

FOR SALE

22, Red Cat Lane, Crank, WA11 8RA



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Stunning former smithy offering beautiful presentation in a wonderful rural setting.



- Stunning detached stone cottage
- Beautiful internal presentation
- Highly prized rural setting
- Sunny, westerly rear aspect
- 3 bedrooms / 1 reception room
- Former smithy
- Wonderful open views
- 1380 SQFT

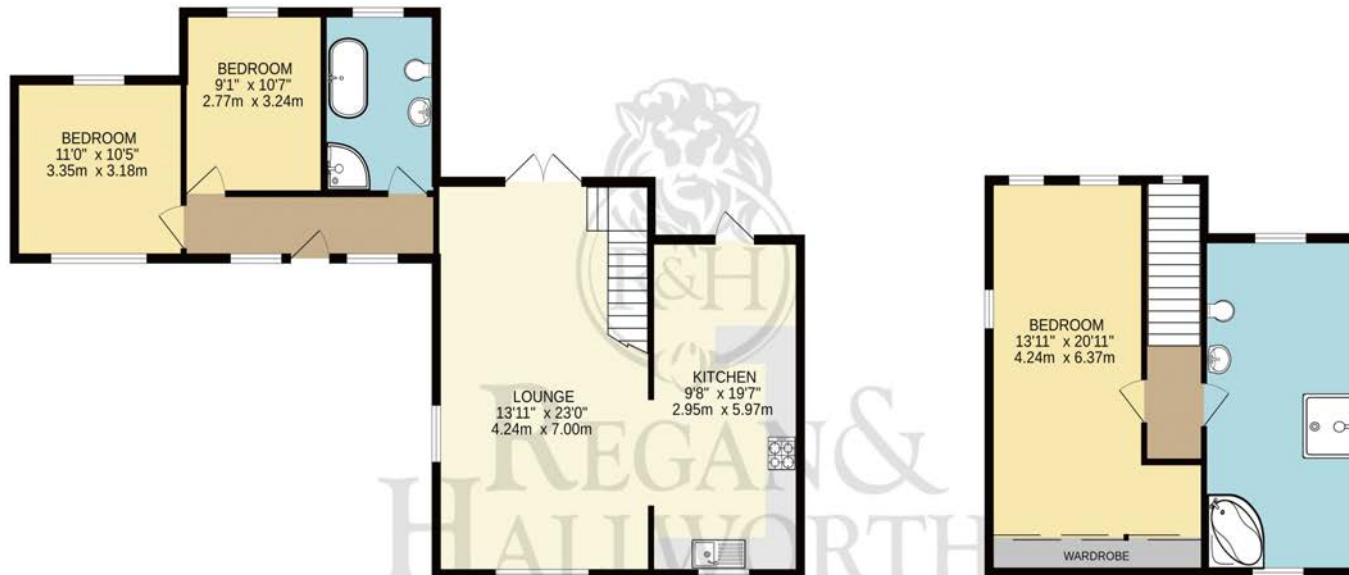
Prominently positioned along a beautiful & peaceful country lane and resting within stunning countryside that is set right in the heart of Crank - Number 22 Red Cat Lane is a wonderful example of a renovated stone property that perfectly balances the rural setting and idyllic lifestyle with the convenience of still being within easy reach of motorways, local towns & acclaimed schools. Originally dating back to the mid 1700s & formerly a smithy, the property was developed some years ago into the wonderful, unique property it is today.

Internally the home is set across two floors and totals a generous 1380 square feet of beautiful living space that simply must be viewed to be fully appreciated. The home in brief comprises; a welcoming and spacious hallway, a spacious 23ft main lounge / diner with spot lighting & feature log burner, a superb open plan fitted kitchen with high gloss units, a breakfast bar plus a range of integrated appliances. Upstairs there is an impressive luxury master bedroom which boasts a particularly spacious contemporary en-suite too. Two additional double bedrooms are located on the ground floor plus there is a modern principal bathroom suite.

Externally, the plot and surroundings here are another key feature of the home. The property commands a wonderful eye-catching position from the road and benefits from a generous driveway providing ample off road parking. The gardens are mature, back onto picturesque open countryside and enjoys some breathtaking views. The rear also benefits from a westerly orientation & therefore some wonderful sunsets and late summer sun. Locally, although the setting here is undoubtedly peaceful & sits on the doorstep for numerous pretty trails & scenic walks, the home is also conveniently close to various schools, amenities and motorway transport links & towns such as Wigan & St Helens. Viewings are absolutely essential.







The Professional Estate Agents

TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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