

**FOR SALE**

Cramond, Finch Lane, Appley Bridge, WN6 9DT

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## Cramond, Finch Lane, Appley Bridge, WN6 9DT

*A stunning four bed home offering 'one-floor living' with awe-inspiring views to rear.*



- Truly remarkable 4 bed detached home
- Stunning views over Ashurst Beacon
- Bi-folding doors onto large outside terrace
- Stunning master suite & private balcony
- Beautiful south-west facing gardens
- High specification luxury finish
- New solar panels
- 2399 SQ.FT. / Freehold

'Exceptional, stunning, beautiful, unique' are all adjectives often over-used by estate agents when representing property, yet all of the above and more could be used when describing Cramond. 'A hidden gem' is another term that perfectly illustrates the property for Cramond is discreetly sat on the corner of Appley Lane North and Finch Lane, well screened on 3 sides by mature hedges behind a private electronic gated entrance. It is hardly visible from either road with private enclosed gardens to all sides that have been landscaped to feature outside living spaces and ample off road parking. The rear garden is a particular highlight and features an immaculate lawn, a stone patio and a fantastic composite decked terrace all enjoying a sunny aspect and awe-inspiring views over towards Ashurst Beacon. It also boasts a large premium insulated garden room with bi fold doors that provides an additional family room with a bar perfect for entertaining, plus a garden office and store. Tucked away in a quiet part of the front garden there is also an insulated summer house with electrics providing valuable ancillary space that can be ideally utilised as art studio or a 2nd office. Set amongst individual homes within a gorgeous conservation area it lies on the edge of Appley Bridge in the pretty borough of West Lancashire and enjoys access to motorway networks, outstanding schools and a train station with direct links into Manchester plus is only a short walk from Fairy Glen that leads to the Leeds-Liverpool canal and Ashurst Beacon Country Park. Built originally in the 1920's with later extensions, the property has recently undergone a complete renovation & redesign to create a truly spectacular home that resembles something that you might commonly see in Australia. With close to 2,400 square feet of living accommodation the internal specification of this property is truly remarkable and includes underfloor heating, bi-folding doors that all enjoy the fantastic views & open onto the wood composite decked terrace, a bespoke kitchen with entertaining island and 3 designer bathrooms including a truly magnificent master bedroom suite with dressing room / walk in wardrobe, glass partitioned ensuite with freestanding bath and glass sink plus its own outside balcony with amazing views.



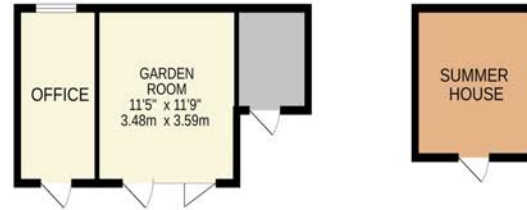




GROUND FLOOR  
2047 sq.ft. (190.2 sq.m.) approx.



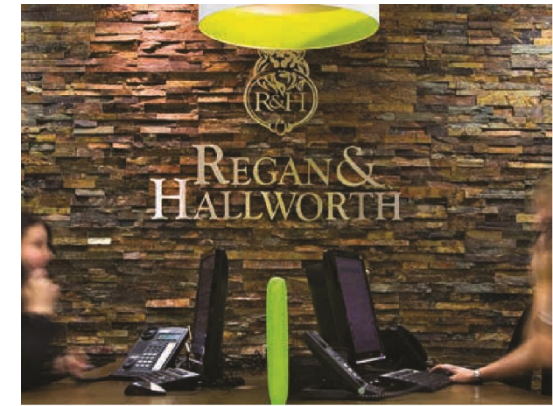
OUTBUILDINGS  
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 2399 sq.ft. (222.9 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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