

FOR SALE

113, Carr Mill Road, Billinge, WN5 7TY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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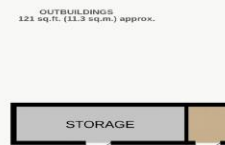
Substantial family home offering an astonishing amount of wonderful period living space.



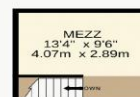
- Unique period home
- High quality, elegant finish
- Peaceful, secluded setting
- 1 / 5 acre plot
- 5 bedrooms / 3 reception rooms
- Astonishing amount of floor space
- Wonderful landscaped gardens
- Viewing essential

Enjoying lots of eye-catching instant kerb appeal & resting within a substantial overall plot that extends to approx 1 / 5 acre - The Beeches is an elegant, Victorian stone residence which provides outstanding family living space resting at the very bottom of the prestigious church & semi-rural Carr Mill Road in Billinge. Dating back to the late 1800s, the property was bought just a couple of years ago & lovingly restored & improved throughout. Expert workmanship, beautiful decor & luxury fittings have combined to create a living space that simply must be viewed to be fully appreciated & at almost 4000 square feet, is significantly larger than anything else on the market right now. The ground floor alone here offers almost 2000 square feet & in brief comprises; an elegant front porch, two large reception rooms, both of which boasts wonderful feature coved ceilings, and stunning brick chimneys with fireplaces. The superb farmhouse kitchen is a wonderful handmade bespoke fitted kitchen that perfectly suits the style of home. Finished with in-frame solid oak units, a large central island with granite tops plus a generous seating area with log burner, this is the perfect area for entertaining and families, alike. Off the kitchen is a lovely timber framed orangery with pleasant views of the garden. Upstairs, there is a small home office / snug off the stairs & access to two generous double bedrooms, with stunning period family bathroom with cast-iron roll top bath, elegant sanitary ware & feature stained glass window. The master suite benefits from large high coved ceilings too, a feature fireplace & beautiful views, above which is another double bedroom on the second floor. Furthermore, the home also benefits from another living area off the kitchen via a second staircase - this annexe-style set up would be useful for any clients with elderly relatives / guest quarters / seeking a place to run a business from. There is a utility area here, beautiful wc / cloaks & two double bedrooms. Externally, the property is accessed via a long generous gated driveway within gardens extending to approximately 1 / 5 acre and boasts ample off road parking and considerable privacy on all sides. The mature gardens have been expertly maintained with various York Stone patio areas and pathways, a sunny westerly facing aspect, plus there is a garage for storage.





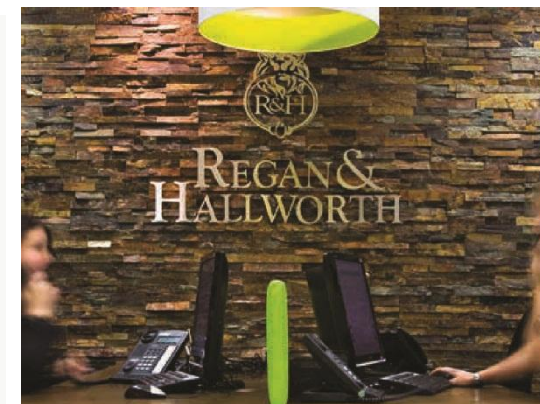
2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 3811 sq.ft. (354.0 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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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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