

Maria B Evans Estate Agents Limited

Mountains Farm, Smethurst Lane, Billinge, WN5 7DW

Offers in the region of £799,950.



- Rare opportunity to purchase a house and part-converted barn
- Set in approximately two acres of gardens and paddock
- House has three bedrooms and three reception rooms
- Barn currently has two bedrooms and further to convert
- Barn has a first floor, open-plan living-dining-kitchen
- Stunning rural aspects over farmland towards the coast
- Double glazing and oil-fired central heating to both
- An array of solar panels is fitted to the barn roof
- Private driveway parking and garaging for the properties
- Secluded, rural location yet close to commuter routes

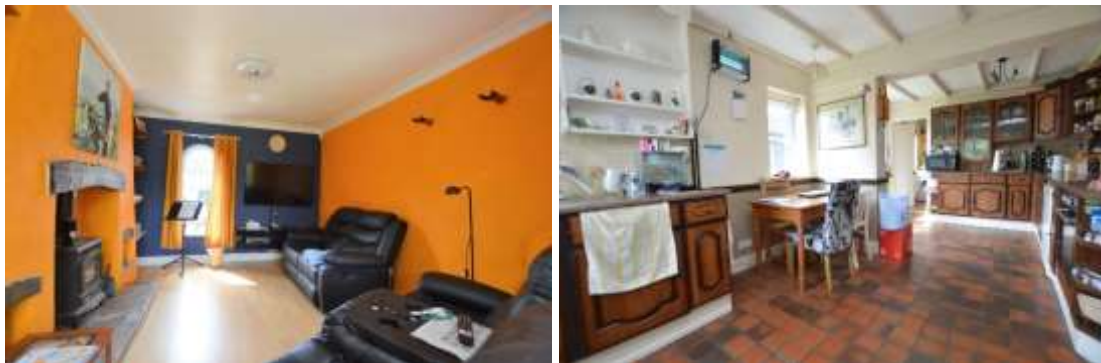
Offering magnificent views towards the coast, Mountains Farm combines a detached three-bedroom house plus a detached three/four bedroom, partially converted barn with double garage – all set in approximately one and a half acres of gardens and paddock land. Both properties offer an array of flexible accommodation and the barn has a first-floor lounge to fully appreciate the fabulous position. Set in a secluded location, the property is within easy reach of local amenities as well as commuter transport links to Liverpool and Manchester.

A timber door with stained and leaded circular window opens to the hall with pendant light, tiled floor, radiator and a spindle staircase rising to the first floor.

The dining room has a picture window to the front, two ceiling lights and a radiator. A carved mahogany open fire surround with cast iron and tiled inset creates a centrepiece and there is an eye-level hatch opening to the kitchen.



The dual aspect snug has a picture window to the front and an arched window to the rear plus two pendant lights and a radiator. The ingle fire place has an oak beam over, a marble hearth and houses a log burning stove. A door opens to the triple aspect principal lounge with bay window to the front, three arched windows to the side and French windows to the rear. For evening time there are three wall lights and a central pendant light and the carved timber open fireplace with cast iron inset and marble hearth add to the ambience.



The dual aspect breakfast kitchen has windows to the side and rear plus a part-glazed uPVC door to the rear and four pendant lights. The fitted oak wall and base cabinets have splash tiling between levels and incorporate glazed display units. The granite effect worktops have an inset double drainer stainless steel sink unit and an inset four-ring gas hob with oven below. There is space for an automatic dishwasher and a fridge freezer and the under-stairs cupboard offers further larder space. The quarry tiled flooring continues into the adjacent utility room/washroom where there is under-counter plumbing for a washing machine and space for the tumble dryer. There is also a three-piece white suite comprising wall mounted wash basin, w.c. and a fully tiled shower cubicle with a Triton power unit.

The landing has a rear window, two pendant lights and two radiators. There is a built-in linen cupboard and an access point to the insulated loft.

The dual aspect master bedroom has windows to the front and side, two pendant lights and a radiator. This spacious room can amply accommodate an array of clothes storage furniture. The part-tiled en suite is fitted with a white three-piece suite to include a shower cubicle with Triton Enrich unit, a low flush w.c. and a pedestal wash hand basin. There is an opaque rear window, two wall lights and vinyl flooring.



Bedroom two overlooks the front, has a pendant light and radiator plus fitted wardrobes to one wall. Bedroom three has two windows to the front, a pendant light, a ceiling light and a radiator.

The fully tiled bathroom has three opaque rear windows, a ceiling light and a radiator to warm the towels. The four-piece white suite comprises a large tile-panelled bath, pedestal wash hand basin, close coupled w.c. and a bidet.

The property is approached via electronically controlled wrought iron double gates to a block paved driveway leading to a central roundabout with water feature and providing parking for several cars. Lawns are laid to either side and have tree-lined borders. Steps rise from the driveway lead to an Indian stone sun terrace which wraps around to the side and leads to a side lawn, orchard, ornamental pond and a well, all surrounded by mature shrubs and trees, and the lawn sweeps away to the paddock land beyond. Between the house and the part-converted barn is a stretch of lawn which leads on into a wall-enclosed, stone flagged terrace garden with raised rose beds and flower borders.

Mountains Farm Barn is currently, theoretically, split into three sections with one section completed, one section undergoing conversion and the third section awaiting work to be carried out.

The completed section has a uPVC part-opaque glazed door opening to the porch/utility room with ceiling light and extractor fan. The area is fitted with a range of grey wall and base units with marble effect work-surfaces and provides plumbing and/or space for a washing machine, tumble dryer, fridge freezer and also the Worcester oil-fired central heating boiler. There is an inset single drainer stainless steel sink unit and a built-in cupboard houses the water tank. The stone tiled flooring, with under-floor heating, continues beyond a glazed door to the inner hall and the

rooms off. From the hall, there is a spindle staircase to the first floor, a window to the front plus a solid timber door to the garden and a door to the partially finished barn.

There is also a cupboard housing the electric consumer board and the area is lit by recessed downlighting.

The two spacious double bedrooms one and two have windows to the rear and front, respectively, and recessed downlighting. The fully tiled shower room has a ceiling light, extractor fan and a chrome ladder style heated towel rail. The three-piece white suite comprises a vanity set wash hand basin with mono-block tap and illuminated mirror over, a corner shower cabinet with glass sliding doors and a w.c.



There is a fabulous first-floor triple aspect open-plan living dining kitchen with amazing, far reaching rural views across to the coast. There are two pendant lights, two track spot lights and the oak flooring runs throughout the area. Coordinating is a light oak fire surround housing an electric fire and a television point sits alongside, and there is more than ample space for lounge and dining suites. The kitchen area overlooks the rear and has a range of high gloss cream-coloured base units and coordinating burgundy shaded wall units with stainless steel handles and having subway tiling between levels. The wood effect work surfaces have an inset one and a half bowl stainless steel sink unit with mixer tap over and extend to include a peninsula breakfast bar with drawers to one side. There is an integrated automatic dishwasher and space for a fridge freezer.



The fully Travertine tiled bathroom has two opaque rear windows, track spot lighting and is warmed by a chrome ladder style heated towel rail. The contemporary white suite comprises a glass shower cubicle, wall mounted wash hand basin, wall mounted w.c. and a panelled bath with waterfall tap.

The second partially converted section of the barn is dual aspect with windows to front and rear, with walls of exposed stone and raw plaster and offers a very spacious reception room. There are stairs to the first-floor landing with circular window and door to a luxury bathroom with recessed downlighting, tiled walls and floor, a Velux rear window and fitted with a 'P' bath with electric shower and glass screen over, a wall mounted vanity set wash hand basin. Bedroom one has windows to the front and a Velux to the rear, two pendant lights and a built-in wardrobe. Bedroom two has window windows to the side and rear, strip lighting and is not yet completed.



The third un-touched section of the barn has double doors to a double garage with concrete floor and strip lighting. A separate room off has windows to the front and side, power and light.

NB: The EPC for the barn is for the completed section of the barn only.

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 for the property is Wigan Borough Council

The Council Tax Band is – House = E, Barn = C

An array of solar panels provides the barn with daytime under-floor heating

The barn has wet zoned under-floor heating on ground floor, electric under-floor heating to kitchen and bathroom, wet skirting board heating to lounge and dining rooms

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.