

FOR SALE

Club House Farm , 3 Wigan Road, Shevington, WN6 8AP



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Unique Grade II 17th Century Farmhouse with substantial detached barn & no chain.

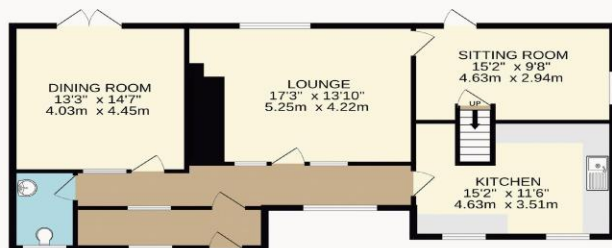


- Unique 17th Century farmhouse
- Grade II listed
- Brimming with potential
- No chain delay
- 3 bedrooms / 3 reception rooms
- Substantial detached barn too
- Beautiful plot & gardens
- Total SQFT 3889

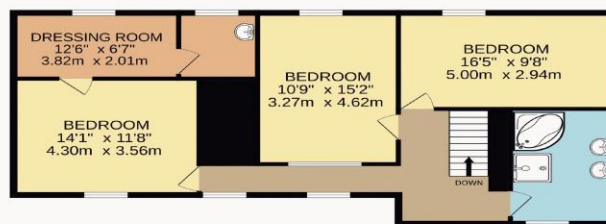
One of the village's oldest properties & dating as far back as 1660, Club House Farm is a completely unique, landmark property that is brimming with potential & possibilities. Resting prominently on Wigan Road in the pretty village of Shevington, this charming Grade II listed farmhouse occupies a generous overall plot & also comprises a substantial Grade II detached barn too. In total, both buildings amount to an astonishing 3889 SQFT with the barn offering the possibility of being split and turned into a separate dwelling (subject to necessary planning) or utilised as a studio / office / storage facility for vehicles. The main house itself is bursting with pretty charm courtesy of its numerous original features such as the elegant stained glass mullioned windows and totals around 1700 square feet of living space that is set across two floors & in brief comprises; a main entrance hallway & wc / cloaks, three reception rooms and a fitted kitchen, with three bedrooms upstairs, a walk-in wardrobe & a separate family bathroom. Externally the plot here is another feature of the home. There is ample off road parking via a very generous driveway, beautiful gardens that extend to three sides and are mature, well stocked and private. Locally the property is positioned along a popular main road position, within close proximity to the centre of Shevington & to the area's acclaimed schools, numerous amenities, bars, pleasant walks & a train station. Viewings are highly recommended. No chain delay.



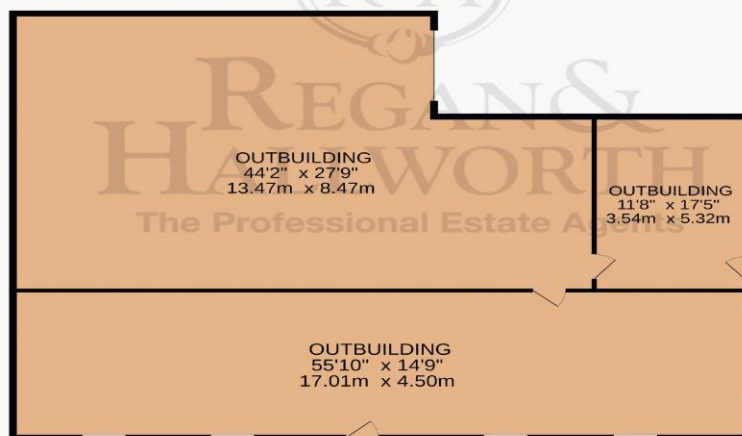
GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.

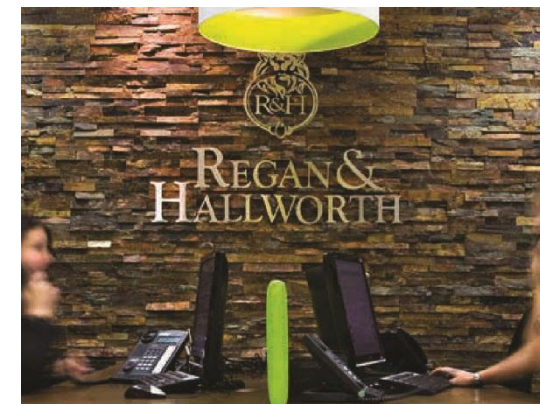


2128 sq.ft. (197.7 sq.m.) approx.



TOTAL FLOOR AREA : 3889 sq.ft. (361.3 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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