

FOR SALE

70, Carr Mill Road, Billinge, WN5 7TU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Luxury stone detached home offering 2023 SQFT of stunning living space.

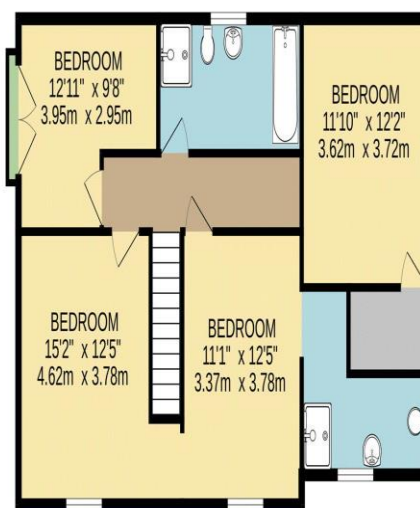
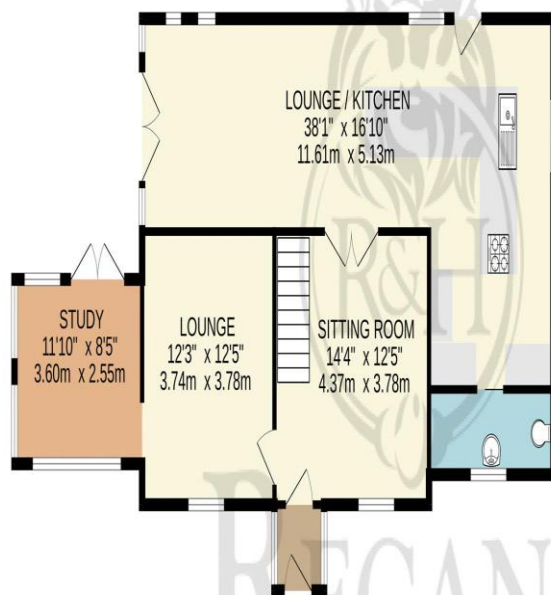
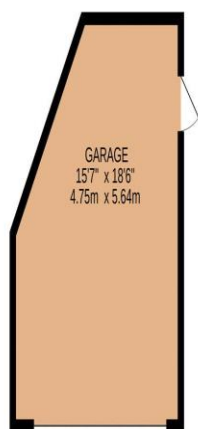


- Stunning stone detached home
- Significantly extended & remodelled
- Inspiring landscaped gardens
- Highly prized country lane setting
- 4 bedrooms / 3 reception rooms
- Luxury finish throughout
- Heated plunge pool & detached garage
- 2023 SQFT

Enviably located toward the bottom of the pretty Carr Mill Road, a highly coveted little country lane in the sought after area of Billinge & brimming with instant eye-catching kerb appeal - this exceptionally presented and very deceptively spacious stone built detached family home boasts a substantial 2023 square feet of elegant & luxury, high spec living space that has been expertly enhanced by the current owners. Set across two floors, the home internally is finished to the highest of standards & has been significantly extended & remodelled from its original design. The ground floor in brief offers a flexible layout that comprises; a front porch & spacious hallway / dining room, a beautiful main lounge with feature log burner & access into a smart stone built extension with vaulted ceiling & pleasant views of the garden. To the rear is a superb, full width & stylish fitted kitchen diner with low spot lighting, large central island unit, quartz worktops and an extensive range of integrated appliances, plus a useful utility room / wc / cloaks. The other end of the kitchen diner provides a stunning lounge area with feature media wall. Upstairs, the home is equally impressive, offering three generous double bedrooms, with the luxury master bed boasting a stunning dressing room / bedroom and en-suite, plus there is a stylish, fully tiled principal bathroom suite. Interestingly, when the property was bought, the home was originally a 4 bed & our clients have utilised one of the rooms as a dressing room for the master. The original door is still in place, meaning clients needing to revert back to 4 bedrooms, can do so quite easily. Externally, the home has a wonderful, stylish rear garden which has been beautifully landscaped & enjoys a sunny, westerly rear aspect. The garden comprises various pretty stone walls, sleek rendering, Indian stone patio areas & low maintenance synthetic lawns. There is also an elegant heated plunge pool with inset waterfall & bio-ethanol fire - a real luxury & unique addition to the outdoor space. Our clients have also built a large detached stone garage which is double skin & could be utilised as a possible garden office / place to run a business from. To the front is a driveway for off road parking. Locally, the property rests close to various walks, trails, plus transport links, numerous amenities & some acclaimed local schools. Early viewings are highly recommended on this wonderful stone property.



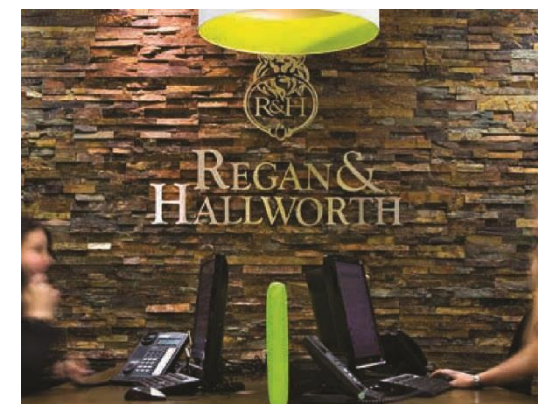




TOTAL FLOOR AREA : 2023 sq.ft. (188.0 sq.m.) approx.

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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