension with two sets of bi-folding doors, superb exposed feature trusses & a trendy bar area. Upstairs, there are three double bedrooms, one of which has an en-suite plus there is a quality 4-piece family bathroom with free standing bath. Externally, the grounds to the property are another key feature & measure approx 1 / 4 acre. The home is set behind a pretty cobbled wall with generous Indian Stone pathways. There is a spacious 7 car driveway & lovely landscaped gardens to the rear. Furthermore, a bespoke detached annexe building has been cleverly renovated and on its own offers approx 900 SQFT of living space set across two floors. The annexe boasts a bedroom with en-suite, kitchen & upstairs lounge & could be utilised for a number of uses. The views to the rear are uninterrupted across neighbouring farmland & the plot enjoys a just off-south facing aspect. The home is warmed by gas central heating & the boiler is only 3 years old plus all the windows are bespoke sash working windows. No chain delay.





GROUND FLOOR
1814 sq.ft. (168.5 sq.m.) approx.



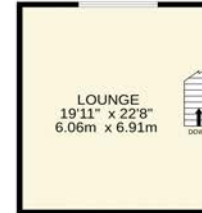
1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

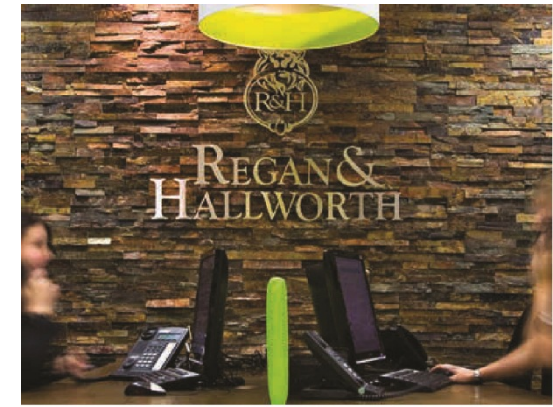


3RD FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 3641 sq.ft. (338.3 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.
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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.

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