



Maria B Evans Estate Agents Limited

Halliwells O'th Hill Farm, Coopers Lane, Heskin, PR7 5PU

Offers in the region of £1,500,000



This exquisitely charming, stone-built farmhouse has enjoyed this tucked-away position of some two and a third acres, with its far-reaching rural aspects towards Winter Hill and Rivington Pike dating back to circa 16th century. The name of the farmstead indicates it was originally associated with the Halliwell family who were notable local gentry/yeomanry in Wroughtington in the 17th Century.

The farmhouse has been extended and refurbished in recent years to an exacting standard, including traditional handmade timber guttering and cast-iron downpipes, yet the contemporary additions meld perfectly with the many retained original features. A lengthy dry-stone wall and mature tree lined Tarmac driveway gives way to the surrounding grounds which are laid to lawn, copse, stock fenced meadow and having three substantial outbuildings offering immense potential.

The outlying yet expedient setting is all part of the delight of this unique gem of a prospect. The farmhouse itself, briefly, comprises a principal lounge, formal dining room, family room/bedroom four, an impressive Neptune-fitted dining kitchen, adjacent complementary Neptune-fitted utility room and cloakroom, three first-floor double bedrooms, en suite to the master bedroom and a sumptuous family bathroom. This fine home must be seen to be appreciated - no truer words have been spoken.

The Farmhouse

The primary door stands proudly to the front of the farmhouse and opens directly to the lounge, however, for ease on a daily basis, the family use the side hardwood timber stable-style door which opens to the utility/boot room and leads on to the inner hall. Timber ledged and braced latch doors and broad openings give way into the various, beautifully presented rooms throughout and which also benefit from double glazed hardwood sash windows and are warmed by traditional style central heating cast iron radiators throughout.



The dual aspect principal lounge overlooks the front and rear gardens via a sash window and stone mullion panels, respectively. Lit by recessed down-lights set between the ceiling beams, the eye is immediately drawn to the handsome, full-height sandstone chimney breast with inset oak beam and a Clearview log burning stove on the raised stone flagged hearth. A handmade oak staircase with painted spindles passes the mullion window as it rises and turns to the first-floor landing.



The impressive dining kitchen has an accomplished range of two-tone Neptune cabinetry, hand painted in Ink and Lily, to cover all culinary storage requirements and incorporates cup-handled pan drawers, larder cupboards and a generously sized island breakfast bar with a one-and- a-half bowl porcelain sink and Quooker tap inset in the pale Silestone work-surface. The canopy-set Aga has an extractor fan above and integrated appliances include and automatic dishwasher and fridge. Lit by down-lights and pendant lights for evening ambience, the hardwood, handmade bi-folding doors and rear sash window allow the natural daylight to reflect on the limestone tumbled tile floor which continues into the utility room and cloakroom.

The dining room overlooks the front, has recessed down-lighting to the beamed ceiling and oak flooring continues into the adjacent family room. The full-height sandstone chimney breast with inset beam and stone flagged hearth surrounds a further Clearview log burning stove and, opposite, is a wall lined with handmade painted bookshelves continuing the ink colour-way of the kitchen.



The family room also overlooks the frontage, has recessed down-lights to the part vaulted ceiling with King Truss. In addition, there is a television point and under-floor heating.

The limestone tumbled tile utility/boot room, with underfloor heating, is fitted with Neptune kitchen cabinets with oak worktops and has an inset Butlers sink unit and swan-neck lever tap set beneath the rear sash window, plumbing for a washing machine and space for a tumble dryer. The tall cabinet range includes a larder, shoe shelves, integrated freezer and a settle with coat rack above, naturally lit by the Velux window.

Completing the ground floor, the under-floor heated cloakroom has a rear window and is fitted with a white Burlington two-piece suite of wash stand mounted basin and low flush w.c., and is warmed by a radiator with attached chrome heated towel rail.

The L-shaped landing has a part-vaulted and beamed ceiling with recessed down-lights, a side window and spindle balustrade.

A step-rise gives way to the master bedroom which has two sash windows, overlooking the gardens and pond, vaulted ceiling with exposed timber beams and recessed down-lighting. A range of handmade fitted wardrobes line one wall and there is ample space for further drawer banks and storage units. With a sash window to the rear looking towards the private woodland, the adjacent en suite has down-lighting showcasing the underfloor heated grey Mandarin Stone limestone floor and wall tiling to the walk-in shower stall with Samuel Heath taps, rainfall and hand showers. A Neptune marble topped drawer bank has twin inset wash basins with wall lights over and there is also a Burlington low flush w.c.



Bedrooms two and three both overlook the front, are double rooms with recessed down-lights to their part-vaulted ceilings, sash windows and the former has a handmade built-in wardrobe and decorative stone fire surround.

The family bathroom overlooks the rear gardens and woodland, has recessed down-lights to the beamed ceiling and oak flooring. Painted wall-panelling to dado height in muted shades forms the backdrop to the white Burlington traditional style three-piece suite comprising a chrome wash stand and basin, low flush w.c. and a stand-alone cast-iron deep C.P. Hart bathtub with wall mounted faucets. A chrome heated rail affixed to the traditional style radiator warms the towels.



The Grounds

The property is approached off Coopers Lane, through stone gate pillars with (cobble entrance in two weeks) to a dry-stone wall and mature tree lined Tarmac driveway leading up to the farmhouse and provides Staffordshire pink-stone gravelled parking for numerous cars. Accessed via a timber five-barred gate, the rear of the property is laid to a formal lawn garden and an extensive limestone flagged terrace wraps around three of the farmhouse elevations, is sheltered by a skilfully finished dry-stone wall and provides a perfect al fresco dining area with exterior lighting and armoured power points. Beyond the wall, the lawn drops away to a copse with natural pond, winding paths into the woodland with mature rhododendrons and there is also a children's playground area. To the side of the property, the cedar-clad control/plant room houses the wall mounted Vaillant gas central heating boiler, insulated hot water tank, manifolds for the under-floor heating system, fuse box plus storage space and an exterior oak-framed sheltered log store.

Across the driveway and having a stock-fenced paddock which wraps around to the side and rear of the two, long, substantial, 18th century and latter traditional stone-built, single-storey sub-divided barns extending to 232sq.m (2497sq.ft) and 170sq.m (1830sq.ft) with central courtyard, and the large, full-height steel portal frame barn, measuring 90sq.m (968sq.ft) and 6.18m (20ft) to the ridge, traditional timber clad with sliding timber door and internal concrete blockwork and external yard area. Both offer myriad of opportunity for ancillary development to the farmhouse such as familial residential annex, hobby farm, storage, equestrian use or even potential for using the volume to extend the farmhouse, and the portal frame barn could potentially accommodate commercial uses, a classic car collection or even a residential barn conversion – subject to the appropriate local authority consent. Please ask for further details regarding probable potential and also possible restrictions.





Viewing is strictly by appointment through Maria B Evans Estate Agents
We are reliably informed that the Tenure of the property is Freehold
The Local Authority is West Lancashire Borough Council
The EPC rating is E
The Council Tax Band is G
The property is served by septic tank
The property is warmed by LPG central heating system

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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