

FOR SALE

104, Gathurst Lane, Shevington, WN6 8HS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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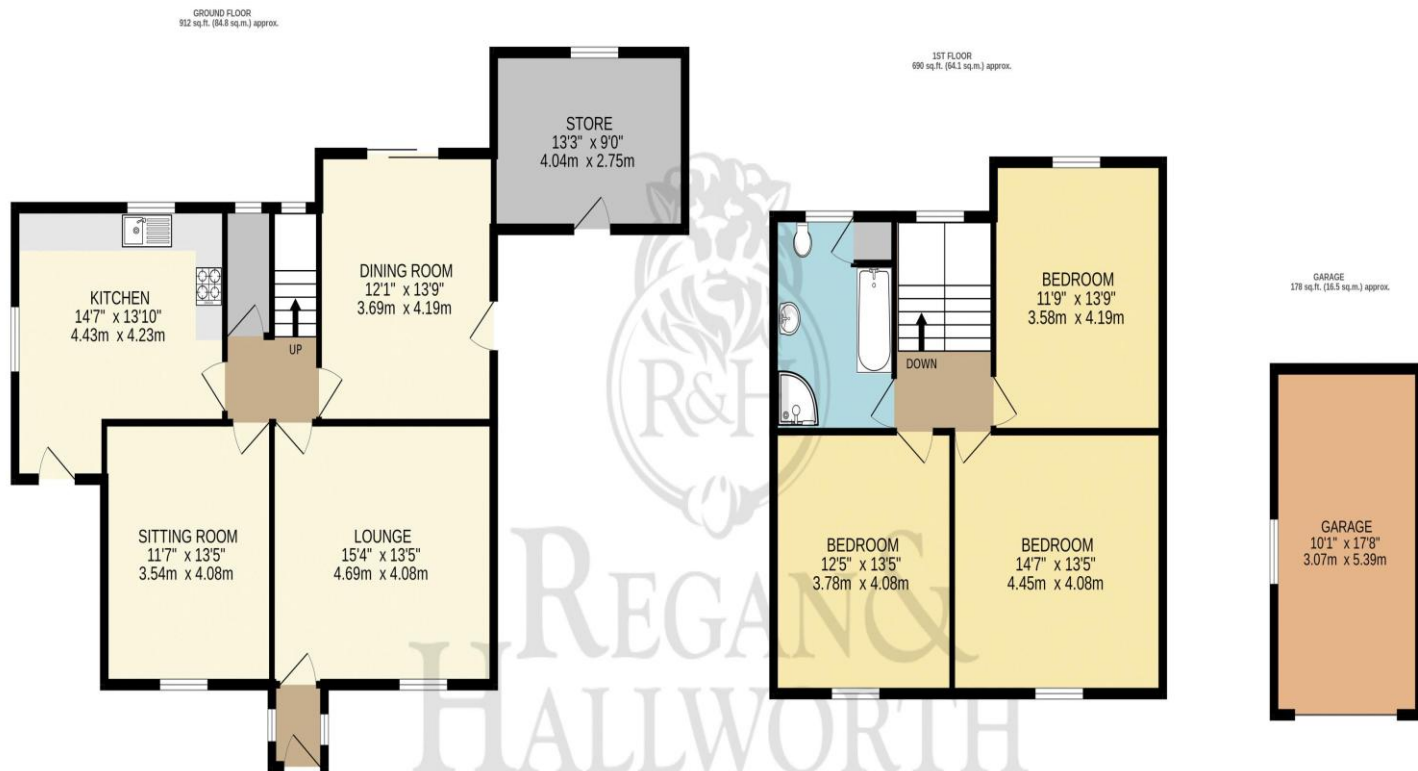
Detached farmhouse combining period charm with everyday convenience



- 19th century detached farmhouse
- Unique position in heart of village
- Gated entrance & extensive gardens
- Detached garage & brick outbuildings
- Three large bedrooms
- Three reception rooms
- Gas central heating / Double glazing
- 1781 SQ.FT. / Freehold / No chain

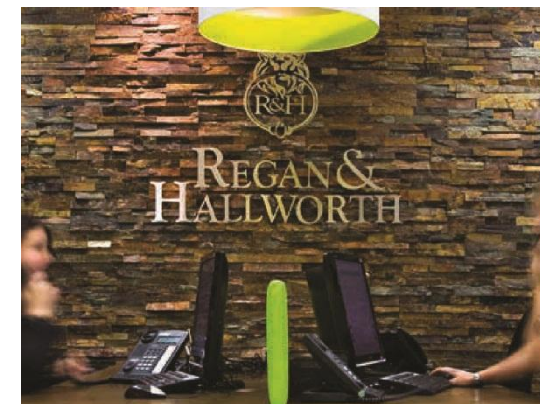
This charming 19th-century detached farmhouse occupies a truly unique position—tucked away at the end of a private tarmac driveway behind its own gated entrance, within a small and exclusive development just a short walk from Shevington's excellent amenities. Its enviable setting places shops, cafés, everyday services, and several highly regarded primary and secondary schools within easy reach, making it an excellent choice for families, professionals, or anyone seeking a home that combines period charm with everyday convenience. The house is immaculately maintained and ready for immediate occupation, yet still offers outstanding potential for sympathetic refurbishment. Buyers can modernise at their own pace, adding their personal taste and style while retaining the character that makes this home so special. Outside the gardens have been professionally maintained and extend to approximately 1/5 acre with extensive parking, a detached garage and useful brick built outbuilding which was the former piggery and offers excellent scope for a conversion into a home office or large utility. The accommodation is both practical and full of personality, with multiple reception areas perfect for family living and entertaining, complemented by well-proportioned bedrooms. Surrounded by established gardens, every room enjoys attractive views, enhancing the home's sense of peace and privacy. The property also benefits from superb transport links. The M6 motorway is just minutes away, providing swift access across the region, while nearby rail connections offer direct routes to Wigan, Southport and Manchester—perfect for commuters and those who enjoy effortless access to the wider North West. Opportunities to purchase character homes in such a desirable village setting are extremely rare. This distinctive farmhouse represents a wonderful lifestyle opportunity in the heart of Shevington's welcoming and well-connected community.





TOTAL FLOOR AREA : 1781 sq.ft. (165.4 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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