

FOR SALE

Alderley Farmhouse, Alder Lane, Crank, WA11 7SH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
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Alderley Farmhouse, Alder Lane, Crank, WA11 7SH

Detached farmhouse in gorgeous semi-rural setting with exceptional ancillary development potential



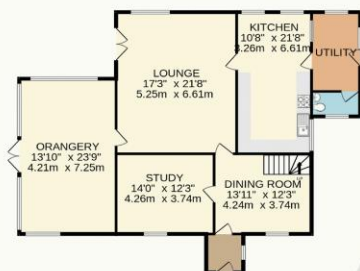
- Four bed detached farmhouse
- Detached agricultural barn
- Large workshop
- New septic tank & Solar photovoltaics
- Far reaching countryside views
- Extensive outbuilding for ancillary use
- Extensive landscaped gardens
- 2297 SQ.FT. / Freehold

This handsome stone farmhouse located on a prestigious country lane in a picturesque semi-rural village setting enjoys simply stunning views over the surrounding countryside and stands on a generous landscaped plot with beautiful gardens extending to nearly one acre. The original property dates to approximately 1750's but was virtually rebuilt in 1984 to modern specification at the time whilst retaining the original footprint and much of its original character. The house has been lovingly maintained by the current owners who have installed Solar photovoltaics and a superb fully insulated stone built orangery creating a wonderful family room overlooking the principal gardens. It comprises close to 2300 square feet of living space comprising three more reception rooms, a farmhouse kitchen, utility room, ground floor WC, four bedrooms and two bathrooms but what really makes this house stand out and its most notable feature is outside. Approached off Alder Lane through a wide private driveway there is ample off-road parking and a large courtyard to the rear leading to a detached agricultural barn, extensive brick built outbuildings and a large workshop which all offer myriad of opportunity for ancillary development to the farmhouse such as family residential annex, hobby farm, storage, equestrian use or even as potential to use the volume to extend the farmhouse, and the portal frame barn could potentially accommodate commercial uses, a classic car collection or even a residential barn conversion subject to the appropriate local authority consent. Please ask for further details regarding probable potential and also possible restrictions. Viewing is strictly by appointment through Regan & Hallworth Estate Agents We are reliably informed that the Tenure of the property is Freehold. Council tax band is G. The Local Authority is St Helens Borough Council. The property is warmed by oil fired central heating and has a recently updated septic tank.

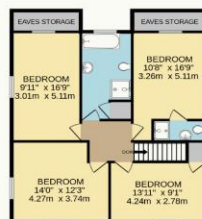




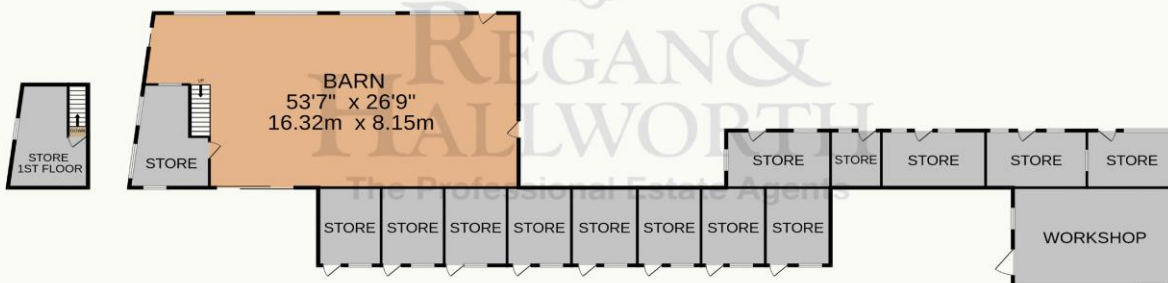
GROUND FLOOR
1419 sq.ft. (131.8 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.5 sq.m.) approx.



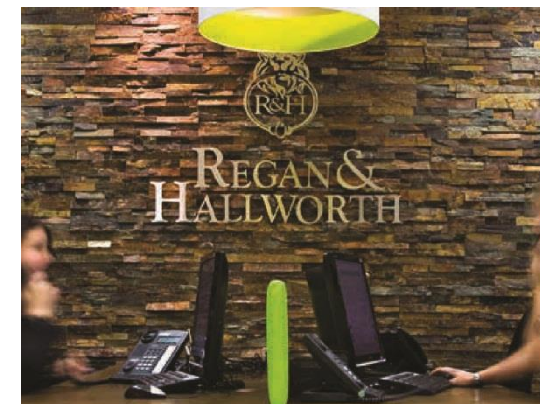
OUTBUILDINGS
3389 sq.ft. (314.9 sq.m.) approx.



TOTAL FLOOR AREA : 5686 sq.ft. (528.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

www.reganandhallworth.com